



ESTCOURT

21 CUMNOCK ROAD, MAUCHLINE



C O R U M

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THE PROPERTY

5 | BEDROOMS

3 | BATHROOMS

5 | PUBLIC ROOMS

A truly unique and impressive traditional semi detached family villa, with extended accommodation across ten apartments, set in generous private landscaped gardens with a sweeping gated driveway.

Constructed in the late 1800s for the owner of the local ironworks, 'Estcourt' is a substantial and truly special home, with a rare amount of living space and accommodation, intact period features married with modern fittings and mature landscaped gardens to compliment the interior. It is situated on a generous plot at the fringe of the popular town of Mauchline, only a short drive from Kilmarnock & Ayr, and within commuting distance of Glasgow City Centre.

The property is set over three levels, with large traditional apartments and a fully fitted billiard room occupying the whole of the third floor. There is also a significant extension to the rear, formerly an annex, which creates additional living space that could be separated from the main house again, if required. A detached double garage sits at the end of a sweeping driveway and the garden grounds feature a range of landscaped features, with a high degree of privacy.

In more detail, the internal accommodation extends to a grand entrance porch that leads through into the main reception hallway, with under stairs storage, parquet flooring and stairs leading to the first floor, a bay-windowed formal lounge with an additional window to the side and a fitted fireplace, a formal dining room to the front with incredible wood-panelling, detailed finishes and a fitted feature fireplace, a downstairs cloakroom that leads through into a W.C, a bespoke fitted dining kitchen with quality appliances that is open plan to a family sitting area, a rear hall that leads out to the garden and through to additional living space that was formerly a separate annex, which includes a utility room, a home office, a luxury shower room and a large garden room, with Velux windows and two sets of French doors leading out to the garden.

On the first floor there are four large double bedrooms, including a bay-windowed master bedroom with a French door leading out to a balcony at the side. A door from the landing leads through to a storage area above the porch, with a cupboard, a feature Rose stained glass window and a door into the main family four-piece bathroom, with a free-standing bath and a separate shower cubicle. A spiral staircase from the landing leads to the second floor, which has been converted into an impressive billiard room, with wood-panelling, skylights, a full championship snooker table and access into the eaves.

Externally there is a sweeping gated driveway that leads up to the property, with lawned areas highlighted by shrub borders and mature trees. The driveway leads round to the rear to a detached double garage with electric up-and-over doors and a large parking area for several vehicles. The rear garden is extremely private from both neighbouring properties and the house itself, with mature hedging and a mixture of hard and soft landscaped features, including decking, paved pathways, decorative pebbles, and well-stocked shrubbery, a summer house, a lawn and a pond.













Local Area

Mauchline has a range of local amenities, including shops and transport links. It is also situated a short drive from both the towns of Kilmarnock and Ayr, which offer further amenities, including supermarkets, further schooling and leisure facilities. Mauchline links to the A77, which links to Glasgow and beyond, via the A76.

Directions

From our office in Troon, proceed towards Ayr via the A78/A77. At the Whitletts Roundabout take the first exit onto the B743 and continue into Mauchline. Turn right at the traffic lights onto Cumnock Road and number 21 can be found on the left hand side.

TR1424 | Sat Nav: Estcourt, 21 Cumnock Road, Mauchline, KA5 5AP

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



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