

Westwood House

Greenfield Avenue, Ayr

Nestled within beautifully landscaped mature gardens and enjoying an enviable position overlooking the sweeping fairways of Belleisle Golf Course, this exceptional six bedroom detached family residence offers a rare opportunity to acquire one of Alloway's most desirable homes.

Hidden behind electric gates and approached via a winding driveway framed by mature trees and established rhododendrons, the property immediately conveys a sense of tranquillity, privacy and exclusivity. Behind its traditional façade lies a beautifully extended family home where contemporary design, luxury accommodation and outstanding outdoor living spaces combine to create an exceptional lifestyle offering.

The Heart of The Home

Designed for modern family living and effortless entertaining, the magnificent open-plan kitchen, dining and family room forms the true heart of this exceptional home.

Flooded with natural light from extensive glazing and enjoying seamless connections to the surrounding gardens, this impressive space has been carefully designed to bring family and friends together. The contemporary kitchen provides an elegant focal point, complemented by generous preparation areas and an excellent layout ideally suited to both everyday life and larger social occasions.





The dining area comfortably accommodates family gatherings and celebrations, while the adjoining seating area creates a relaxed environment from which to enjoy views over the landscaped gardens and beyond. Eight metres of full-height glazed sliding doors open directly onto the rear patio, effortlessly extending the living space outdoors during the warmer months.

Whether enjoying a morning coffee on the patio, hosting summer barbecues, watching children play in the gardens or entertaining guests long into the evening, the relationship between the interior and exterior spaces is one of the home's most attractive features.





