



THE WEE COTTAGE

WEST MAINS HILL, SOUTH AYRSHIRE

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3 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

A stunning country home extending to approximately 3000 sq ft over two levels with generous gardens, grassed paddock, three box stable block and wonderful views.

'The Wee Cottage' is an exceptional home which enjoys an elevated position with far reaching views across Ayrshire countryside. Essentially a barn conversion It began life as a tractor shed and with the addition of a large extension to the rear is now a superb home suited to a variety of potential purchasers.

The internal specification is high quality and includes a bespoke fitted kitchen with centre island and Granite work tops, luxury sanitary ware, east facing full height glass gable benefiting the kitchen and master bedroom, two wood burning stoves (one in the lounge and one linking the lounge and dining/sitting area), biomass heating system with underfloor heating throughout the ground floor, neutral decoration and double glazing.

In summary the accommodation extends to, on the ground floor, an entrance area open to the formal lounge, open plan kitchen/ dining/sitting room, inner hallway, four piece bathroom and useful utility room. Upstairs there is a spacious landing and three double bedrooms including a master with three piece en-suite shower room. Bedroom two also features a three piece en-suite shower room and both bedrooms one and three have extensive fitted wardrobes.

Externally the property is set in generous garden grounds with a fenced paddock with the grounds in total extending to around 2 acres. Adjacent to the property is a stable block comprising of three 12' x 12' boxes. From the B742 the property is approached via a long driveway with block paved driveway space to the side and further parking to the front. The generous garden is predominantly laid to lawn with a large patio area perfect for entertaining.



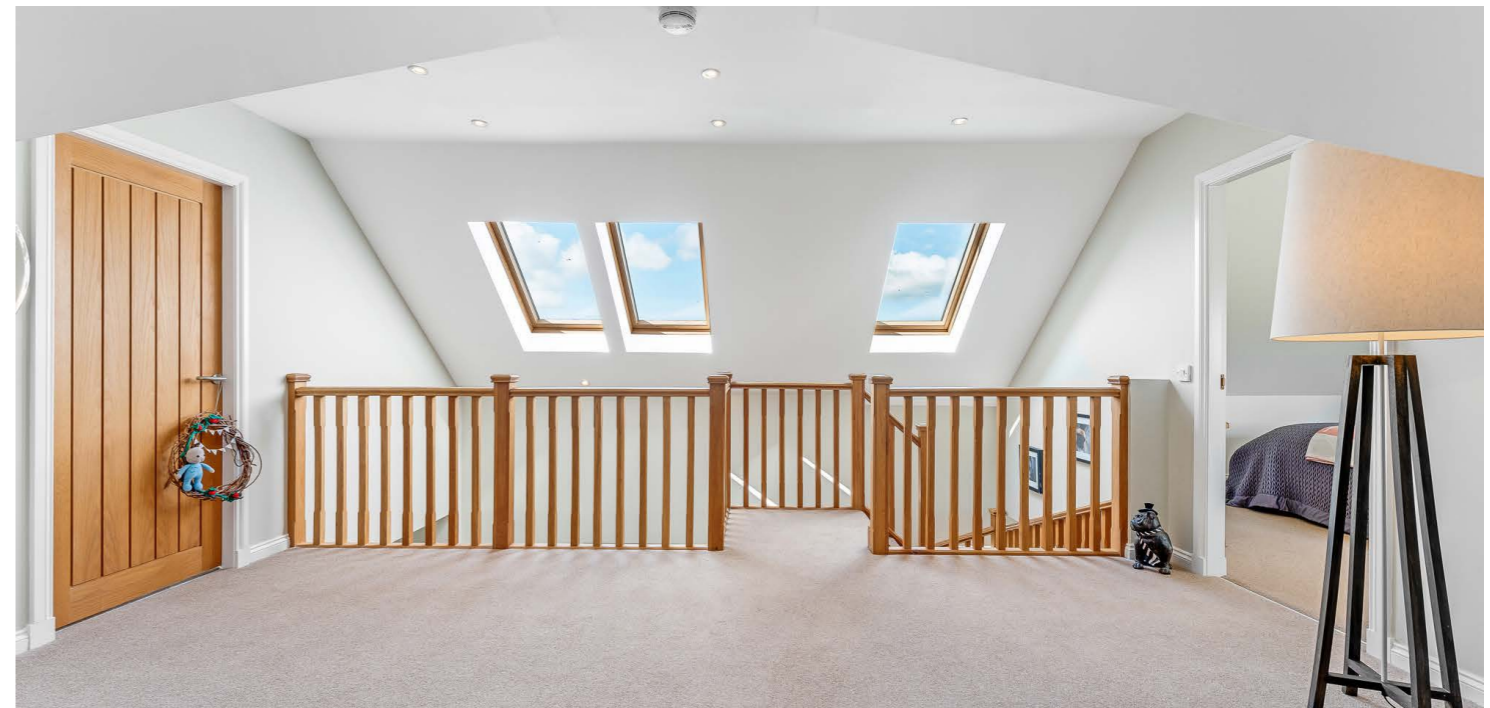














The property enjoys an idyllic position between the villages of Minishant and Dalrymple which both provide a range of local amenities including primary schooling, shops etc. The town of Ayr is around six miles distant and provides a more comprehensive range of amenities including supermarket and retail shopping. For the commuter there is ease of access to the A77/M77 linking to Glasgow and surrounding areas.

AY4985 | Sat Nav: The Wee Cottage, West Mains Hill, South Ayrshire, KA19 7JW

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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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