



# HAMILFIELD HOUSE

BEITH

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



c o r u m



## 5 | BEDROOMS   3 | BATHROOMS   4 | PUBLIC ROOMS

This quite stunning traditional b-listed mansion house dates back to circa 1840 and was designed by renowned architect David Hamilton. Nestled within mature private garden grounds this beautiful home has been restored and upgraded by the present owner to afford modern living without losing the exquisite period features, so much so the features are fully enhanced. The size and flow of the accommodation allows the house to be flexible for family living or for those purchasers who appreciate quality period homes. Beith itself is a small town in the North Ayrshire countryside with local shops, primary schooling, golf course, countryside walks and excellent road links to Glasgow airport. Neighbouring village of Glengarnock provides the secondary schooling Garnock Campus and railway station for destinations further afield.

'Hamilfield House' is a quite wonderful mansion house which is nestled within extensive mature garden grounds in the small North Ayrshire town of Beith. The property dates back to circa 1840 and was designed by renowned architect David Hamilton. This home exudes history, and the present owner has kept this front of mind when restoring and upgrading the property. There is a wonderful mix of contemporary & period features within the home and a secret door as well, which any grand home should have.

Access to the grounds is via the remote controlled gate which brings you along the sweeping driveway lined with hedgerow and trees. The driveway has space for several vehicles and in turn gives access to the double garage and the property.

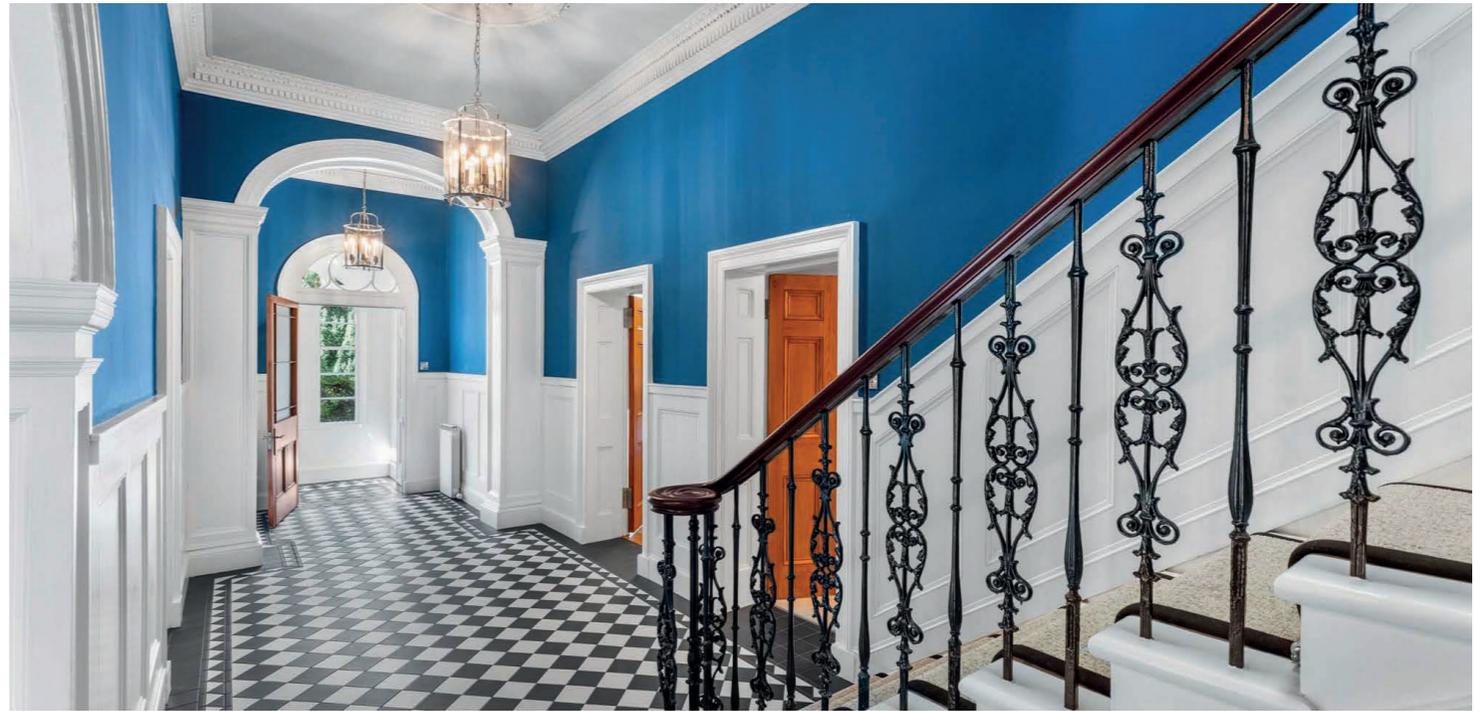
On entering Hamilfield House through the timber storm doors into the vestibule be prepared for the grand reception hallway with beautiful tiled floor, stunning cornice & ceiling rose, architraves and feature archways leading to the main apartments on the ground floor. The lounge is a formal room with several fabulous features to include the bay window, herring bone flooring, cornicing & rose along with fireplace. A formal dining room with ample space for socialising along with period features including cornice & rose and herring bone timber flooring. Set to the rear through the archway is the family room with lovely coving and ceiling rose. The breakfasting is a great space with the wc and small pantry just set off the room and it allows access through to the kitchen. Wow, the kitchen is a beautiful room with ample units and work surface with integral appliances to include a larder fridge & freezer, dishwasher, hob and oven and wine fridge along with space for breakfasting. On leaving the kitchen to the rear there is door access to the driveway, wine cellar, butlers pantry and large utility room.