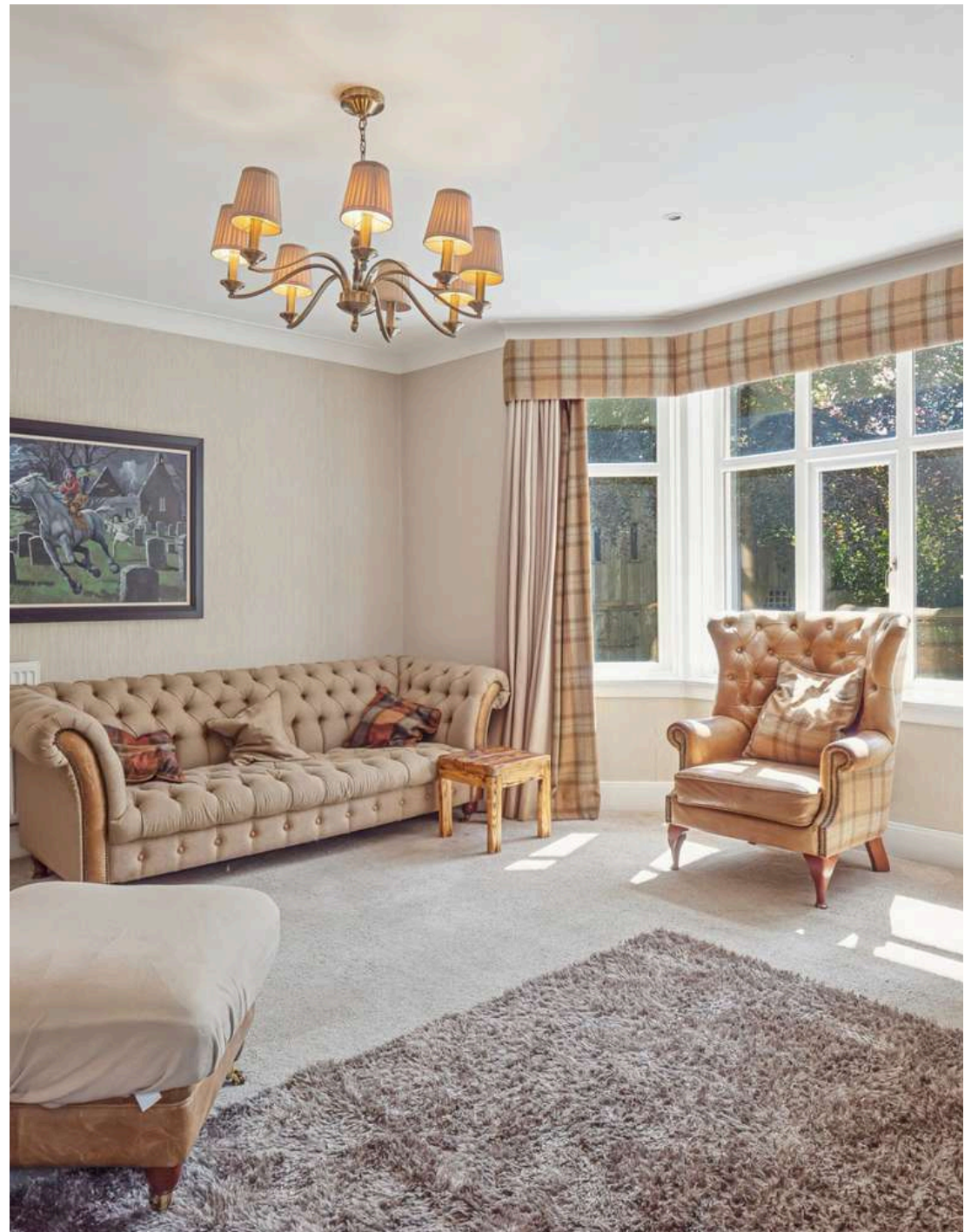
The Lounge

Rich in character and evocative of Scotland's heritage, the lounge provides a warm and inviting retreat. Thoughtfully themed around Scotland's national poet, Robert Burns, and the country's renowned whisky-making traditions, the room offers a setting that is both elegant and atmospheric.

An open fire forms the focal point, creating a natural gathering place during the winter months, while carefully curated décor celebrates the history, culture and craftsmanship for which Scotland is famous.

Whether enjoying a dram, entertaining guests after a round of golf, or simply relaxing beside the fire, the room exudes warmth, comfort and sophistication. Rich textures, traditional influences and Scottish heritage combine to create an environment with a country house feel.





The Principal Suite

Occupying the full upper floor of the contemporary extension, the principal suite was conceived as a private sanctuary, inspired by the comfort, elegance and attention to detail found in the finest of accommodations.

Designed around its remarkable outlook, the Principal Suite commands uninterrupted views across the rolling fairways of Belleisle Golf Course, stretching westwards towards the Isle of Arran and the Firth of Clyde. From the comfort of the bedroom or the private balcony, owners can enjoy some of Ayrshire's most breathtaking sunsets.





Flooded with natural light, the bedroom creates an immediate sense of calm and connection with its surroundings. The ever-changing landscape provides a stunning backdrop throughout the seasons, from crisp winter mornings to long summer evenings bathed in golden light.

Complementing the bedroom is a beautifully appointed dressing room, providing generous storage and organisation while reinforcing the suite's luxurious design. The impressive en-suite bathroom has been carefully positioned to maximise both comfort and outlook, creating a spa-like retreat where freestanding bathing, contemporary fittings and exceptional views combine to create an indulgent experience.





The Gardens

The mature gardens at Westwood House have been thoughtfully redesigned to offer far more than simply attractive outdoor space. The gardens provide a collection of unique areas dedicated to relaxation, entertaining and family enjoyment, creating an outdoor lifestyle rarely found within a private residential setting.

Nestled amongst mature planting and hidden from view, the meditation garden provides one of the property's most enchanting and peaceful retreats. The garden has been landscaped around a collection of ornamental Buddha sculptures, creating a calming environment that feels far removed from everyday life.

At the heart of this sits a luxurious hot tub sheltered beneath a timber gazebo, providing the perfect setting to relax and unwind, whether enjoying a summer evening beneath the trees or a winter soak beneath a star-filled sky.

Designed as a place to pause, reflect and reconnect, the meditation garden provides a unique space within the grounds, complementing the more social and entertaining areas elsewhere on the property.





Affectionately known as "The Party Shack", this purpose-built entertaining space is designed for gatherings with family and friends. Complete with its own kitchen, bar and games area, it is equally suited to relaxed afternoons, sporting occasions and memorable celebrations. Outside, an adjoining patio with a barbecue area and wood-fired fire pit creates the perfect setting for al fresco dining and long summer evenings overlooking the gardens.

