



# SPEIRSTON FARMHOUSE

STAIR

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**3 | BEDROOMS**

**1 | BATHROOM**

**2 | PUBLIC ROOMS**

**Speirston Farmhouse is a beautifully presented detached villa in absolute show home condition. Set within half-an-acre of gardens, inclusive of the third-of-an-acre paddock, this charming country home boasts breathtaking panoramic views, a summer house, a garage, and a versatile layout ideal for modern rural living.**

Speirston Farmhouse is a rare gem in the Ayrshire countryside offering space, style, and spectacular views. This beautifully presented detached villa is set over two levels and sits within half-an-acre of landscaped grounds, inclusive of the third-of-an-acre paddock, perfect for equestrian use or a hobby smallholding.

From the moment you arrive via the sweeping driveway, you'll feel the warmth and character of this stunning country home. A bright and spacious reception hallway leads into a generous breakfasting kitchen, with a gas cooker, and a side door giving direct access to the driveway and garage.

Adjacent to the kitchen is a lovely open-plan dining room, perfectly positioned to enjoy views across the rear garden and out to the hills beyond; an ever-changing countryside backdrop. The separate formal lounge is a welcoming retreat, complete with dual-aspect windows and a charming wood-burning stove as its focal point. A double bedroom on the ground floor offers flexible living options, ideal for guests or multigenerational living, while a cloakroom/W.C. completes the lower level.

Upstairs, you'll find two further spacious double bedrooms, each with excellent built-in storage and flooded with natural light. The family bathroom is a true highlight, complete with a luxurious four-piece suite including both a bath and a separate walk-in shower.

Outside, the garden is impressive with a generous lawn, beautiful borders, and a delightful summer house with verandah. Whether used as a peaceful home office, creative studio, or home gym (as the current owners do), it's a truly versatile bonus space. The Polytunnel is 5m x 10m and has six raised beds which are set up with automatic irrigation.

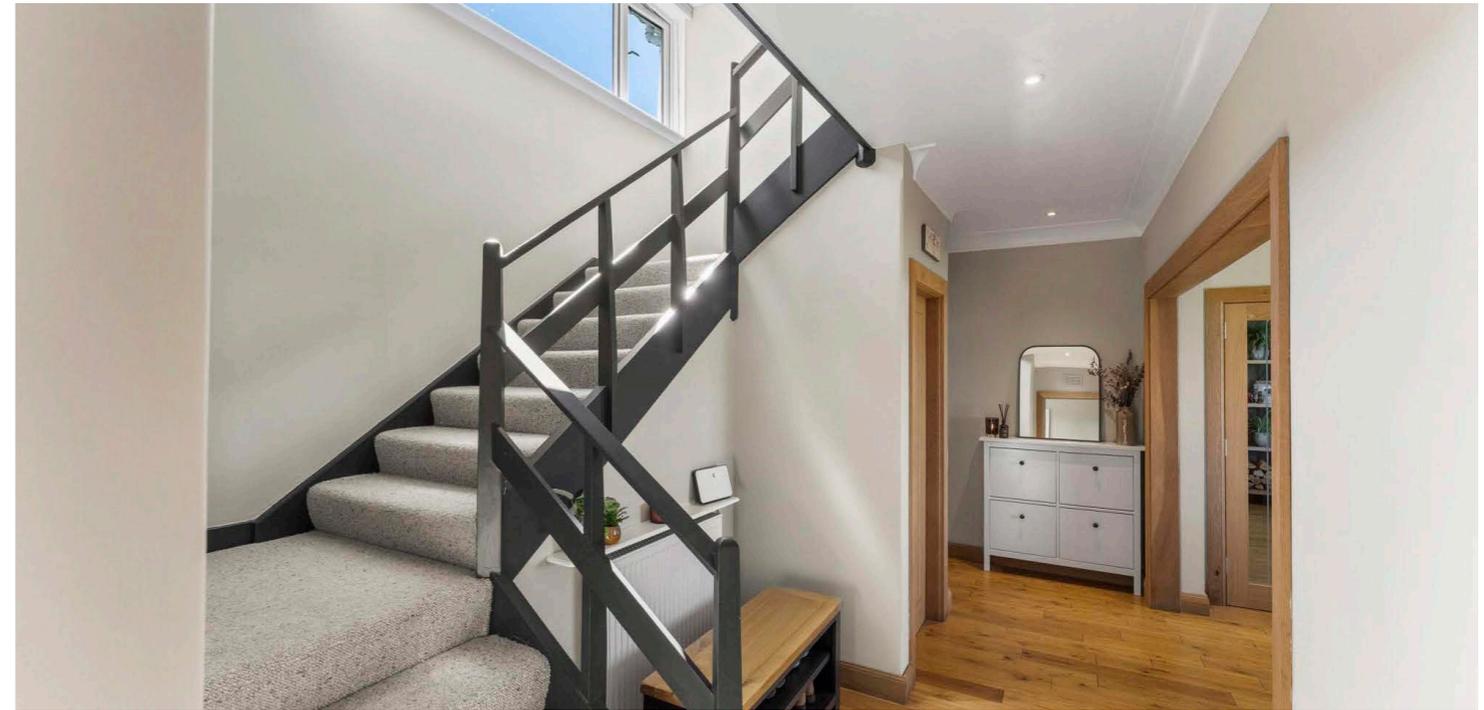
The property also benefits from a garage and plenty of parking on the private driveway. In 2022, the property was fully rewired, new oak doors were installed throughout as well as new berber carpets. The property is on mains water, with a private septic tank and oil central heating.

But it's the setting that truly sets Speirston Farmhouse apart with panoramic views stretching across open farmland and the rolling Ayrshire hills, offering peace, privacy, and a real sense of escape, all just a short drive from local amenities and road links.

A beautifully maintained rural retreat that blends character, comfort, and countryside charm, so early viewing is highly recommended.

















Nestled in the heart of the rolling Ayrshire countryside, Speirston Farmhouse enjoys a peaceful rural setting just outside the charming hamlet of Stair, yet remains well-connected to nearby towns and essential amenities.

The nearest village is Mauchline (approximately 3 miles away), offering a range of local shops, cafes, primary schooling, and everyday conveniences. Just a short drive further, you'll find the historic seaside town of Ayr (around 10 miles), which offers sandy beaches, a bustling town centre, supermarkets including Tesco, Morrisons and Aldi, and popular attractions such as Ayr Racecourse, Rozelle Park, and the Robert Burns Birthplace Museum.

To the northeast lies Kilmarnock (approximately 12 miles). Troon, famous for its stunning beach and world-class golf courses, including Royal Troon, is about 17 miles from the property.

For commuters, the location is ideal: road links are excellent, with the A77/M77 just a short drive away, offering a direct route north to Glasgow (reached in around 45-50 minutes by car). The closest train station is Auchinleck (7.5 miles/15 minutes by car). Other railway stations are located in Ayr and Kilmarnock - all provide regular services to Glasgow Central. Auchinleck to Glasgow takes approximately 55 minutes and has free parking.

Whether you're after quiet countryside living or convenient access to the coast, city, and local amenities, Speirston Farmhouse offers the best of both worlds with a tranquil setting surrounded by nature and strong links to some of Ayrshire's most vibrant towns.

**AY5274** | Sat Nav: Speirston Farmhouse, Stair, KA5 5JD

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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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Corum Ayr  
10 Beresford Terrace, Ayr, KA7 2EG

Tel: 01292 880 888

Email: [ayr@corumproperty.co.uk](mailto:ayr@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)