

Bairn 2 Mid Lambroughton Farm

KILMAURS, BY KILMAURS, EAST AYRSHIRE, KA3 2PL



An exceptional barn conversion, tucked away within a select hamlet and boasts stunning views of the rolling Ayrshire countryside



01292 430 555



www.mcewanfraserlegal.co.uk



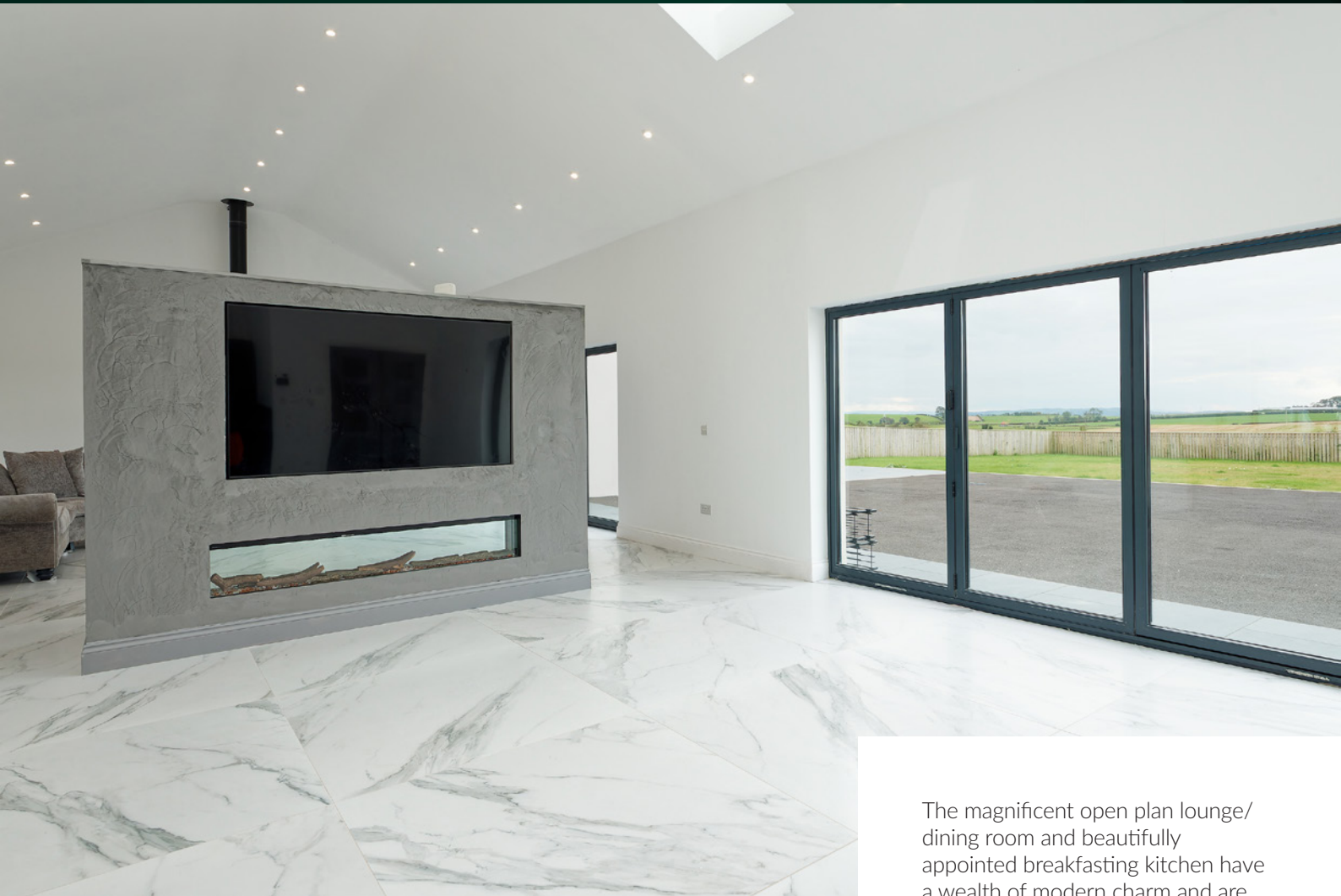
info@mcewanfraserlegal.co.uk



We are delighted to bring to the market this exceptional barn conversion, tucked away within a select hamlet and boasting stunning views of the rolling Ayrshire countryside. It has been meticulously built to create a spacious, low-maintenance, design-led house. Inside, there is extensive use of high specifications that remain throughout, and you will also find an exceptional interior and an inspired layout which provides light-filled and spacious accommodation.

This beautifully presented and individually designed four-bedroom villa, with a sweeping driveway that sets a grand stage, is a particularly picturesque example of contemporary living. The perfect marriage of modern splendour and quality fixtures and fittings throughout; all fall under the spell. Built all on one level, the property provides extensive accommodation. Stepping through the main entrance, the welcoming hallway that leads to the rest of the apartments on this level sets the tone for the rest of this beautiful property. Its luxurious fixtures and fittings give a glimpse of the quality features throughout. The property retains only two of the original exterior barn walls, allowing great flexibility when designing and building with the contemporary layout.

