

CARLOCK

9 EWENFIELD ROAD, AYR



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5 | BEDROOMS
2 | BATHROOMS
4 | PUBLIC ROOMS

Carlock is an outstanding period property that occupies a prominent position within one of Ayr's most foremost residential locations.

This quintessential family home presents a rare opportunity for the discerning purchaser to acquire a distinctive period property within one of Ayr's most desirable locations.

Set back from the road it presents an impressive facade of blonde sandstone under a pitched slate roof complete with crow stepped gables and full height sash and case bay window formations which really accentuate the feeling of space.

The property retains much character and despite being a large house with accommodation that extends to over 4000 sq ft offers a delightful useable layout across three levels. It sits amidst delightful professionally landscaped gardens which include extensive cobblestone driveway to the front.

The subjects have recently undergone a comprehensive refurbishment programme in which the present owners have been careful to retain and restore many of the superb character features of the original house.

In detail the ground floor comprises wood panelled entrance vestibule with useful utility and Cloakroom/WC, grand reception hall with feature staircase, formal drawing room open plan to a bow window morning room ideal for entertaining, separate lounge/dining room with French doors to garden, fully fitted modern kitchen with breakfast area with French doors to garden.

Upstairs a large landing provides access to three double bedrooms and a separate family bathroom. The principle bedroom has its own en suite bathroom. The second floor has a charming sitting room and access to two further bedrooms and a useful box room/storage/study area.

Outside there are beautiful mature gardens which offer a pleasant mix of soft and hard landscaped areas including manicured lawn, decorative borders with seasonal planting, mature trees, wood store and decorative patio. There is a further decked patio and wood store. The front area comprises a large cobblestone driveway which provides hard standing for multiple vehicles and access to a large garage. multiple vehicles and access to a large garage.

