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Stair

Orchard House, Stair, South Ayrshire, KA5 5NT





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Stonefield Estate Agents are delighted to introduce Orchard House - A remarkable three bedroom detached country residence that combines refined contemporary living with exceptional environmental credentials, set within approximately 2.5 acres of idyllic Ayrshire countryside. Designed and constructed to exacting Passivhaus standards, this outstanding home represents a rare opportunity to acquire one of the region's most energy efficient homes, where cutting edge sustainability is seamlessly balanced with elegance, comfort and lifestyle appeal. Completed in 2014 with an uncompromising focus on craftsmanship, thermal performance and long term sustainability, Orchard House offers the prospect of dramatically reduced energy costs while delivering an exceptional quality of living. The Passivhaus design ensures an environment free from draughts and condensation, promoting consistently fresh filtered air and enhanced interior comfort throughout the seasons. Originating in Germany during the 1990s, the Passivhaus concept has become an internationally recognised benchmark for low energy architecture, combining rigorous quality standards with pioneering design principles to create homes capable of using up to 75% less energy than a conventional UK new build property.

Extending to circa 1800 square feet across two beautifully arranged levels, the accommodation has been thoughtfully designed for modern family living. On entering, a welcoming vestibule leads into an impressive reception hall where an elegant antique pine staircase immediately sets the tone for the warmth and character found throughout the home. Undoubtedly, the true heart of the home is the magnificent open plan kitchen, dining and living space, bathed in natural light from dual aspect views across the surrounding grounds and countryside. A log burning stove provides a striking focal point, creating a wonderfully inviting atmosphere. The bespoke kitchen is beautifully appointed with cabinetry, oak worktops, integrated appliances and a wine fridge, combining practicality with understated luxury. A separate utility room, cloakroom and WC offer additional convenience, while direct garden access enhances the effortless connection between indoor and outdoor living. The ground floor further accommodates a generous guest bedroom with French doors opening onto the gardens, complemented by a dressing room and a contemporary shower room finished to an exceptional standard.

On the first floor, a bright and versatile landing area provides the ideal setting for a home office or reading space. Two substantial double bedrooms are arranged around a beautifully appointed family bathroom featuring both a separate bath and walk in shower. The principal bedroom is further enhanced by a spacious walk in wardrobe.

Externally, the grounds are equally impressive. The property enjoys extensive gardens, pastureland and a peaceful rural setting with far reaching south westerly countryside views to the front and side. Equestrian and lifestyle buyers will be particularly drawn to the inclusion of two large stables, a tack room and fenced paddocks, providing excellent facilities for horses or smallholding pursuits. A sweeping private driveway provides extensive off road parking and turning space for numerous vehicles, effortlessly accommodating larger vehicles such as motorhomes, horseboxes and equestrian transport.

Positioned within a peaceful hamlet in the Ayrshire countryside, Orchard House enjoys a wonderfully private setting while remaining highly accessible. The village of Tarbolton lies approximately 2.9 miles away, with the vibrant coastal town of Ayr just 9 miles distant, offering an excellent range of retail, leisure and educational amenities, including the highly regarded Wellington School. Ayr railway station provides regular services to Glasgow, while Prestwick Airport is within easy reach for domestic and international travel. Glasgow itself can be reached in approximately 45 minutes via the M77, making Orchard House an exceptional proposition for those seeking a sustainable country lifestyle without compromise on connectivity.

Such homes remain exceptionally rare within the Ayrshire market, with the majority traditionally found across Scandinavia and Northern Europe. To fully appreciate this delightful home, early viewing is highly recommended.



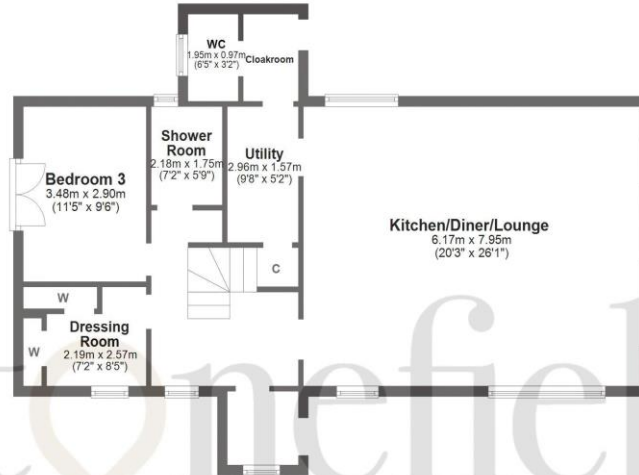




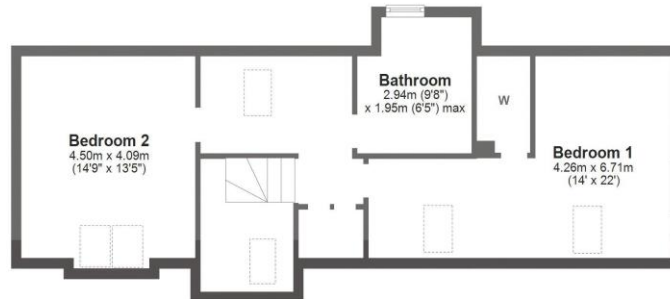




Ground Floor



First Floor



Plan and measurements are approximate only.
Plan produced using PlanUp.



Dimensions

Kitchen/Diner/Lounge; 20'3 x 26'1 Utility; 9'8 x 5'2 WC; 6'5 x 3'2 Bedroom 3; 11'5 x 9'6 Dressing Room; 7'2 x 8'5 Shower Room; 7'2 x 5'9 Bedroom 1; 14'0 x 22'0 Bedroom 2; 14'9 x 13'5 Bathroom; 9'8 x 6'5



We believe the enclosed information and details to be correct however their accuracy is not guaranteed and they do not form any part of a contract. Photographs are for general information, measurements and distances are approximate and floorplans may not be to scale.

Travel Directions

Sat Nav - KA5 5NT

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16a Beresford Terrace
Ayr KA7 2EG

T: 01292 501777

E: enquiries@stonefieldayr.com