



Corwar Schoolhouse, Barrhill

Corwar Schoolhouse is a beautiful four bedroom country home with attached annex located in the in the spectacular rural countryside of South Ayrshire. Originally built as a Schoolhouse, the property was converted into a superb family home a number of years ago. The house is of traditional stone construction with a stone wall exterior sitting under a slate roof. The property has been sympathetically modernised to a high standard, incorporating all the features for modern family living, yet retaining the character and charm of a building this age (circa 1875) The property layout is flexible and versatile to suit many buyer types with an opportunity for further development subject to the appropriate consents. Viewing is highly recommended.



On entering the property, you will find a large entrance hall providing access to the main accommodation and at the rear of the hall you will find a door that leads to the Annex. Two large doors lead to a fantastic double height open plan lounge/family room with large double aspect windows projecting natural light into the room, creating a fantastic entertaining space. A mezzanine floor is located above the lounge area accessed from a spiral staircase. The room offers an array of different furniture layouts and further benefits from having a multifuel stove with feature fireplace, perfect for those cosy winter nights around the fire. A door from the lounge provides access to the spacious dining room with traditional fireplace and views across the front garden. A door from the dining room leads to a rear hall providing access to a large conservatory offering views across the surrounding country side, modern shower room and stairs to the first floor. Also, off the dining room you will find a spacious modern breakfasting kitchen with wall and floor mounted units with integrated appliances. Off the kitchen to the rear, you will a good size utility room. The utility room gives access to the rear garden.

The upper floor accommodation comprises of two double bedrooms and a family bathroom. Bedroom one is located to the front with views over the garden. Bedroom two faces the rear of the property with views of the surrounding countryside. A door from bedroom two leads to the mezzanine level where you will find a third bedroom. Completing the accommodation on the first floor is a large family bathroom, complete with roll top bath, over bath shower, wc and sink.

The annex could be utilised as extended family accommodation given that there is an internal door between this and the main house accessed via the main entrance hall. The annex comprises of an open plan lounge/bedroom with kitchen and modern shower room.

The property is fully enclosed with large attractive gardens that are laid to lawn, mature shrubs and borders and large paved patio area at the rear offers a great space to enjoy some summer entertaining. To the front you will find a large driveway laid to gravel and offers parking for several vehicles. The property further benefits from oil central heating and has a number of external timber out buildings.

Corwar Schoolhouse is situated about two miles from the village of Barrhill. The immediate area offers excellent country walks and outdoor pursuits. There are many attractions of scenic and historical nature within the local area, including the Galloway Dark Sky park. The village of Barrhill, has a Pub, shop, primary school, bowling green and train station.



Below: Living Room



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01465 715 065
or
Email: girvan@bruachproperty.com
Ref No. : BRU2831

Below: Family Area



Below: Kitchen



Below: Dining Room



Below: Shower Room Ground Floor



Below: Conservatory



Below: Bedroom One



Below: Bedroom Two



Below: Bedroom Three Mezzanine Floor



Below: Bathroom First Floor



Below: Entrance Hall Right: Rear Hall



Below: Annex



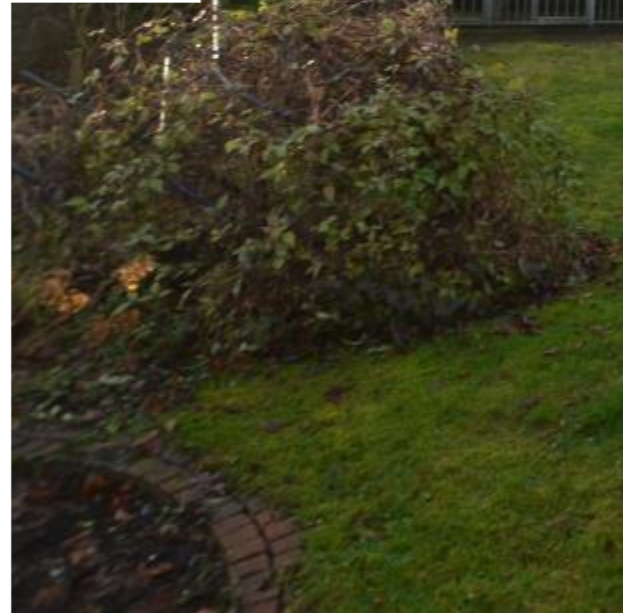
Below: Annex Shower Room



Below: Front Garden



Below: Rear Garden



Accommodation Layout



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is not to scale and is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

General Remarks

Servi

The property has a private water supply way of borehole and drainage by septic tank. Mains Electricity. Heating is by oil central heating. The property windows are double glazed. Note: The services have not been checked by the selling agents.

EER Rating:

EER: F

Council Tax:

The property is band D and the amount of council tax payable for 2020/2021 is £1,344.96

South Ayrshire Council Tel: 0300 123 0900.