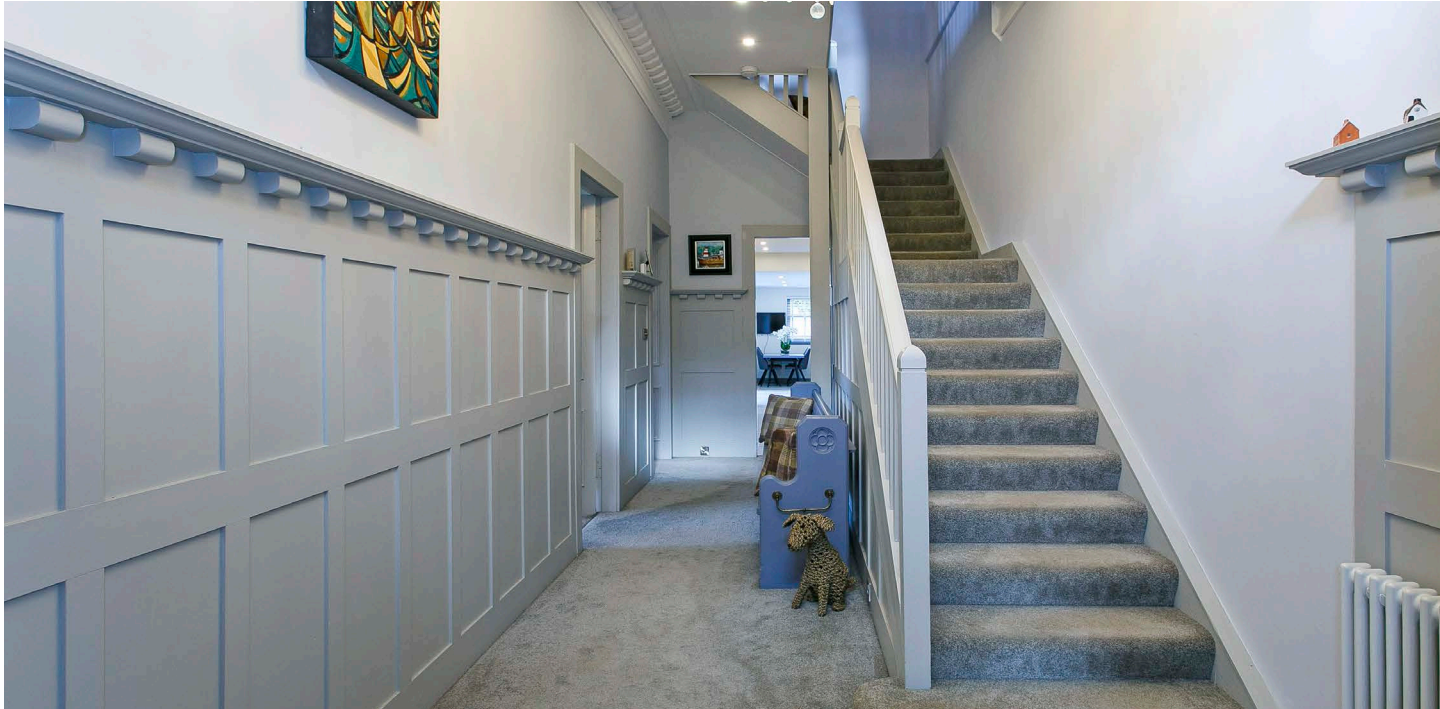




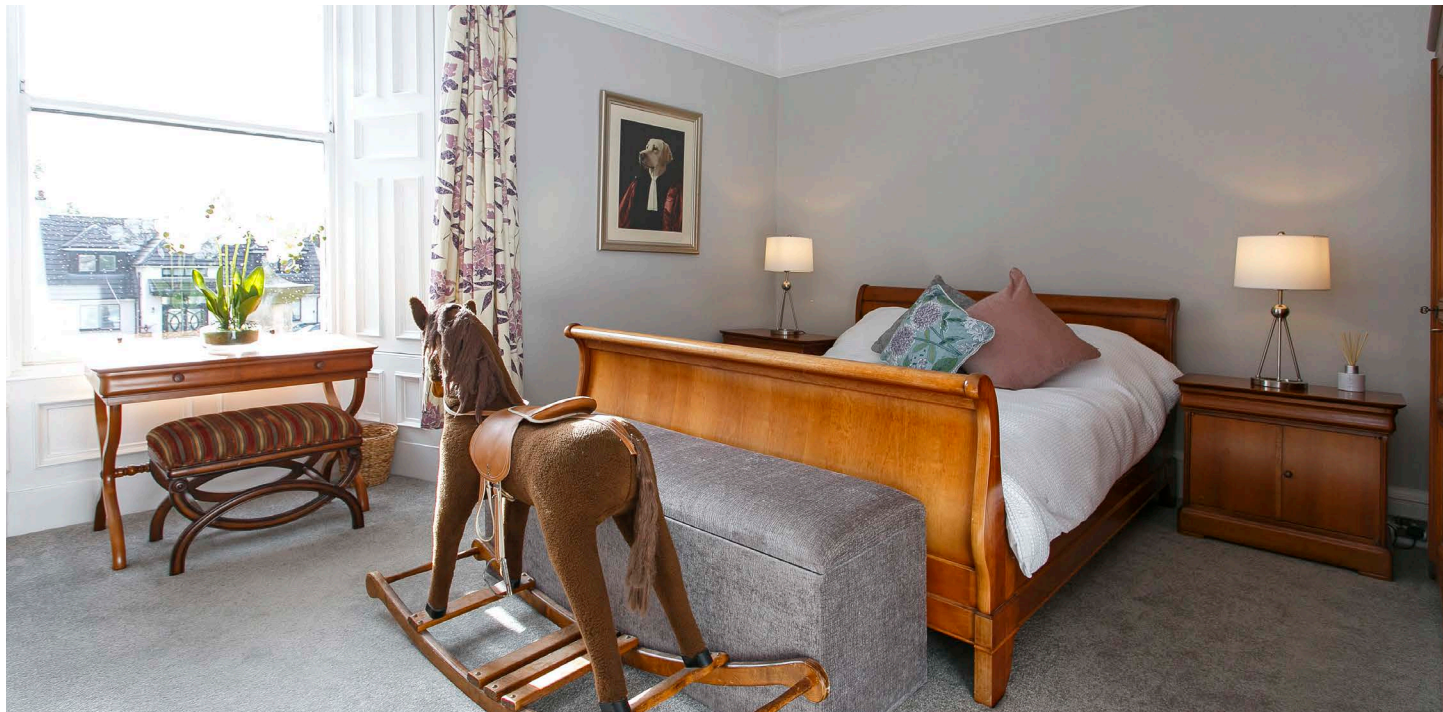
