



12 THIRDPART HOLDINGS

WEST KILBRIDE

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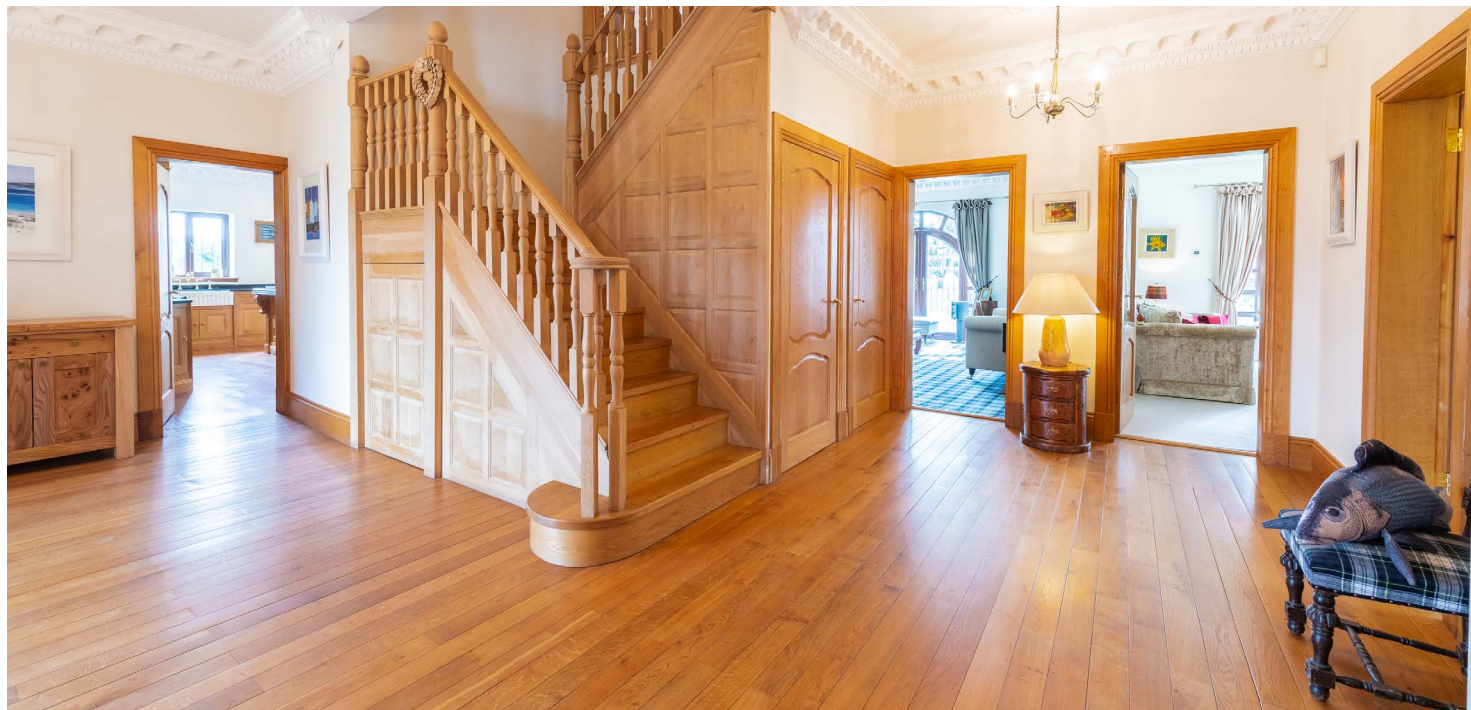
4 | BEDROOMS

