



PLEASANTFIELD COTTAGE

BY AYR

www.corumproperty.co.uk





5 | BEDROOMS

4 | BATHROOMS

3 | PUBLIC ROOMS

A truly exceptional five bedroom modern country home with incredible rural views over rich Ayrshire countryside.

This stunning architect designed property is a substantial family home which sits in around 0.8 acres of professionally landscaped garden grounds. The elevated position takes full advantage of quite magnificent uninterrupted views over rich Ayrshire countryside towards Ayr and beyond to Arran.

It is a truly bespoke and unique family home and one that retains a first class specification. It benefits from a simply superb rural location that offers a high degree of privacy yet within a short drive to both Alloway and Ayr which have a wide range of local amenities.

The property is presented to the market in first class condition and benefits from generous apartments and ceiling heights that lend the property a real feeling of space. The flexible layout is laid out across two levels and can be configured in several ways that would suit a variety of potential purchasers.

In more detail the ground floor comprises broad reception hall, formal lounge/sitting room with wood burning stove and French doors to patio, open plan fully fitted kitchen/dining/garden room with French doors to garden, useful utility, modern family bathroom, three double bedrooms including a superb master bedroom suite with en suite shower room.

Upstairs a spacious upper landing with triple Velux windows doubles as a comfortable sitting/living area and provides further access to two further double bedrooms both with en suite shower rooms and single bedroom/home office. The property is double glazed and has oil fired under floor central heating.

Outside the gardens offer outstanding rural aspects and a pleasant mix of soft and hard landscaped areas. There is a large tarmacadam drive to the front which provides hard standing for multiple vehicles and access to a single garage/workshop. The garage is currently utilised as a home gym.

The garden grounds are enclosed by timber fencing and incorporate extensive lawn and grassed areas, raised well stocked borders, wrap around paved patio for outdoor entertaining, in ground trampoline and children's play area and a large enclosed drying area/dog run.

Adjoining Plot

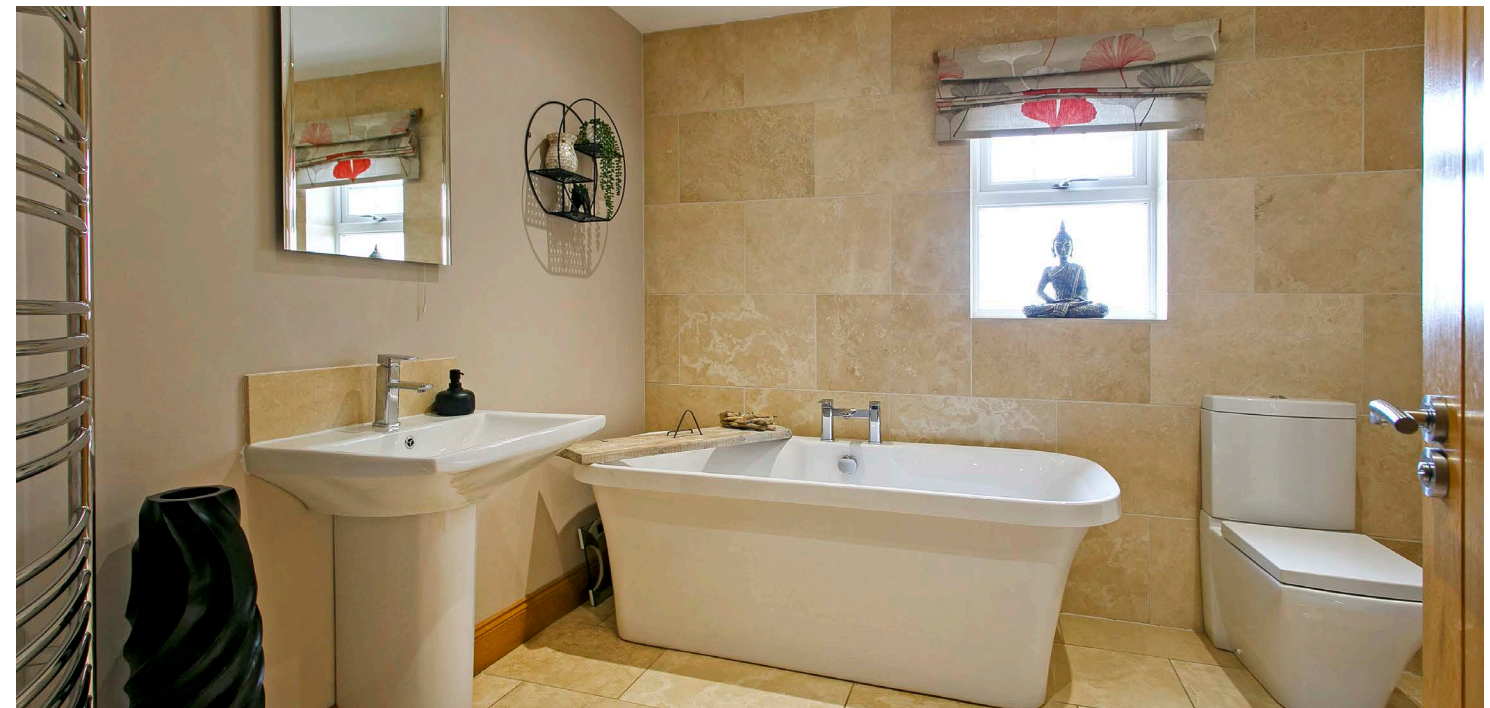
Adjacent to the property is a grassed paddock of around 0.8 acres which is not included in the sale but may be available to purchase subject to separate negotiation.