Positioned to make the most of its desirable southerly aspect, the front terrace enjoys a peaceful outlook across the mature gardens, front lawn, specimen trees and vibrant rhododendrons. Sheltered, private and bathed in sunshine throughout the day, it is an ideal spot for outdoor dining or simply relaxing amidst the surrounding greenery.

For younger family members, a custom-built two-storey wooden fort provides a charming focal point for outdoor adventure, complementing the woodland character of the grounds.

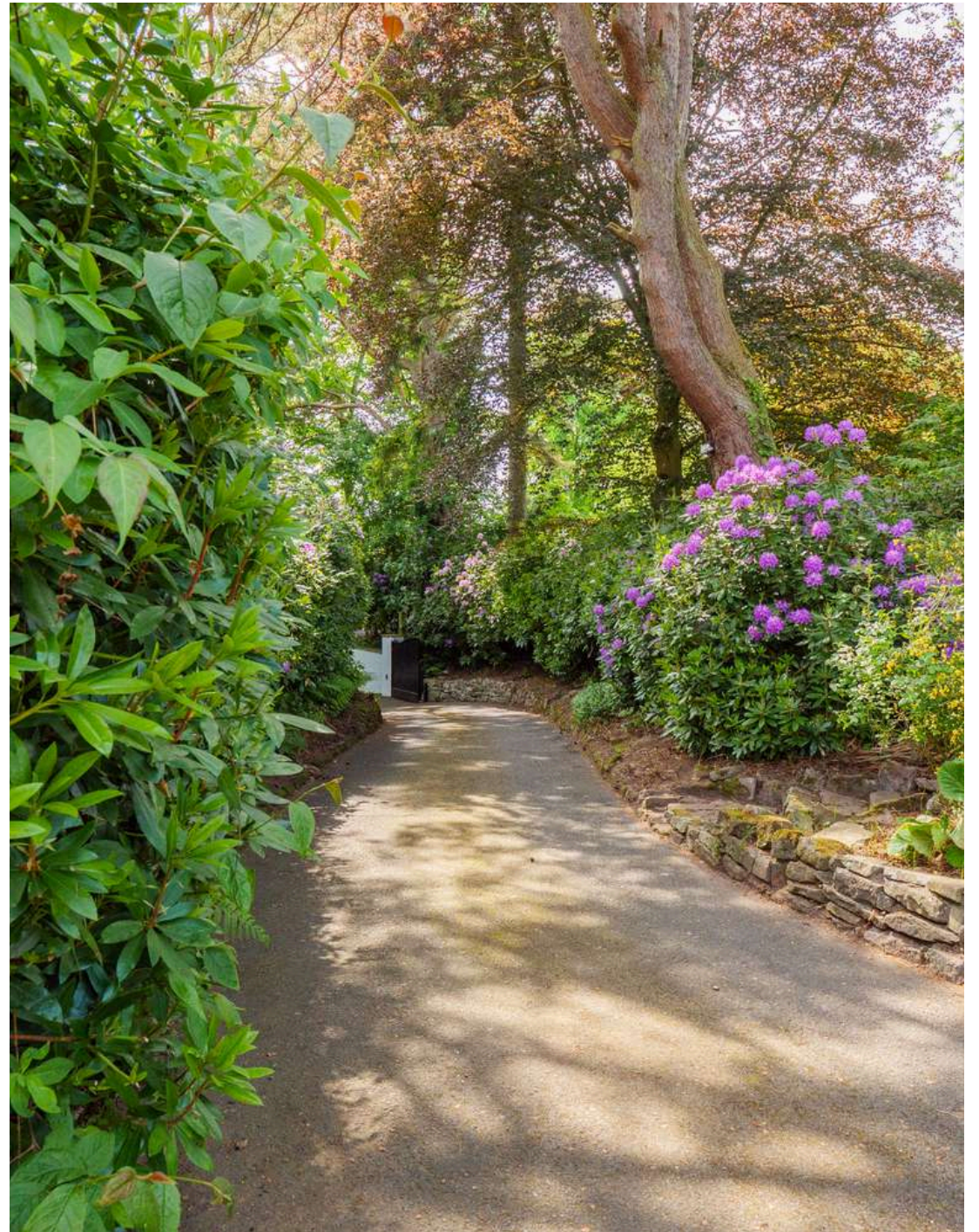
Together, these thoughtfully designed spaces make the gardens a natural extension of the home. Whether entertaining guests, enjoying quiet moments in the sun or watching children explore and play, the outdoor environment at Westwood House is every bit as impressive as the accommodation within.