Viewing:

Strictly by appointment with Bruach Property Ltd ,31 Dalrymple Street, Girvan, KA26 9EU
Tel:01465 715 065 or Email: info@bruachproperty.com

Possession:

Vacant possession and entry will be given on completion.

Offers:

Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal note of interest should be registered prior to offering.

Closing Date:

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors, in writing, will be advised of a closing date.

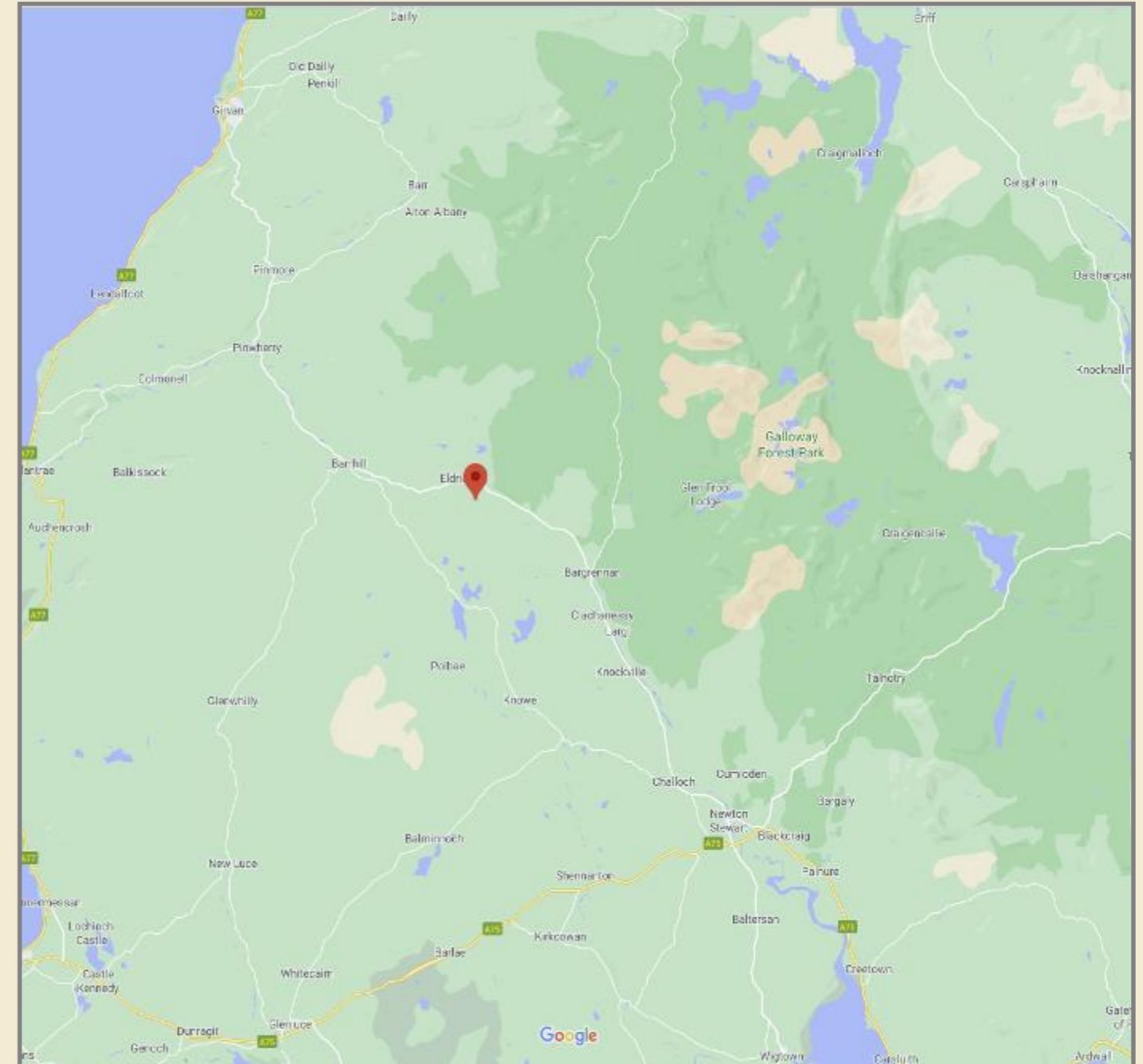
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

Fixtures and fittings:

All items normally known as tenant's fixtures and fittings, including garden ornaments and statuary, are specifically excluded from the sale. However, certain items, including furniture maybe available to a purchaser in addition, by separate negotiation.

Servitude rights, burdens and wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.





I'm interested!

To find out more about the property in the schedule or to arrange a viewing email info@bruachproperty.com or give us a call stating the address in the title of the email or call.

Whats my property worth?

For a Free No Obligation Valuation please drop us a email or give us a call.

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