



**KNOWEHOLM**

BY MINISHANT

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**4 | BEDROOMS**

**2 | BATHROOMS**

**3 | PUBLIC ROOMS**

**An immaculate architect designed country house providing generous accommodation and set in approximately 20 acres of land with stable block, garaging and 60m x 20m riding arena.**

Knoweholm is an impressive country house which enjoys a wonderful elevated position with far reaching views yet great privacy close to the village of Minishant. The property will be of particular interest to the equestrian market with land extending to approximately 20 acres and a purpose built stable block and arena with Equestrian Surfaces 'Cushion Track Classic' surface.

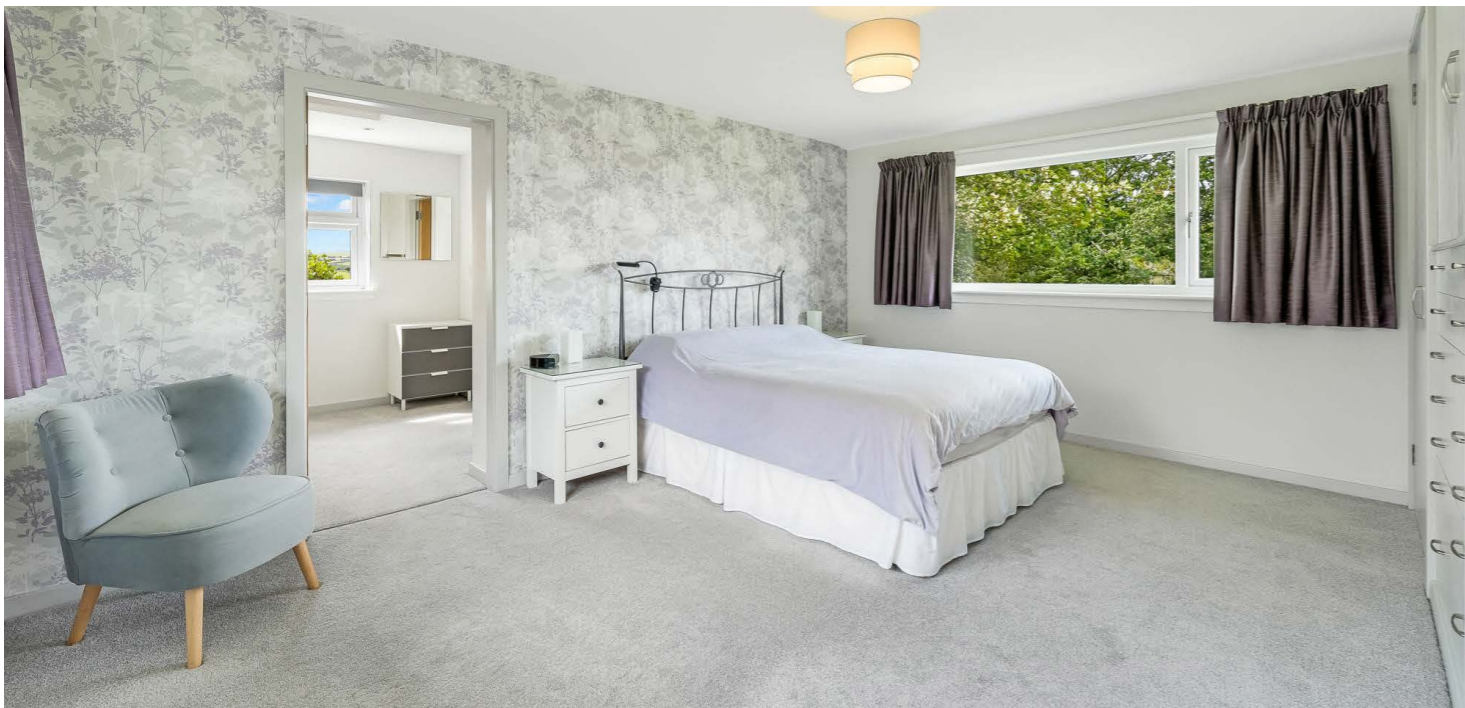
Both internally and externally the property has been comprehensively upgraded and modernised by the current owners with no expense spared in creating a beautiful home with an excellent level of fixture and fitting throughout including a bespoke 'Ashley Ann' fitted kitchen with integrated appliances and fitted table, luxury sanitary ware, double glazing, quality floor coverings and new LPG 'Worcester' boiler and central heating with the boiler housed in the utility room. In addition the property has been re-wired.