Approached via the sweeping driveway, a substantial tarmac hardstanding provides parking for 6 vehicles with ease. The generous parking area is complemented by the detached double garage which was constructed using the same design and materials as the homes impressive extension.

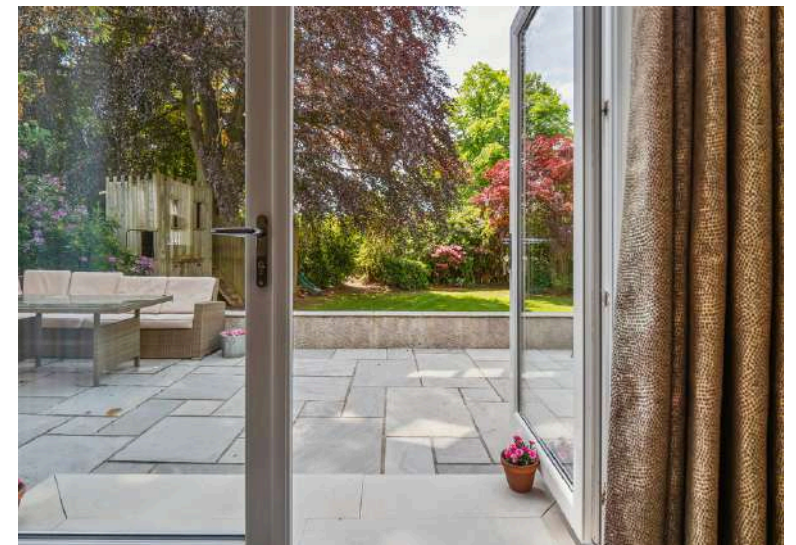
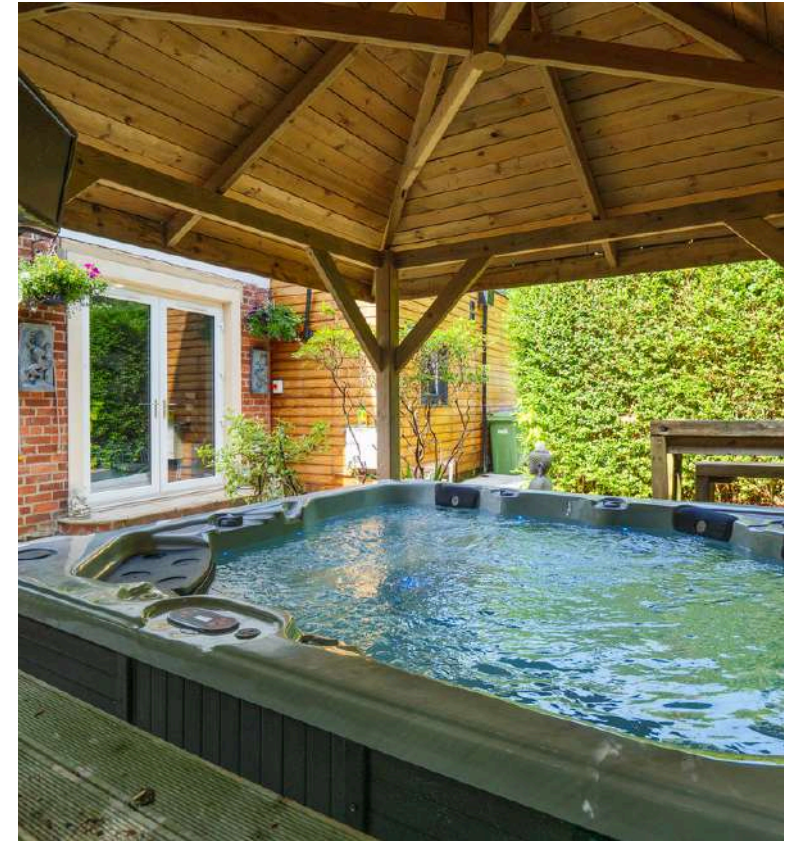
This versatile space has been designed with modern living in mind with a high-end plastered finish to the ceiling and walls. It also benefits from an electric door, electric heating, internal and external power sockets, wi-fi connectivity and an electric vehicle charging point.

