



PLOT 5, PENCORSE HOUSE
PORTENCROSS

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5 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

This truly wonderful, modern, detached new build villa has stunning views over the Firth of Clyde. Located in the picturesque Hamlet of Portencross, the property offers local access to the seafront, historic Portencross Castle and Ardneil Bay beach. The well-proportioned accommodation is formed over two levels, creating a beautiful family home.

Pencorse House is a new build home of excellent proportions, exceptional standards of specification and quality of build. Situated in the quiet and charming Hamlet of Portencross. The property offers stunning views over to the Isle of Arran and Little Cumbrae.

The accommodation is accessed via a bright, spacious and welcoming reception hallway which includes a centrepiece fireplace. A state-of-the-art open plan kitchen / family room, with eye catching ceiling timbers, equipped with a breakfast bar, pantry and dining area. The ceiling high feature window in the room gives beautiful coastal views. The generously proportioned lounge is also coast-facing and affords views onto the front driveway and garden. In addition, the lower floor has a large 'guest' bedroom with dressing room and luxury en-suite, downstairs wc with cloakroom and is complete with a generously proportioned utility room.

On the upper level is the sitting room / bedroom 5. Designed as a sitting room by the architect with exceptional views over the Firth of Clyde and along the coastline, this room has the option to be a wonderful bedroom. With a balcony which opens from the room it is the perfect place to relax in a summer evening. Also on the upper floor is the master bedroom suite which includes a large dressing room and luxury en-suite. Bedrooms 3 and 4 are both double bedrooms with fitted wardrobes. Completing the upper floor is the well appointed family bathroom.

The property is fully double glazed with underfloor heating throughout the ground floor and radiators to the upper floor served from the air source heat pump. The house is also served with 3 phase electricity and full fibre broadband. The extensive garden grounds set to the front and rear of the home are the ideal space for the enthusiastic gardener or family alike. Early viewings are highly recommended to appreciate the accommodation and location on offer.













Upper Floor

Portencross is an idyllic Hamlet on the coast of North Ayrshire with Portencross Castle, the shorefront and local beach within walking distance. A short distance away is the village of West Kilbride (incorporating Seamill), which lies South of Largs and looks across the Firth of Clyde over to the Isle of Arran. The village has many amenities which include a primary school, championship links golf course, bowling club, tennis club, leisure, cafes, shopping opportunities and benefits from its position as Craft Town Scotland with a range of independent studios and shops as well as the Barony Centre hosting exhibitions and events. The village is well positioned for accessing all major road networks, is approximately 40 minutes from both Prestwick and Glasgow International airports and has a train station which provides a frequent service to Largs and Glasgow.

LA1947 | Sat Nav: Plot 5, Pencorse House, Portencross, KA23 9QA

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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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