THE LOUNGE/DINER



The magnificent open plan lounge/dining room and beautifully appointed breakfasting kitchen have a wealth of modern charm and are flooded with natural light from the bi-fold doors that open into the garden, where you can invite the outside in. There are two bespoke fireplaces finished with Venetian plastering, creating definition between the lounge and dining room, whilst the burner is an impressive finishing touch to the lounge.

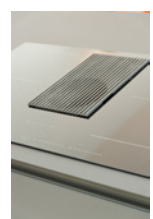




THE KITCHEN



The luxury kitchen is a feast of modern, minimalistic chic, with streamlined work surfaces and has been fitted to include a quality range and state-of-the-art floor and wall-mounted units - it also offers quality fixtures and fittings and is complemented with a host of integrated appliances and a breakfast bar/island - making this the ideal zone for an aspiring chef. The accommodation also includes exceptional fitted storage within the hall and a large utility room.



THE UTILITY ROOM





The crisp and contemporary styling continues into the four well-appointed bedrooms, with a tastefully decorated theme on bright and fresh layouts. The rooms offer lots of space to accommodate a range of furniture configurations and space for additional free-standing furniture if required. The guest bedroom features exquisite en-suite facilities, whilst the principal bedroom has a dressing area, lavishly appointed en-suite and bi-fold doors leading to a further terraced area.

BEDROOM 1





BEDROOM 2



The guest bedroom features
exquisite en-suite facilities



BEDROOM 3



BEDROOM 4



The property boasts a stunning family bathroom with a standalone bath, a separate shower cubicle with his and hers wash hand basins. The remaining accommodation includes exceptional fitted storage within the hall and a large utility room.

THE BATHROOM

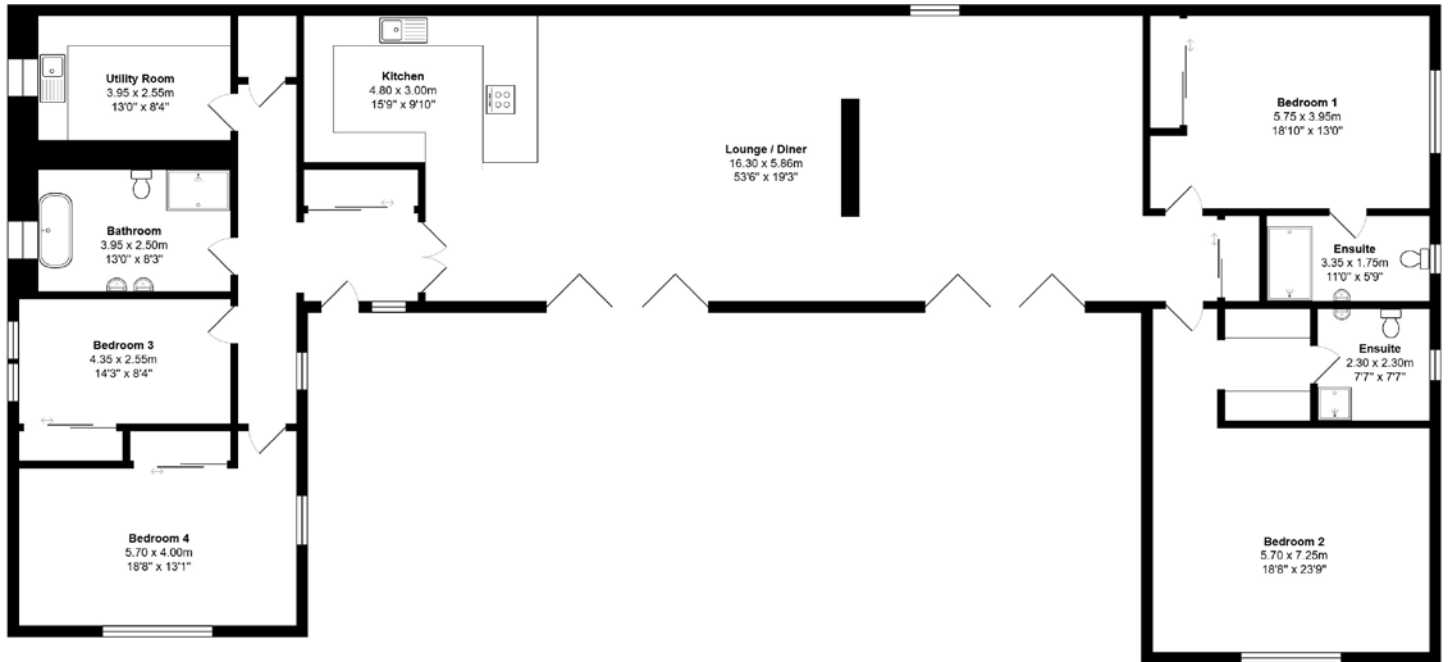


Externally, generous grounds synonymous with the luxury inside complete this tranquil country home. The garden grounds that surround the property are a sheer delight - especially in the summer months. Stunning views of the countryside, along with the sound of 'peace and quiet' will make this spot popular with all members of the family. 'Mid Lambroughton Barn' provides more beauty than even a postcard could hold.

