

MUNGOS WELL

7 SHANTER WAY, ALLOWAY



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7 | BEDROOMS

6 | BATHROOMS

6 | PUBLIC ROOMS

Mungos Well is a truly iconic family home discreetly set within the historic village of Alloway. It presents an impressive facade of white harled exterior under a pitched slate roof.

Surrounded by an acre of immaculate private garden grounds this stunning family home sits deep within a large plot with extensive private gardens and enjoys a discreet location within the historical village. The subjects are named 'Mungos Well' after the spring dedicated to St Mungo that is located in the rear gardens and mentioned in Burns famous tale - Tam o Shanter. ("Whaur Mungo's mither hang'd hersel") although it should be noted Burns was taking poetic licence regarding this!

The house itself was acquired in 2020 and since then the present owner has carried out a comprehensive modernisation and reconfiguration programme both inside and out. The result is a truly special home with accommodation that extends to around 6500 sq ft that includes a self-contained two-bedroom annexe with its own entrance.

The focal point of the house is a bespoke open plan designer kitchen with under floor heating and a dining area with open plan access to a delightful family/tv room. There is a useful laundry/utility room where a short staircase leads to a home office. The two formal reception rooms overlook the rear garden and comprises a formal sitting room open plan to the dining room. From the reception hall is access to a home bar/entertainment room with hidden access to the annexe which includes a gym and yoga studio, garden kitchen/utility and a cinema room currently housing a full-size golf simulator by Foresight Golf.

Upstairs the first floor has an incredible master suite with adjacent dressing room and shower room. There are two further double bedrooms, one with en suite shower and a separate bathroom and shower room. The attic floor has two further double bedrooms and a large storage/games room. The self-contained annexe has its own entrance vestibule, open plan kitchen/lounge area with access to rear garden, two double bedrooms both with en suite shower rooms.

The subjects enjoys a first class specification throughout which includes complete rewiring with LED lights, WIFI with integrated boosters, under floor heating, Porcelanosa tiling and Amtico floor coverings, new gas central heating, and Sky Tv system. The bespoke kitchen, home office and bar were supplied and fitted by Independent Furniture of Glasgow whilst the cornice work and plastering were completed by Robbie Kidd.

Outside, the gardens are without doubt key feature of the house. The property is accessed via a sweeping gravel drive which provides access to a hard standing area with private parking for multiple vehicles. The gardens have been professionally landscaped and incorporate manicured lawns with decorative borders which contain a wide range of specimen trees and shrubs. There is a paved side garden and a large private south facing rear garden with sweeping lawn that backs onto woodland and the old railway, and a smaller separate garden is home to the historic Mungos Well.



