In summary the accommodation extends to on the ground floor, a broad and welcoming reception hallway with two piece wc off, formal lounge with vaulted ceiling, dining room with sliding doors to the garden, dining kitchen, inner hallway, sitting room/bedroom 4, three further double bedrooms and a tiled four piece bathroom. The master bedroom features fitted wardrobe space, dressing room and an en-suite shower room. From the reception hallway there is a permanent stair to a snug/home office with fitted wardrobes. Linked to the house is the large utility room with internal wood/coal store.

Externally the property is approached via a private, winding driveway which culminates in an initial area of block paving and continues to an area of hard standing with space for many vehicles and access to the garaging and stable block. The stable block consists of 8 boxes with two store/tack rooms. The driveway meanders through an extensive area of lawn with mature trees. There are gardens surrounding the property which are predominately lawned with a south facing decked patio area, mature trees and shrubbery borders. In total there are around 20 acres of which approximately 16 acres is grazing land, three acres is woodland and 1 acre is gardens. Beyond the house there is a road to the arena.

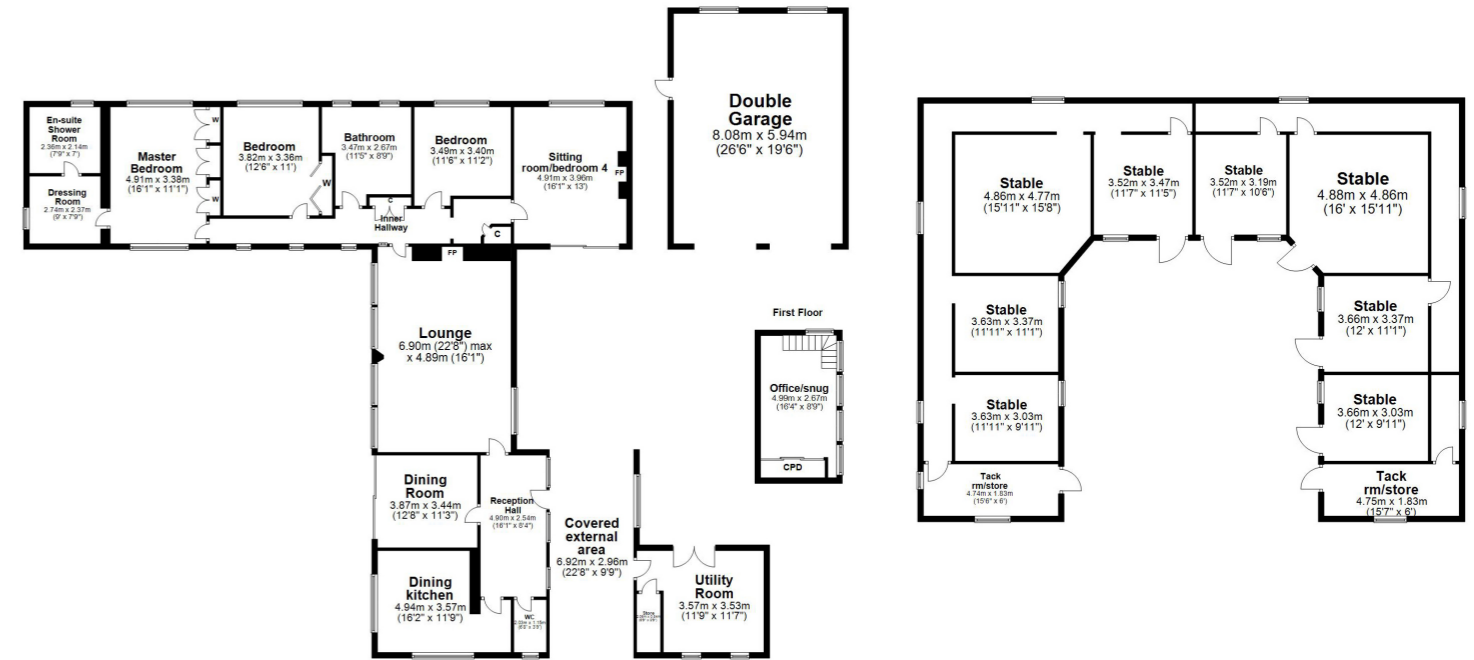












Minishant is a popular village located between Ayr and Maybole. The village provides a range of amenities including an excellent primary School and store. Nearby there are woodland and country walks. Ayr town centre is around three miles distant and offers an abundance of retail shopping, transport links and recreational facilities, while the A77/M77 road network provides swift commuting access to Glasgow City Centre and nearby surrounding districts. Prestwick Airport offers flights to many European destinations.

AY5025 | Sat Nav: Knoweholm, By Minishant, KA19 8DJ

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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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