To the rear of the garage there is a covered area that was designed as a dog run but is now used as a flexible storage space.





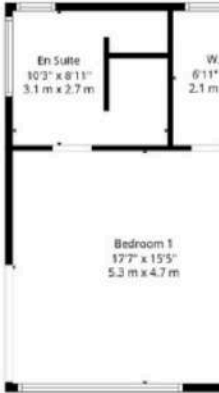




The Layout

Ground Floor

- Family Room: 25'6" x 11'4" (7.8m x 3.4m)
- Dining Area: 15'1" x 13'4" (4.6m x 4.1m)
- Kitchen: 11'9" x 14'3" (3.6m x 4.3m)
- Utility: 20'10" x 8'4" (6.3m x 2.5m)
- Bedroom 6: 11'2" x 15'1" (3.4m x 4.6m)
- Sitting Room: 13'0" x 13'5" (4.0m x 4.1m)
- Lounge: 13'0" x 15'2" (4.0m x 4.6m)



1st Floor



Ground Floor



First Floor

- Bedroom 1: 17'7" x 15'5" (5.3m x 4.7m)
- En Suite: 10'3" x 8'11" (3.1m x 2.7m)
- Walk-In Closet: 6'11" x 8'11" (2.1m x 2.7m)
- Bathroom: 8'4" x 8'11" (2.5m x 2.7m)
- Office: 9'6" x 8'0" (2.9m x 2.4m)
- Bedroom 5: 12'3" x 12'6" (3.7m x 3.8m)
- Bedroom 4: 11'10" x 13'0" (3.6m x 4.0m)
- Bedroom 3: 13'0" x 13'5" (4.0m x 4.1m)
- Bedroom 2: 13'0" x 15'2" (4.0m x 4.6m)