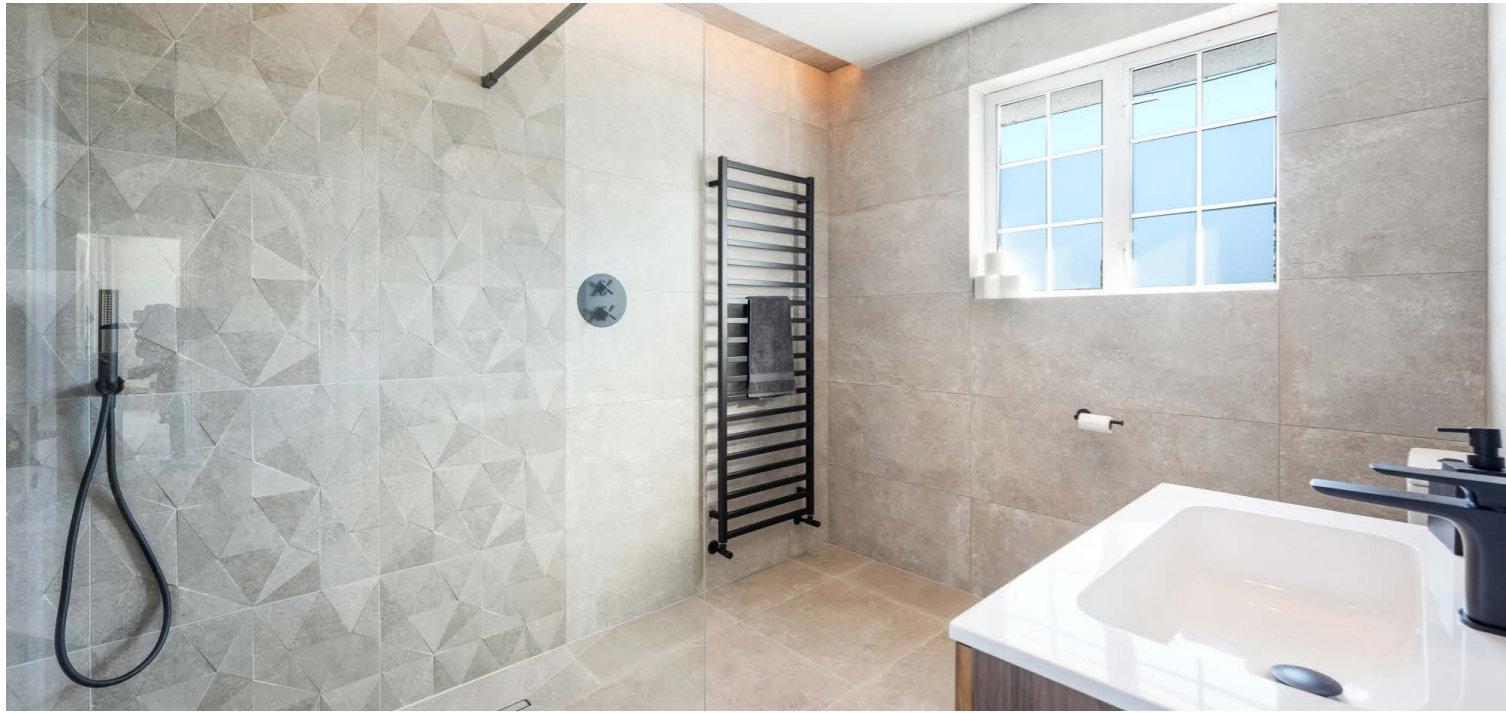


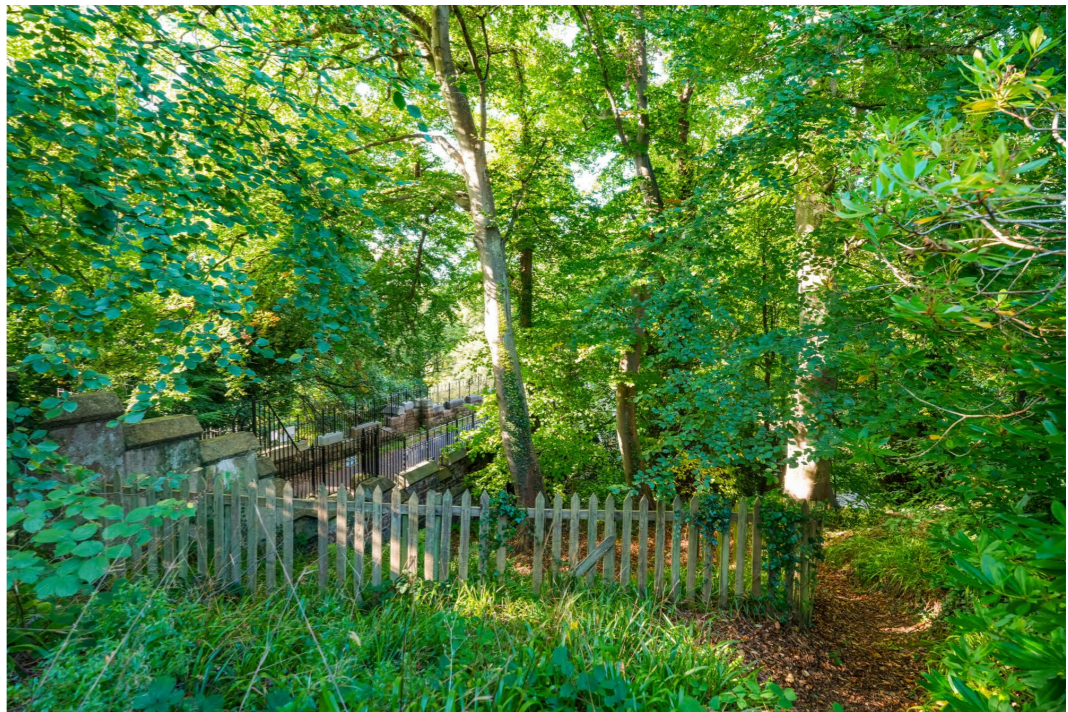


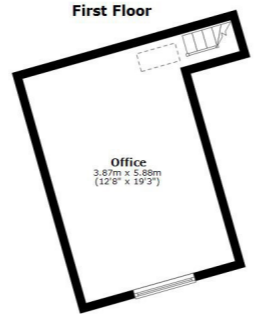
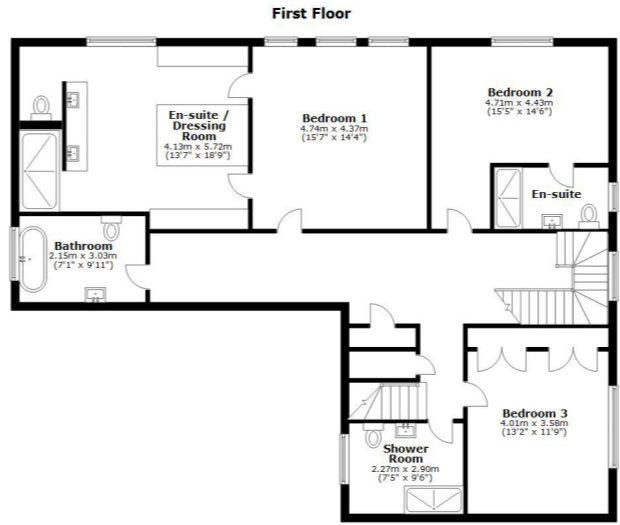
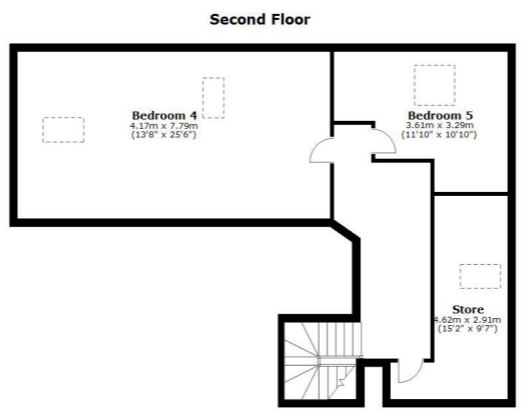










