



FENWICK LODGE

18 EWENFIELD ROAD, AYR



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A quite magnificent category C-listed detached villa commissioned by Ayr's foremost architect James Archibald Morris circa 1893 and prominently set in one and a half acres of extremely private and quiet manicured garden grounds.

Fenwick Lodge is a two and half storey villa with accommodation extending to over 5000 sq ft across three floors. The property sits deep within the plot and presents an impressive facade of Ballochmyle red sandstone under a pitched slate roof. The asymmetrical design is set off perfectly by numerous sash and case window formations and the one and half acres of manicured gardens are a key feature of the house.

Presented to the market for the first time in a generation, the subjects have been maintained to an impeccable standard whilst ensuring many traditional features have been retained to maintain the integrity of the original house. The house sits in manicured gardens which are accessed by a sweeping drive with further hard standing to the side and access to a triple garage (27' x 19').

Internally many period features are evident and maintained to a very high standard including an impressive traditional panelled entrance hall with timber staircase, beautiful light fittings and cornice work, bespoke joinery work and a variety of tiled and wood open hearth fireplaces.

In more detail the ground floor comprises entrance vestibule, wood panelled reception hall, cloaks/wc, wine cellar, formal lounge with feature fireplace and dual aspects, sitting/tv room, formal dining room with adjoining butlers pantry, back hallway leading to office, dining kitchen with back kitchen, utility room, laundry room, second WC, store room and coal cellar.

The first floor has a spacious landing, storage and access to a principle bedroom suite with dressing room and en suite bathroom, bedroom two with en suite bathroom, three further double bedrooms, family bathroom, separate WC and upper cloak room. All bedrooms have fitted wardrobe space.

The attic floor is accessed via a permanent stair and has four areas which can be configured to individual requirements and offer potential for further development. In addition the property is double glazed and has gas fired central heating, intruder and fire alarm.

