

# Northpark House

ALLOWAY, AYR, SOUTH AYRSHIRE, KA7 4NL



*Northpark House occupies a prime position within Ayrshire, boasting one of the most coveted plots in the region*



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Northpark House stands as an esteemed mansion in Ayrshire, bordering the pristinely kept fairways of Belleisle Golf Course in Alloway. This property has undergone thoughtful enhancements, seamlessly marrying the charm of tradition with the luxurious comforts of upscale modern living. It serves admirably as an expansive family residence or a lucrative commercial venture, presenting a remarkable and rare opportunity within the current area market. The house has potential for multiple configurations and uses so viewing is highly advised. This house boasts exceptional interior and exterior design, and renowned privacy but is only a 30-second walk to the nearest shops.

# EXTERNALS



Encompassing an impressive 5800 sq ft, the layout has been meticulously designed to provide generous space, privacy, and opulence for extended family, friends, or visitors. The property is accessed through formal engraved gates leading to a private drive that unfolds into a sweeping driveway with parking for multiple vehicles.



Manicured lawns, decorative patios, and a decked sun terrace are enclosed by mature hedgerows, ensuring a high degree of privacy and security. Additionally, there is an all-weather riding arena and stable block catering to those with equestrian interests. For the happy hackers, there is the lovely Rozelle Park and the beach is a short hack away!





The owners have curated a distinctive family home with a first-class specification, featuring an exceptional outdoor entertaining area complete with an outdoor kitchen, BBQ, indoor bar, and covered alfresco dining space, complemented by ample outdoor seating and sun-lounging areas. The residence comprises five bedrooms, each with en-suite facilities, including two remarkable master suites boasting purpose-built balconies with panoramic views of the golf course and grounds. There are many internal configurations available so viewing is highly advised.



On the ground floor, the accommodation includes an entrance vestibule, a spacious modern kitchen, a separate utility room with a well-proportioned informal dining space, a grand formal lounge/dining area with bi-fold doors and an exquisite open fireplace.

# THE KITCHEN/DINER





# THE LOUNGE/DINER



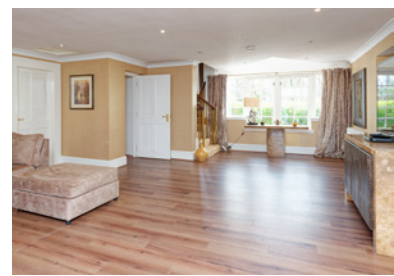
Flowing seamlessly from the formal lounge is an impressive conservatory, providing a serene space to relax and enjoy garden views. Further amenities on this level include a large informal lounge, movie room, home office, gym room, and a downstairs shower room, along with various storage rooms throughout.

# THE CONSERVATORY





# THE LOUNGE



# THE CINEMA ROOM



# THE GYM



# THE OFFICE



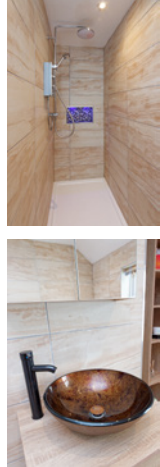
# THE SHOWER ROOM



The upper floor features four spacious double bedrooms, each with en-suite facilities. The master bedroom suite boasts a sitting room, dressing room, en-suite bathroom, study area, and a captivating walk-out balcony with uninterrupted views over Belleisle Golf Course.

# MASTER SUITE 1







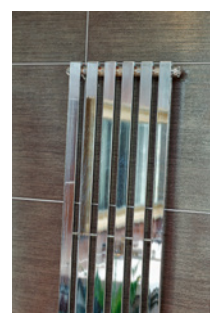


# MASTER SUITE 2



The second master suite, accessed off the downstairs informal lounge via an extension, spans two levels, incorporating a ground-floor en-suite bathroom with a spa bath. A spiral staircase leads to a generously sized double bedroom with its own balcony overlooking the golf course. For an avid golfer, having the beautiful Belleisle golf course on your front doorstep is a reason alone to spark great interest in this magnificent property. This property has the potential to easily be turned into one large house with 2 apartments for separate living.