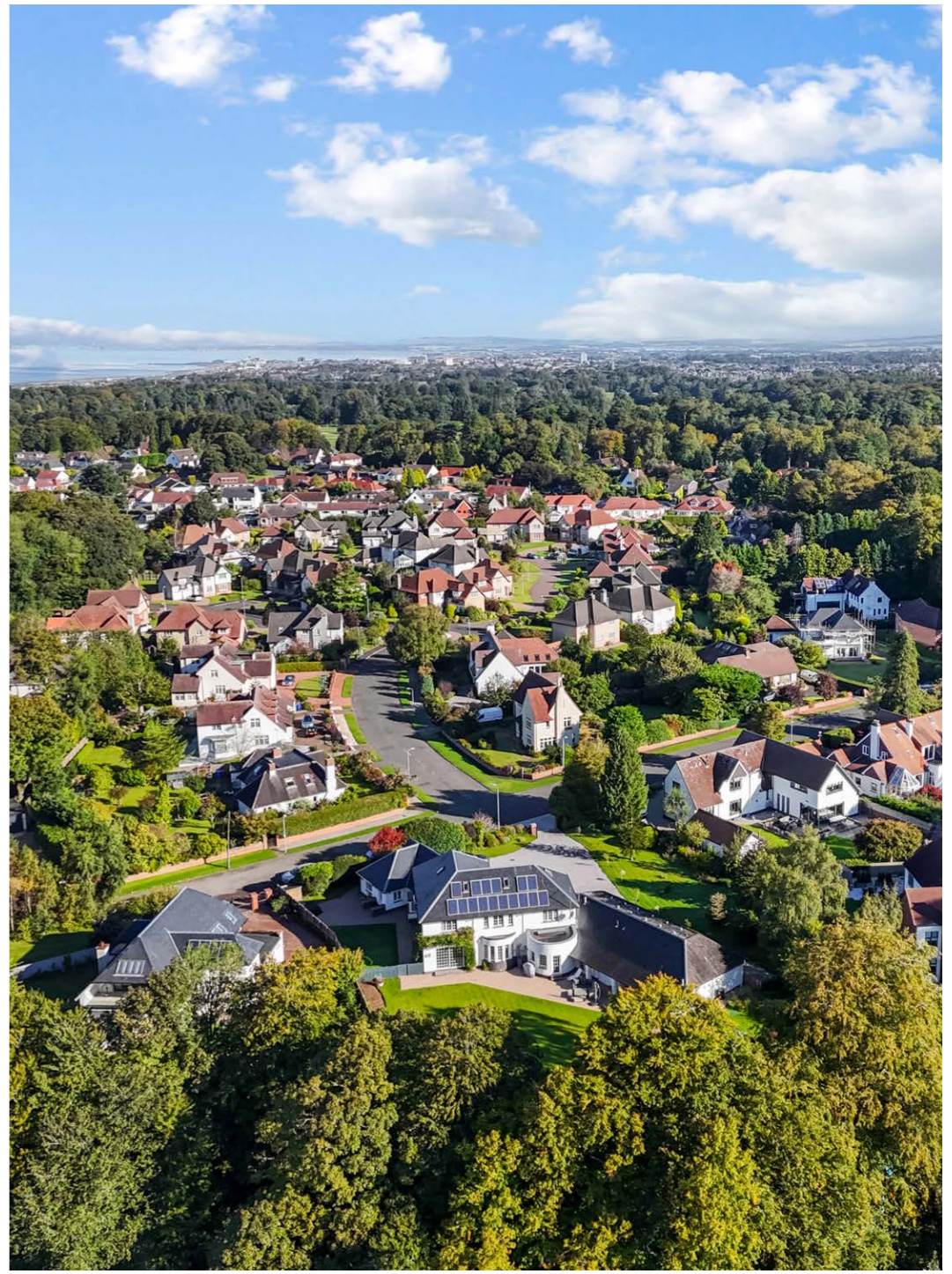


Local Area

Alloway has a unique history and has a wide range of local amenities including the highly regarded Alloway Primary School, local grocery store and post office, artisan bakery shop and Poets Corner cafe. The Burns Heritage Centre celebrates Scotland's national poet and Cambusdoon Sports club and Ayr Rugby Club provide excellent sports facilities.

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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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