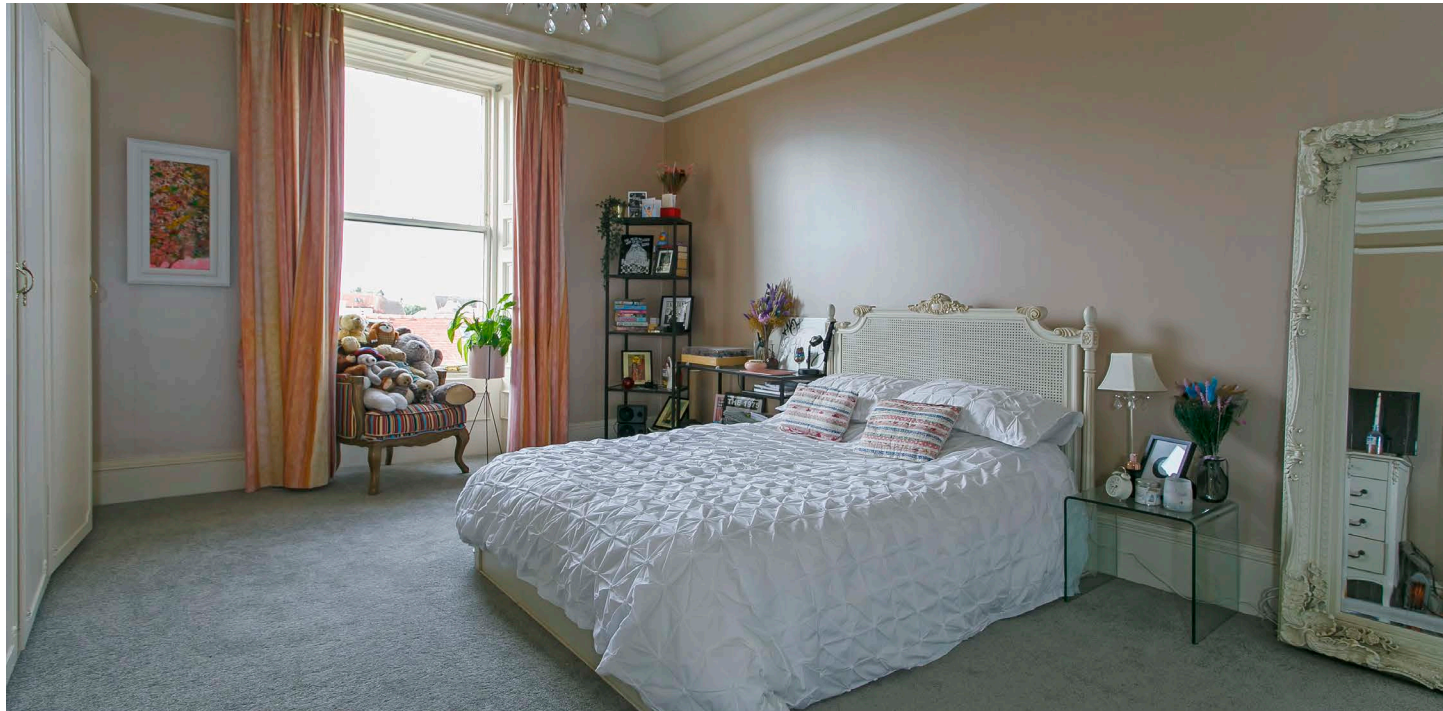














