



## THE GROOMS HOUSE

7 THE MEWS, SUNDRUM



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## THE GROOMS HOUSE, 7 THE MEWS, SUNDRUM

4 | BEDROOMS 1 | BATHROOM 2 | PUBLIC ROOMS

**A charming and rarely available terraced villa with a wonderful woodland back drop and providing deceptively spacious accommodation within the historic Sundrum Castle Estate.**

'The Groom's House' forms part of the original castle and represents an exceptionally rare opportunity to acquire a well proportioned family home surrounded by shared estate policies of around 90 acres. The property has been upgraded and modernised by the current owners and provides deceptively spacious accommodation ideally suited to the family market with six principle apartments arranged over two levels.

In summary the accommodation extends to, on the ground floor, a reception hallway with two piece wc off, lounge room with feature fireplace, dining/sitting room, dining sized kitchen with island and rear porch with door onto the patio. Upstairs there are four well proportioned double bedrooms including a master bedroom with three piece en-suite bathroom. Completing the accommodation is a three piece family bathroom. All four bedrooms benefit from fitted wardrobe space. The loft space is accessed via a pull down ladder and provides excellent storage.

Externally there is parking to the front and access to the attached garage with courtesy door to the rear. The fully enclosed rear garden features two large patio areas and shrubbery borders.





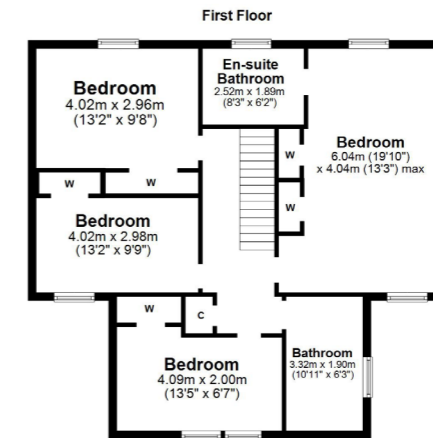
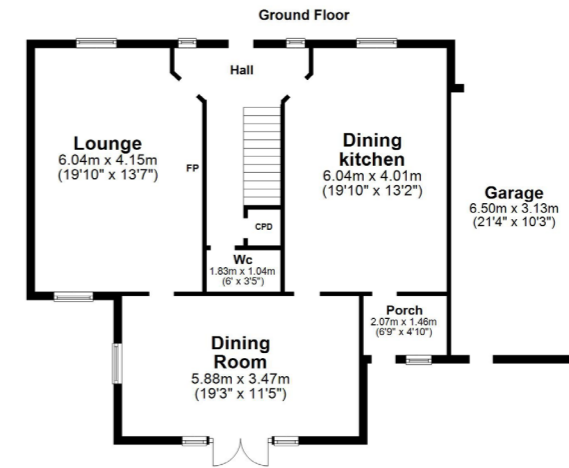












### Local Area

Sundrum Castle Estate is home to Sundrum Castle one of the oldest inhabited castles in Scotland and which dates back to the War of Scottish Independence. The estate is jointly owned by each of the 54 homes within the estate and covers an area of approximately 92 acres with breath-taking views, communal woodland walks, use of the private tennis court and private fishing rights to the stretch of the Water of Coyle that runs through the estate. It is situated around four miles from Ayr town centre which provides a comprehensive range of retail shopping, transport links, restaurants and recreational facilities. The A77/M77 road network provides swift commuting to Glasgow City Centre and surrounding districts, while the nearby Prestwick International Airport offers flights to destinations throughout Europe.

**AY3933** | Sat Nav: 7 The Mews, Sundrum, KA6 5JY

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



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