2 | BATHROOMS

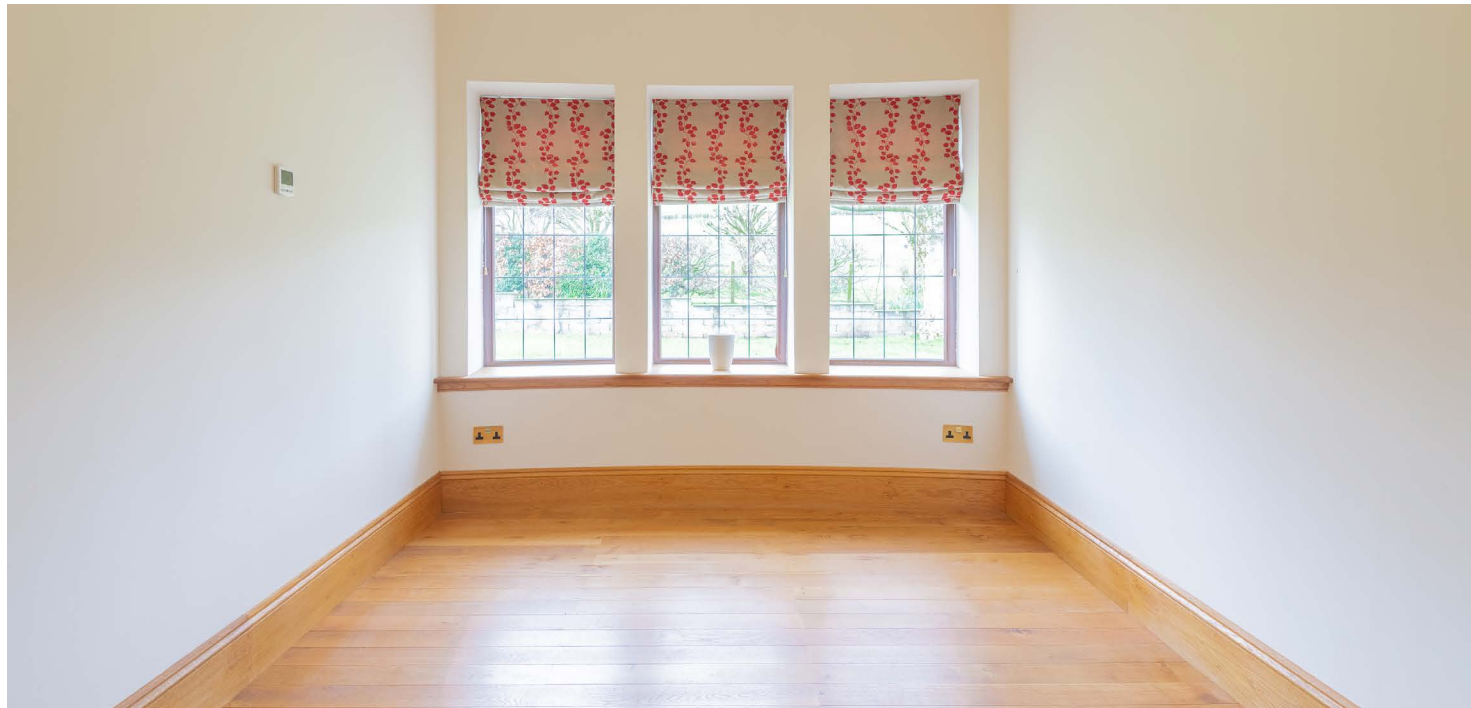
5 | PUBLIC ROOMS

Located in this rural setting of smallholdings situated less than two miles from the coastal town of West Kilbride, 12 Thirdpart Holdings is a simply stunning modern detached villa built to a high traditional internal and external specification by the current owner.

The property sits in a large feu which includes grade one arable land totaling approximately five and a half acres with the option to purchase a further one and a half acre parcel of adjoining land if required. Internally the property extends to more than three thousand eight hundred square feet with five public rooms on the ground floor and up to four bedrooms on the upper landing. In more detail the accommodation comprises a grand entrance hallway with solid oak flooring, ornate cornice work and handmade oak staircase and balustrade leading to the upper landing. The reception hall gives access to a WC/cloakroom, utility room, and a hand made kitchen by Fairlie Furniture with central island and Aga range stove. The kitchen has doorway access to a charming breakfast room overlooking the gardens. There are three principal public rooms and an office/study on the ground floor. The formal lounge and living room are delightful apartments both with arched French door access to the gardens. The lounge features a woodburning stove and the living room a real fire. On the upper landing there are three spacious double bedrooms with the master enjoying an ensuite bathroom and walk in dressing room. The main bathroom is located on the upper landing and is fitted with a four piece suite to include WC, wash hand basin, stand alone bath and separate shower cubicle. The current layout of the property includes an upper lounge extending to more than four hundred square feet with elevated country views and partial views of the Firth of Clyde in the west. This room could form an additional bedroom on this level if required. In addition to the above the property has double glazing, oil fired central heating with underfloor heating on the ground floor, solar panels with a current feed in tariff income of £1800 per annum, solid oak internal doors and finishes, and extensive monobloc driveway parking leading to a detached double garage with remote doors, power and light. The property is surrounded by level lawned gardens and a further stable block is currently under construction. Included in the sale is a large parcel of grade one arable land ideal for clients with an equestrian interest and an additional, adjoining plot of land of approximately one and a half acres that may be sold under separate negotiation.