EXTERNALS & VIEWS

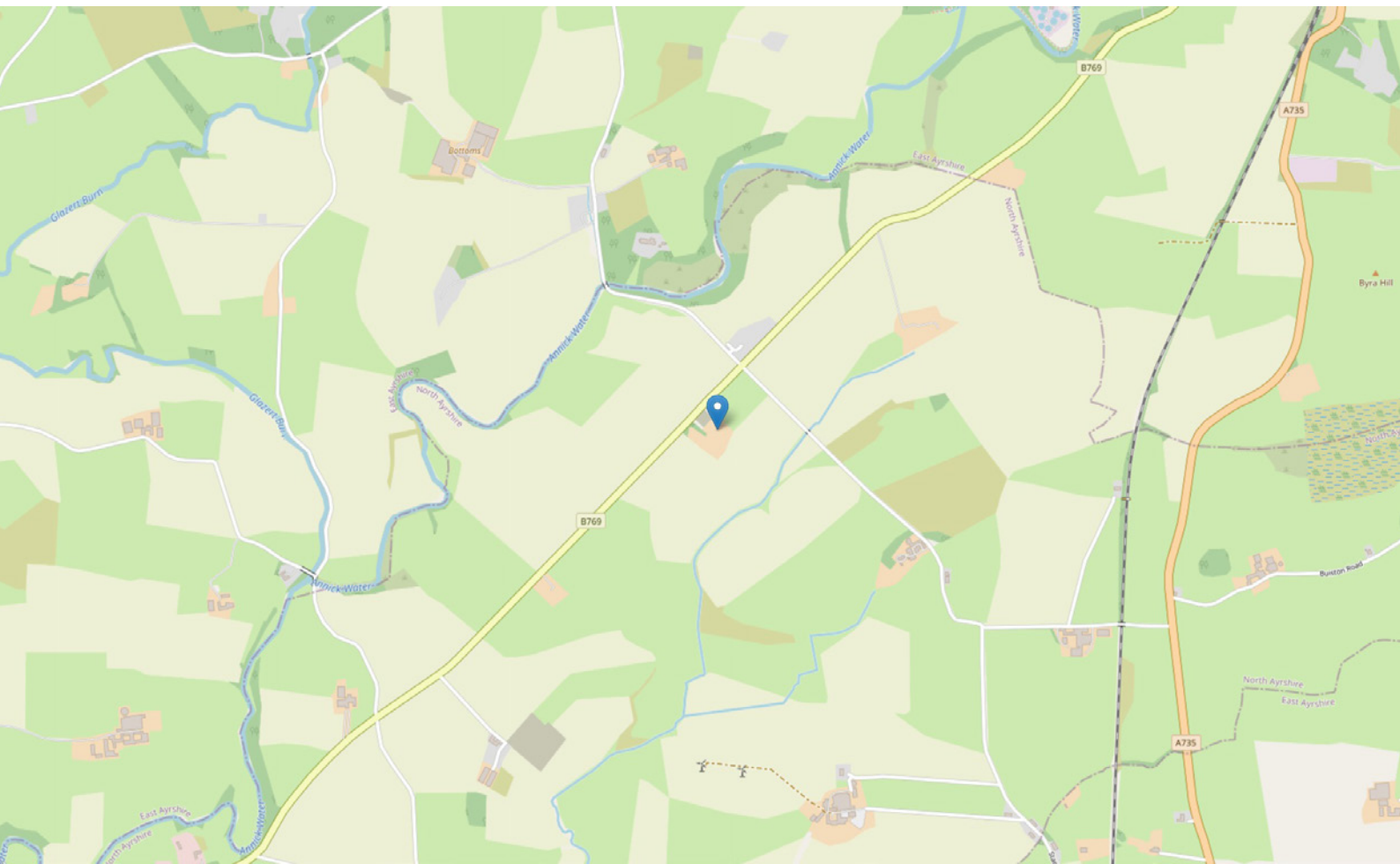


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 245m² | EPC Rating: C



THE LOCATION

The Lambroughton Byre enjoys a beautiful rural setting surrounded by countryside and farmland. The property lies just a few miles outside the popular town of Stewarton, which is around 15 miles south of Glasgow.

Historically, Stewarton is associated with the wool trade and for centuries was known as the “bonnet town” producing bonnets and regimental headgear. Today, Stewarton has a growing population and is popular with commuters to Glasgow due to the nearby M77 and the Old Glasgow Road. The village offers a range of amenities, including a train station, petrol station, professional services, supermarket, two primary schools and a well-respected secondary school.

Ayrshire is famous worldwide for golf, with championship courses at Royal Troon, Prestwick, and Turnberry. The county is also well known for sailing, with marinas at Troon, Largs and nearby Inverkip.




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01292 430 555

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
DIANE KERR
Area Manager



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.