First Floor

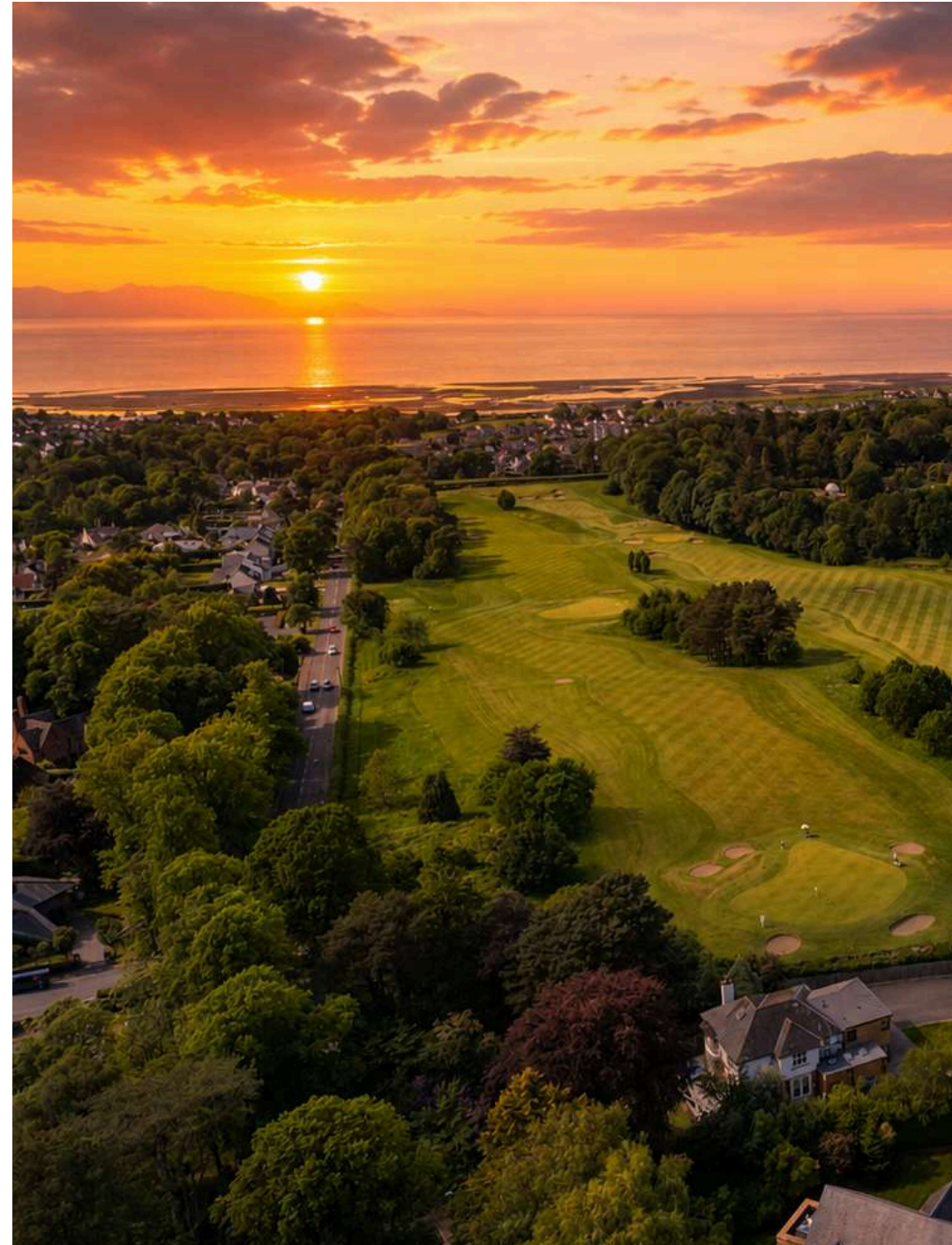
- Garage: 24'2" x 22'3" (7.4m x 7.1m)

The Serene Location

Few locations in Ayrshire combine privacy, convenience and lifestyle quite so effortlessly. Set in the heart of historic Alloway and surrounded by Belleisle Golf Course, Westwood House enjoys a remarkably secluded position with no neighbouring properties overlooking its grounds, creating a rare sense of peace and exclusivity.

Despite its tranquil setting, the property is only a short walk from Alloway Village, with its popular shop, café, pharmacy and village hall. The area is renowned for its rich heritage, beautiful parkland and outstanding sporting facilities, appealing to families, professionals and retirees alike.

For sporting enthusiasts, Belleisle Golf Course lies immediately beyond the garden gate, while Ayr Rugby Club and Ayr Cricket Club are both within easy walking distance. The beautiful estates of Belleisle, Rozelle and Cambusdoon are also close by, offering woodland walks, ornamental gardens, open green spaces and cultural attractions throughout the year.





Alloway's historic character is ever-present, with the Robert Burns Birthplace Museum, Burns Cottage, Burns Monument, Brig O'Doon and the Auld Kirk all nearby. Complementing these landmarks are the acclaimed Brig O'Doon House Hotel and Tales Restaurant, both renowned for their hospitality and dining.

Ayr's expansive beach and elegant promenade are also within easy reach, providing miles of coastline to enjoy year-round.

The location is further enhanced by excellent schooling, including Alloway Primary School and Wellington School, together with convenient access to Ayr town centre, Glasgow and the wider transport network.

Rarely does a home offer such a diverse range of lifestyle opportunities. Westwood House combines the privacy of a country retreat with the convenience of village life, placing golf, sport, history, fine dining, parkland and the Ayrshire coastline quite literally on the doorstep.