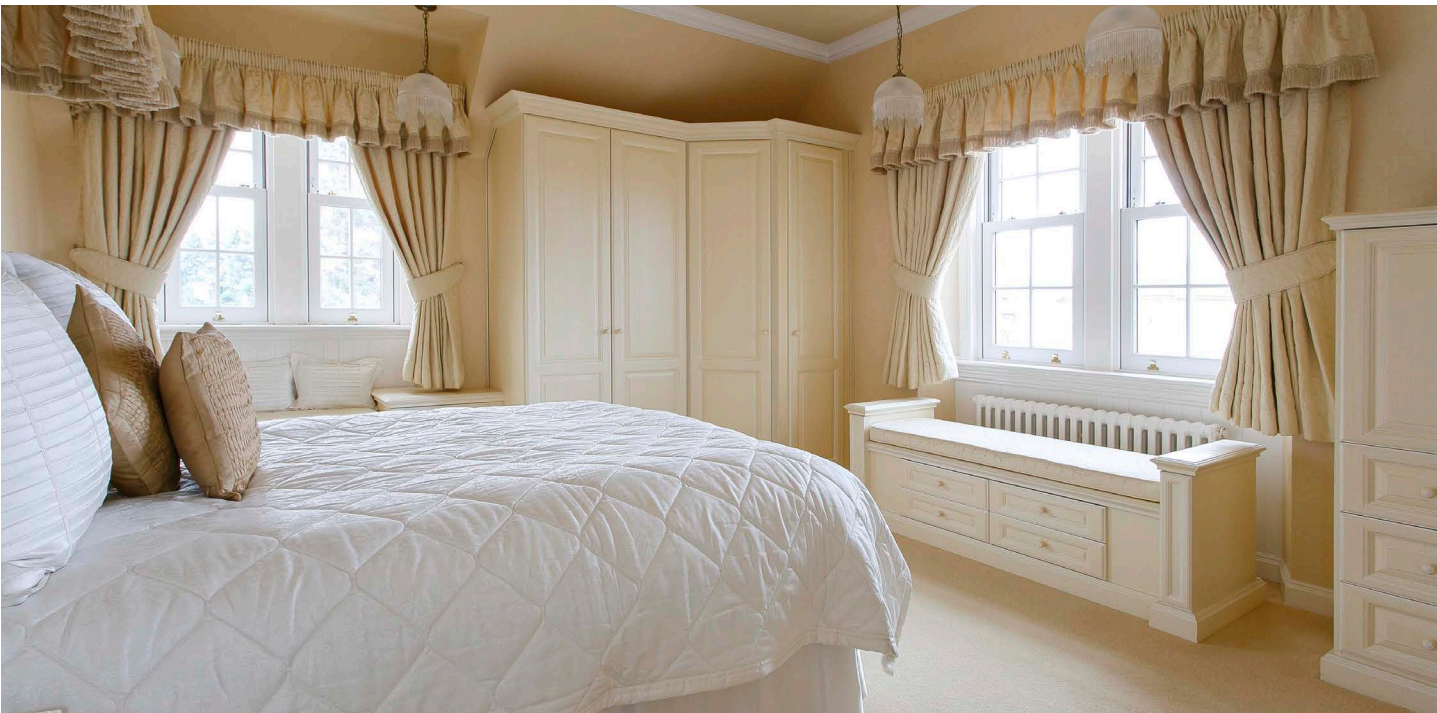
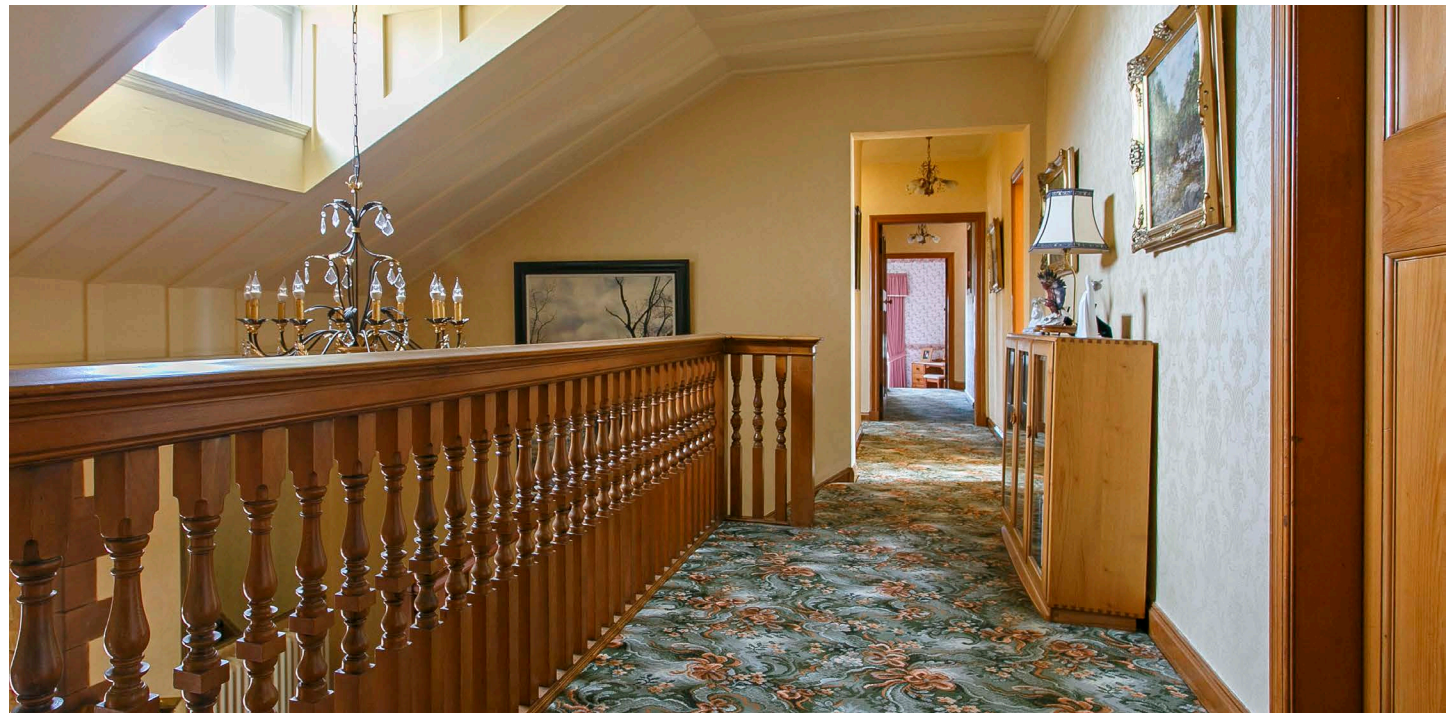
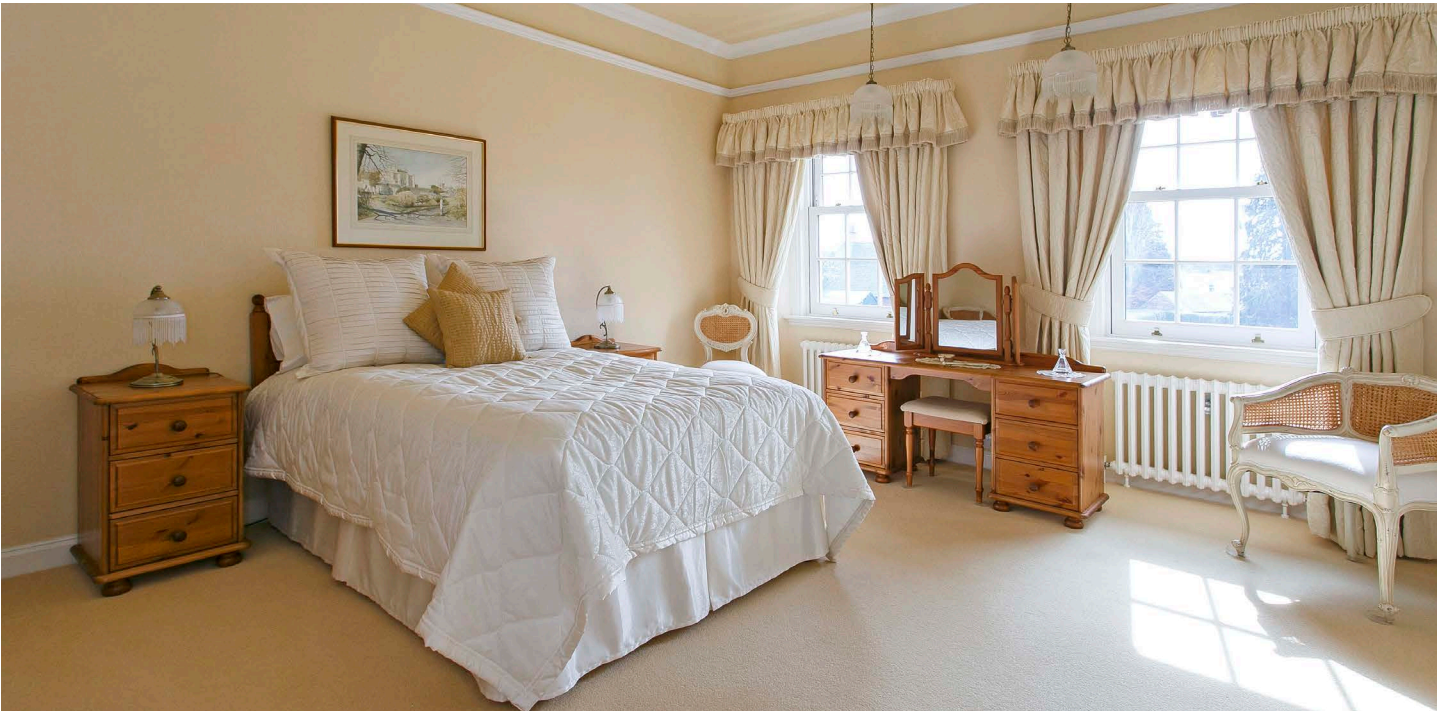
Outside the extensive and private walled gardens extend to around one and a half acres and are south facing to the rear. There are sweeping lawns with a delightful mix of specimen trees, shrubs and decorative flower beds. A chipped driveway with ample parking, leads to the rear of the house and provides hard standing for multiple vehicles and access to a triple garage. There is a gardeners work shop with wood store, greenhouse and potting shed.























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