



**DYKE NEUK**

DALRYMPLE ROAD, COYLTON

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**4 | BEDROOMS**

**2 | BATHROOMS**

**3 | PUBLIC ROOMS**

**A very well presented modern detached chalet-villa providing deceptively spacious accommodation and equestrian facilities with around 10 acres, stable block, garage, gardens and driveway parking.**

'Dyke Neuk' is an impressive modern detached chalet-villa perfectly suited to the family market with spacious and flexible accommodation arranged over two levels and enjoying a fantastic position on the edge of the village with far reaching views.

The property represents a rare opportunity to acquire a substantial home with superb equestrian facilities including a separate stable block and around 10 acres of grazing. The stable block (45' x 32') currently provides 3 boxes, tack room and office/store but can be reconfigured to provide up to 6 boxes if required. The land is fenced and split into an initial paddock and L-shaped grazing field with three timber storage sheds. In addition within the garden there is a double barbecue house.

Further features and benefits include a fitted kitchen, quality four piece family bathroom and second luxury bathroom upstairs, extensive cupboard/wardrobe space, generous room proportions, double glazing, oil central heating with designer radiators and neutral decoration.

In summary the accommodation extends to, on the ground floor, an entrance vestibule, reception hallway, front facing lounge room/bedroom 5, family room/bedroom, open plan dining kitchen, sitting room with open fire and four piece bathroom. Upstairs there is a spacious landing, three further bedrooms and a second four piece bathroom.

Externally the front garden is laid to decorative chips with surrounding lawns, shrubbery borders, mature trees and driveway providing parking for many vehicles and culminating in the attached garage. The south facing rear garden is initially laid to lawn and large patio area with a further enclosed area laid to artificial lawn.

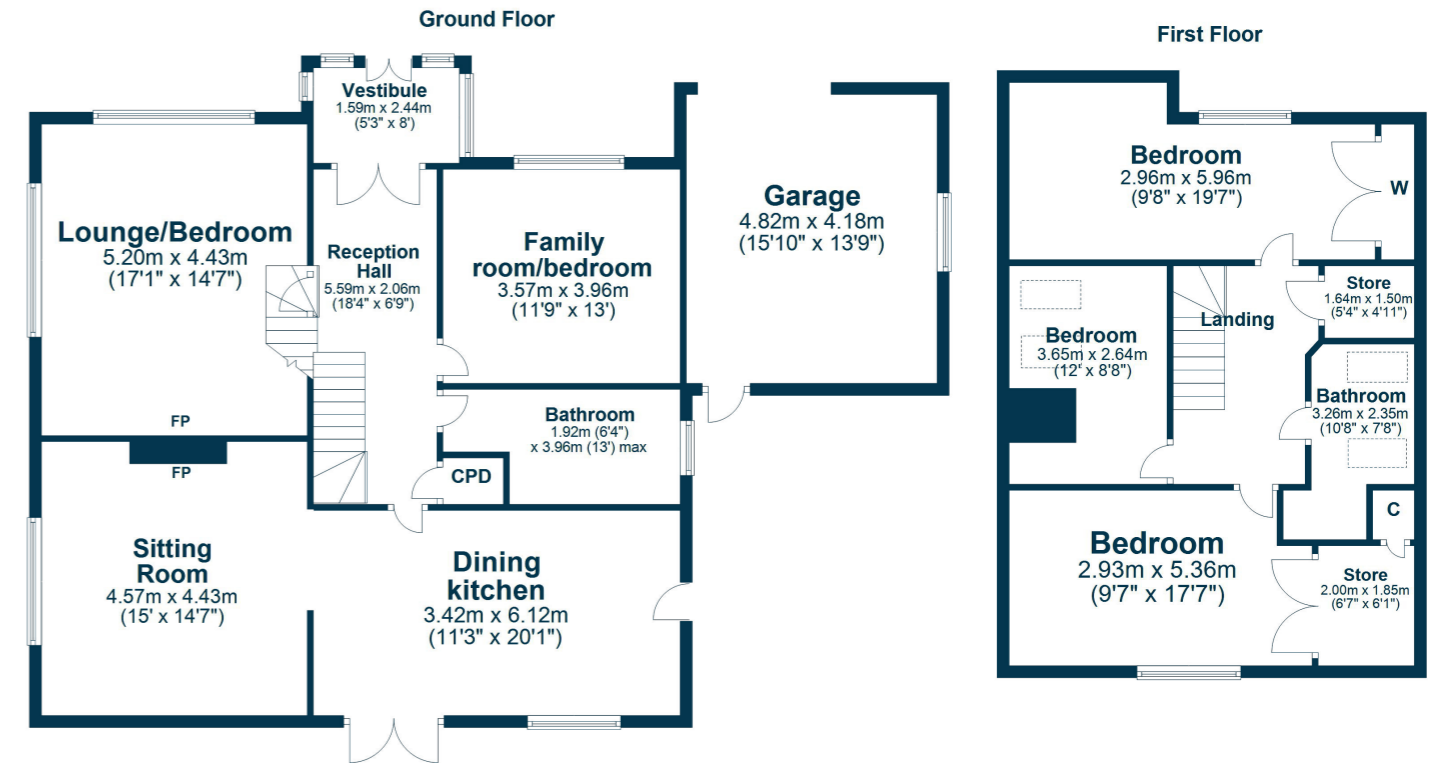












The property enjoys an enviable position on the edge of the highly popular village of Coylton with local amenities and around 6 miles from the centre of Ayr. The village provides shops, chemist, library, recreational/sporting facilities and an excellent primary school. The nearby town of Ayr provides a more comprehensive range of amenities including retail and supermarket shopping and rail link to Glasgow.

AY5014 | Sat Nav: Dyke Neuk, Dalrymple Road, Coylton, KA6 6HQ

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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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