Local Area

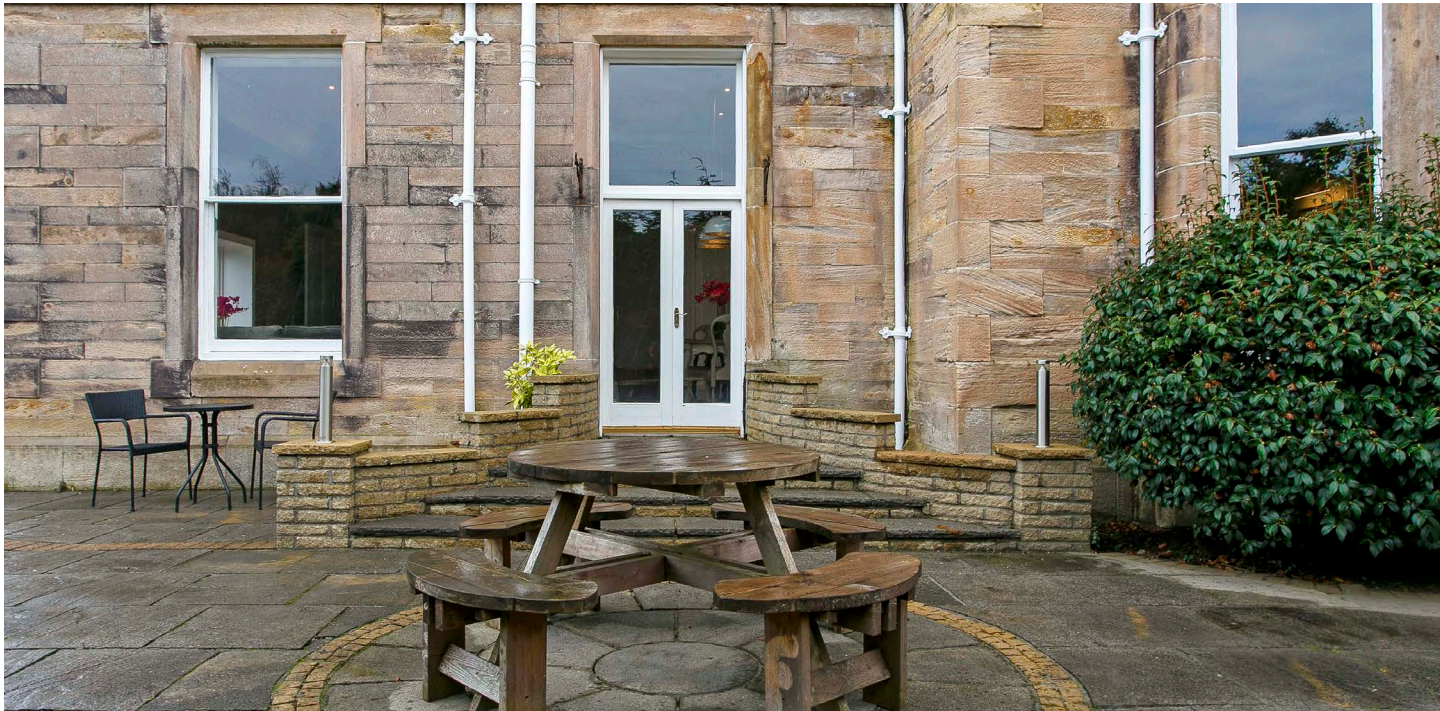
Ewenfield Road is a highly regarded residential location perfectly placed for access to Ayr Town centre, Alloway, Rozelle and Belleisle Parks, the Old Racecourse and Ayr seafront. Ayr is the foremost coastal town in southwest Scotland with an excellent range of primary and secondary schooling, and wide-ranging sports facilities. It is an area of outstanding natural beauty and many places of historical interest.

AY3908 | Sat Nav: 9 Ewenfield Road, Ayr, KA7 2QF

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













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