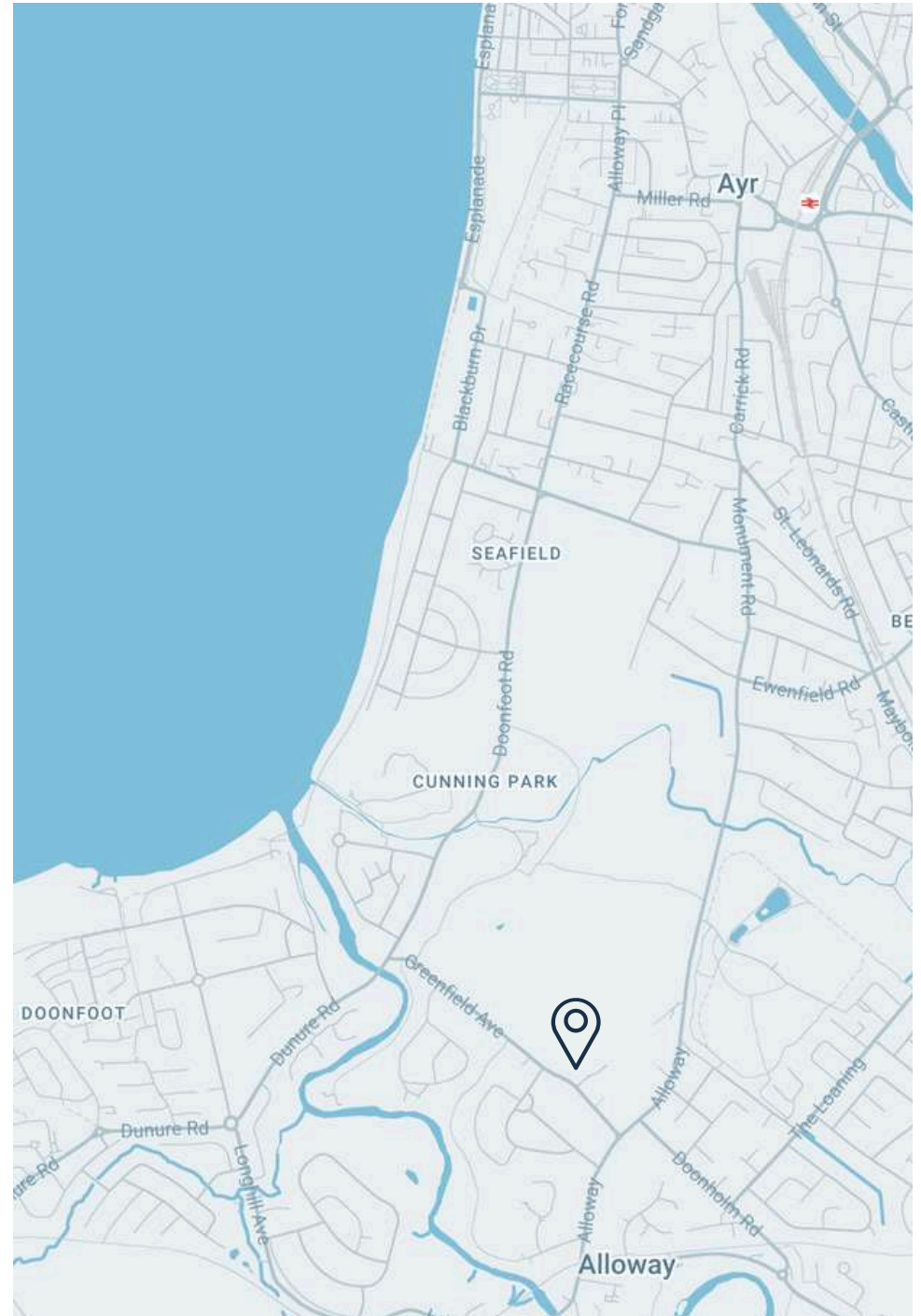
The Commute

By Road

Destination	Distance	Journey Time
Ayr town centre	2 miles	5 minutes
Glasgow Prestiwick Airport	5 miles	10 minutes
Glasgow Airport	36 miles	38 minutes
Glasgow city centre	37 miles	40 minutes
Edinburgh	80 miles	1hr 30 minutes

By Rail

Destination	Journey Time
Glasgow Prestwick Airport	10 minutes
Glasgow Central	50 minutes
Glasgow Airport	c. 50 minutes
Edinburgh Waverley	2hrs 30 minutes
Edinburgh Airport	2hrs 35 minutes







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