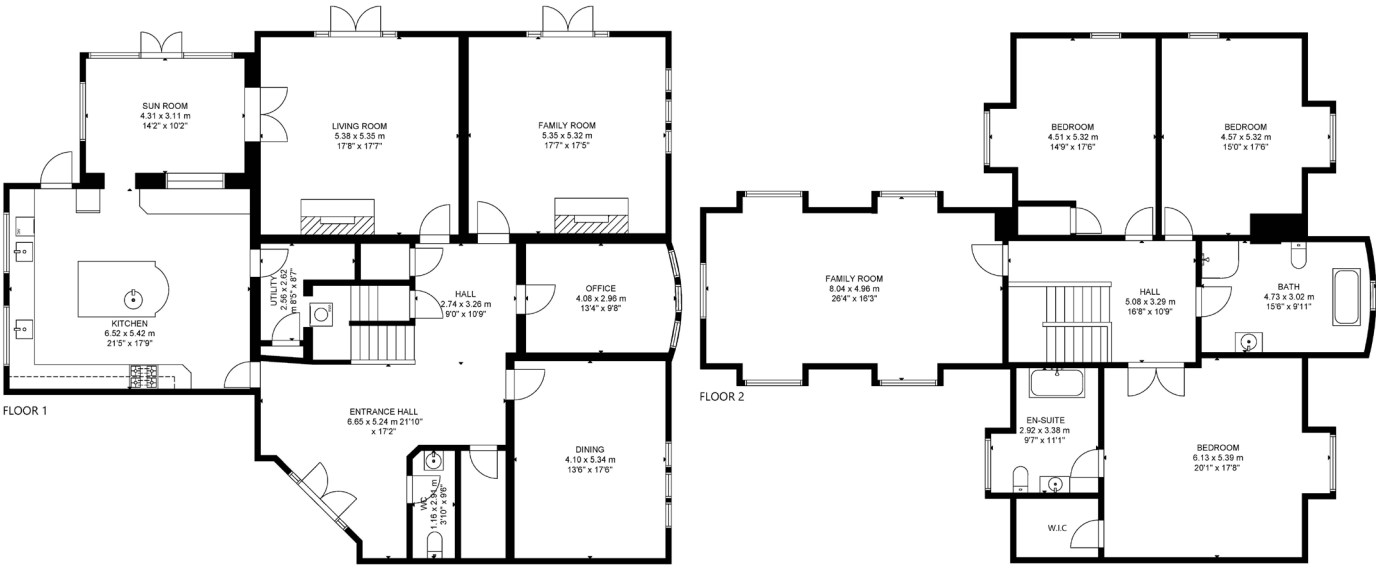












GROSS INTERNAL AREA
TOTAL: 360 m²/3,872 sq ft
FLOOR 1: 204 m²/2,195 sq ft, FLOOR 2: 156 m²/1,677 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



West Kilbride, which incorporates Seamill, is a small village which lies South of Largs and looks across the Firth of Clyde over to the Isle of Arran. The village has many amenities which include a primary school, championship links golf course, bowling club and shopping amenities. The village is also well positioned for accessing all major road networks and there is a local train station which provides a frequent service to Largs and Glasgow.

LA1609 | Sat Nav: 12 Thirdpart Holdings, West Kilbride, KA23 9QB

For the full home report visit www.corumproperty.co.uk

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



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