The mid landing leads through to rear hallway with its lovely decor and gives access through to two bedrooms and a Jack'n'Jill shower room. Bedroom five is a good size with quality fitted shelving and the room could easily be utilised as an office, library or whisky room. Bedroom four is a double bedroom with access to the shower room along with access from the hallway.

A wonderful atrium brightens the upper hallway along with beautiful cornice and feature panelling. The master suite is a sumptuous space with a good sized dressing room with quality fitted wardrobes including the secret door then the luxury modern en-suite bathroom. The bedroom itself has cornice & rose with lovely views over the garden grounds.

The guest bedroom is a large room with coving and a luxury en suite shower room and to complement this floor of the property here is bedroom three with great views over the walled garden. The property has double glazing and gas central heating.

A walled garden with an outhouse which has power and lighting, great areas of lawn with a selection of flower beds, trees and rhododendrons. The rest of the gardens are very much the same with a large area of lawn, herbaceous borders and numerous plants. A real spectacle is the garden and must be seen to appreciate as we move into spring/summer.



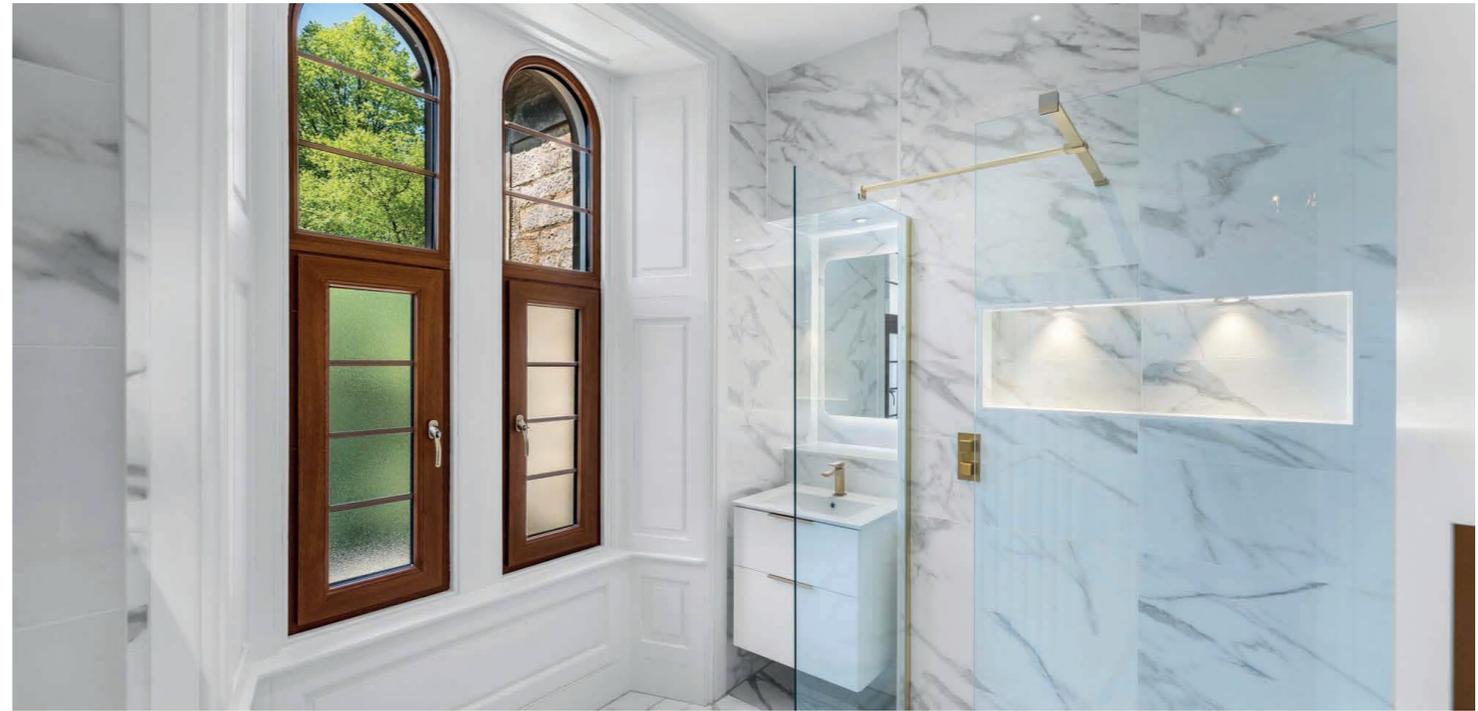






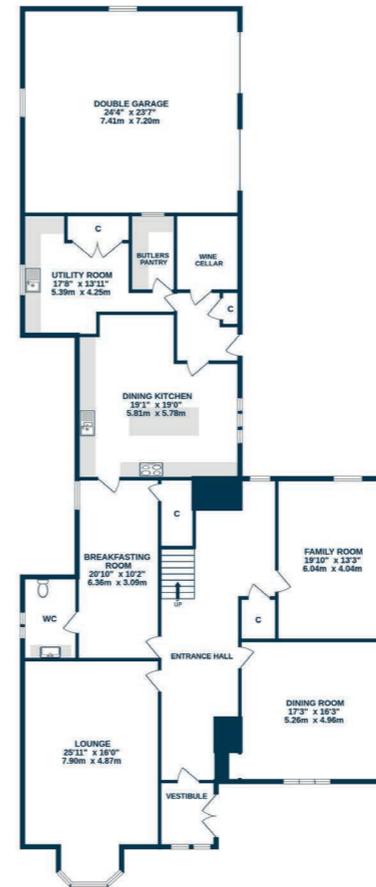




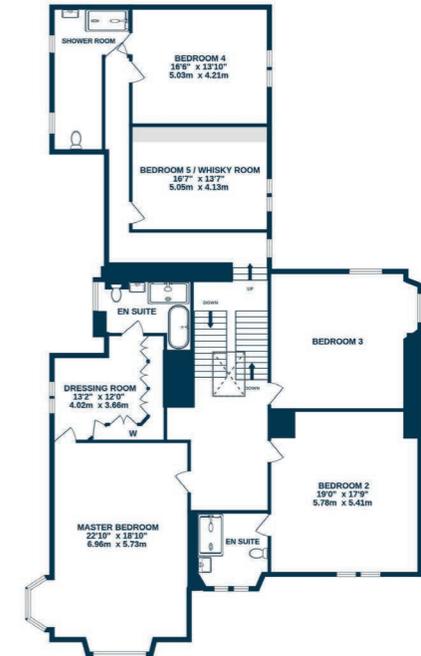




GROUND FLOOR



1ST FLOOR



ALL SIZES MEASURED AT WIDEST POINTS

Beith is a small town situated in the Garnock Valley approximately 20 miles southwest of Glasgow. Local amenities include primary and secondary schooling, Beith Primary and Garnock Academy, a golf course, bowling club and local shops, restaurants and bars nearby. For those commuting Glengarnock Train Station is only a few minutes' drive away and offers a frequent service to Glasgow / Ayr. Braehead shopping centre is a 20 minute drive away.

LA2061 | Sat Nav: Hamilfield House, Beith, KA15 2JQ

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



WE'RE **SOLD** ON  
YOUR FUTURE



Corum Largs  
66 Main Street, Largs, KA30 8AL

**Tel:** 01475 675 001

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

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