# BEDROOM 3



# BEDROOM 4



# BEDROOM 5



# FLOOR PLAN, DIMENSIONS & MAP

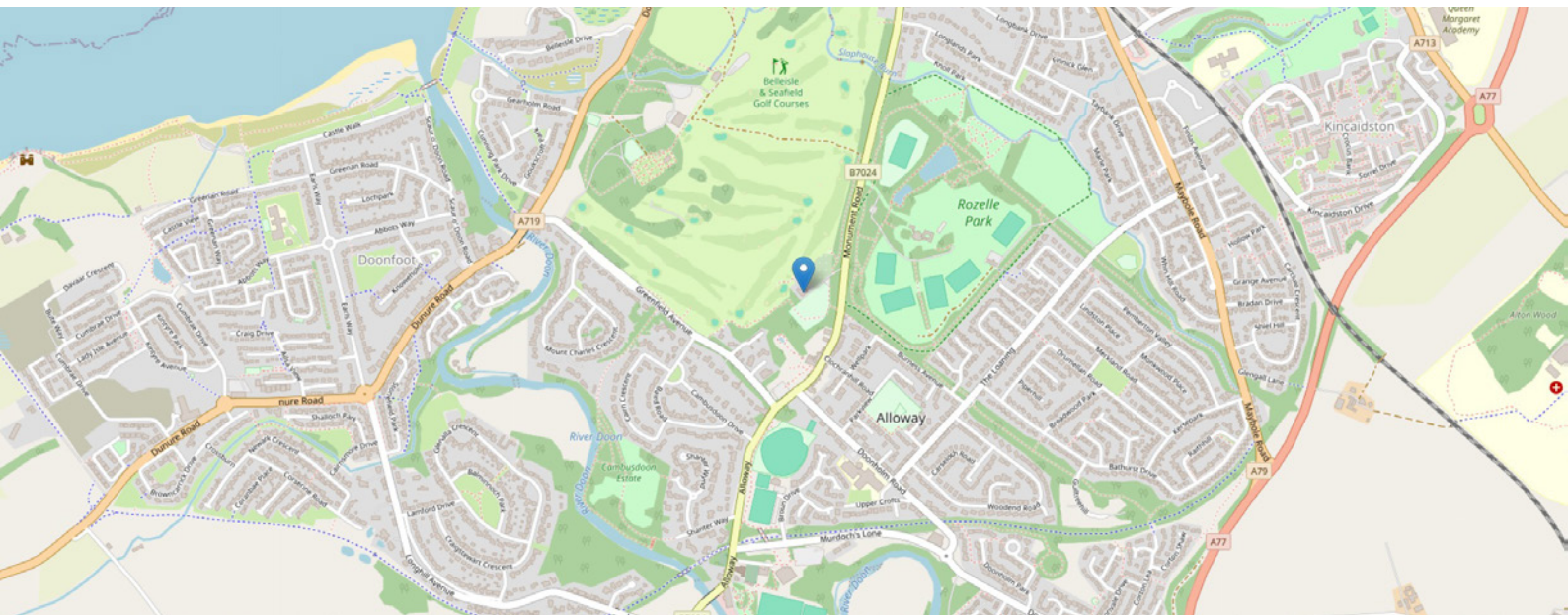


Approximate Dimensions (Taken from the widest point)

|                |                                 |
|----------------|---------------------------------|
| Kitchen/Diner  | 10.00m (32'10") x 4.90m (16'1") |
| Utility        | 4.40m (14'5") x 3.60m (11'10")  |
| Lounge/Diner   | 12.90m (42'4") x 4.75m (15'7")  |
| Conservatory   | 6.30m (20'8") x 4.75m (15'7")   |
| Lounge         | 8.10m (26'7") x 5.55m (18'3")   |
| Cinema Room    | 6.05m (19'10") x 4.06m (13'4")  |
| Gym            | 4.80m (15'9") x 4.06m (13'4")   |
| Office         | 4.65m (15'3") x 3.25m (10'8")   |
| Shower Room    | 3.45m (11'4") x 2.65m (8'8")    |
| Master Suite 1 | 4.40m (14'5") x 4.00m (13'1")   |
| Dressing Area  | 4.00m (13'1") x 3.20m (10'6")   |
| Sitting Room   | 4.70m (15'5") x 4.70m (15'5")   |

|                        |                                 |
|------------------------|---------------------------------|
| Bathroom               | 3.40m (11'2") x 2.90m (9'6")    |
| Master Suite 2         | 5.10m (16'9") x 4.25m (13'11")  |
| En-suite               | 4.25m (13'11") x 3.05m (10')    |
| WC                     | 2.75m (9') x 1.40m (4'7")       |
| Master Suite 2 Bedroom | 8.25m (27'1") x 4.30m (14'1")   |
| Bedroom 3              | 4.40m (14'5") x 4.20m (13'9")   |
| En-suite               | 4.40m (14'5") x 1.90m (6'3")    |
| Bedroom 4              | 4.40m (14'5") x 3.80m (12'6")   |
| En-suite               | 2.70m (8'10") x 1.30m (4'3")    |
| Bedroom 5              | 3.90m (12'10") x 3.30m (10'10") |
| En-suite               | 1.95m (6'5") x 1.90m (6'3")     |

Gross internal floor area (m<sup>2</sup>): 604m<sup>2</sup>  
EPC Rating: D



# THE LOCATION

Northpark House is strategically situated next to the historic upmarket Alloway village, providing access to excellent sporting facilities such as Belleisle and Seafield Golf Course, Cambusdoon Cricket Club, Ayr Rugby Club and, numerous schools, particularly close to the esteemed private Wellington school as well as Alloway Primary and recently refurbished Belmont Academy. Amenities are a 30-second walk away including a grocery store and post office, Alloway Pharmacy, flower/gift shop, beauticians, and Poets Corner Coffee Shop.





Ayr town centre, a 15-minute walk away offers a comprehensive range of retail shopping, and transport links, including a mainline rail service to Glasgow, restaurants, and recreational facilities, including Ayr seafront. For commuters, the A77/M77 road network ensures swift access to Glasgow City Centre and surrounding districts.



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