

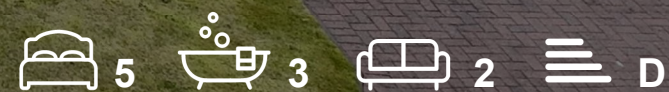


MONTGREENAN
PROPERTY GROUP



2 Woolmill Place
Mauchline, KA5 6JS

Offers in excess of £375,000



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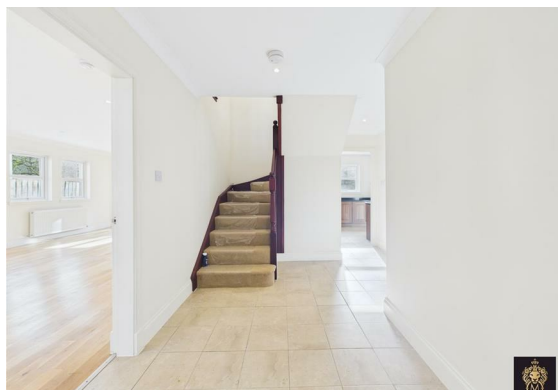
Welcome to No. 2 Woolmill Place, an exceptional four/five bedroom detached home forming part of an exclusive riverside development in the highly sought after countryside village of Sorn.

Set on the north bank of the River Ayr, this remarkable home offers a rare combination of contemporary luxury, generous proportions and an outstanding countryside setting.

With construction now meticulously completed, the home has been finished to an exacting modern standard and is backed by a new build guarantee. Presented in walk in condition, the property comprises a considered, generous layout perfectly suited to modern family living.

At its heart, expansive open plan living and entertaining spaces create a natural hub of the home, ideal for both everyday life and hosting. Large windows frame the surrounding landscape, while the overall design emphasises light, flow and connection to the outdoors. The accommodation is both substantial and flexible, with four to five well-proportioned bedrooms. The principal suite is a provides a calm retreat, complete with en suite and elevated views, while a total of three bathrooms ensure comfort and practicality for family living.

Externally, the property extends to a fully enclosed garden, providing a safe and private environment for families and pets, while the riverside setting offers a truly spectacular backdrop.





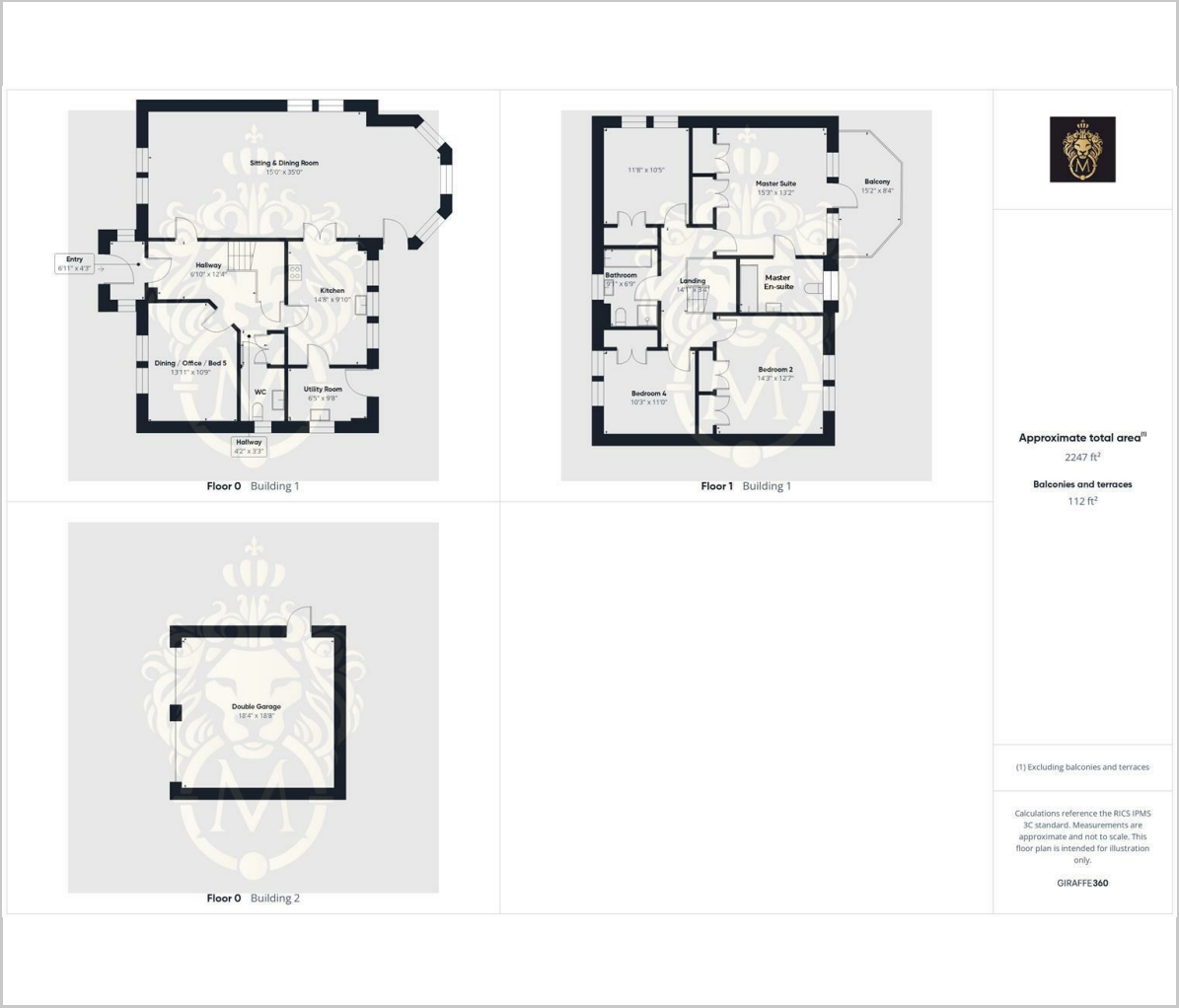
Ownership also includes salmon fishing rights on the River Ayr, adding a unique lifestyle element. A double detached garage and generous driveway further enhance the home's practicality, allowing for multiple vehicles and storage / workshop / gym options.

Sorn is widely regarded as one of Ayrshire's most picturesque villages, steeped in character and surrounded by rolling countryside. Despite its peaceful setting, it remains highly accessible, with Glasgow reachable in approximately 30 minutes and the Ayrshire coast within around 25 minutes.

A truly special home, ideal as a forever residence or refined countryside retreat.



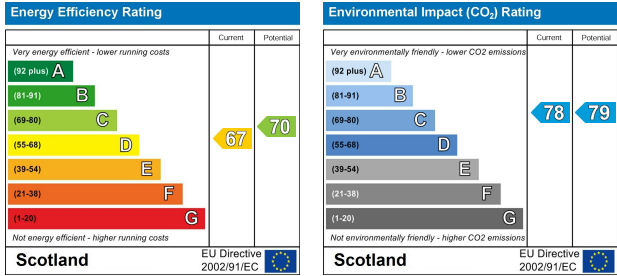
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Montgreenan Property Group Office on 01292 435 601 if you wish to arrange a viewing appointment for this property or require further information.

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