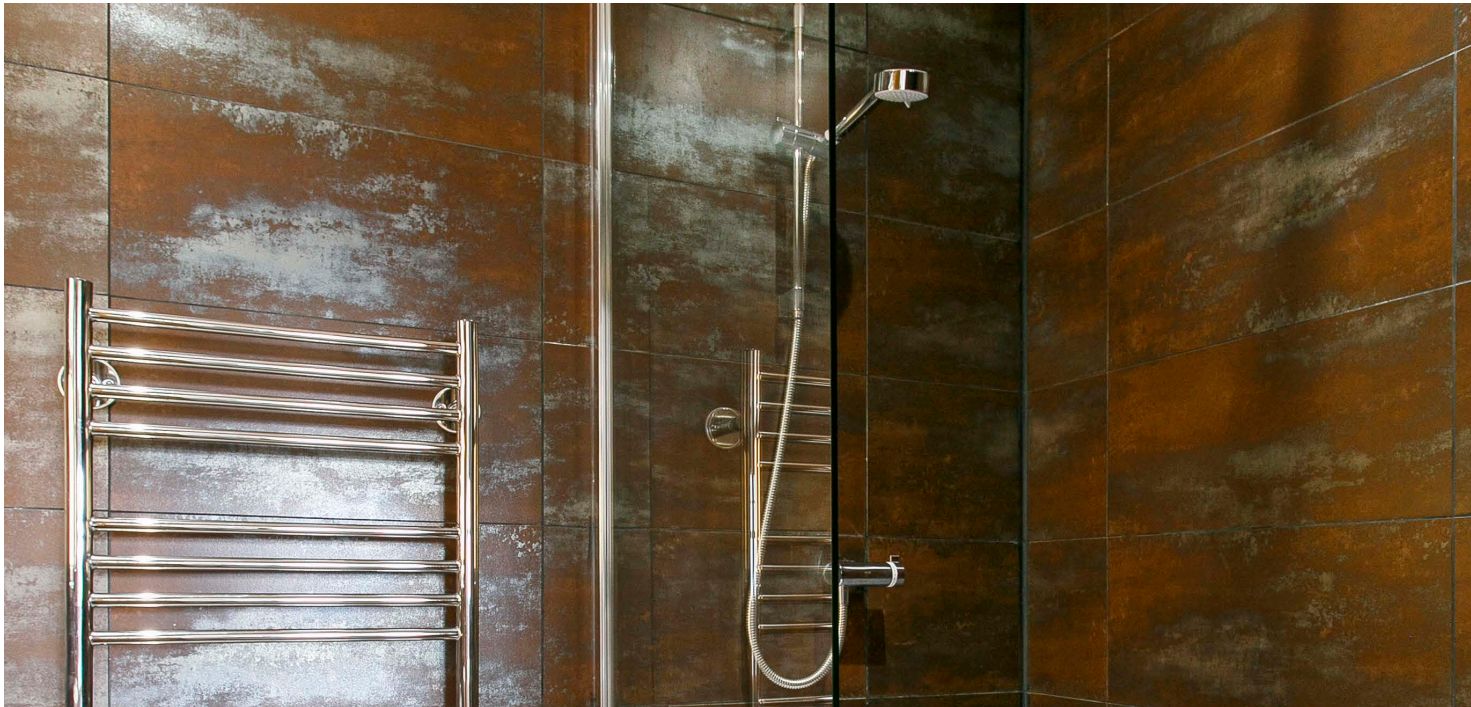


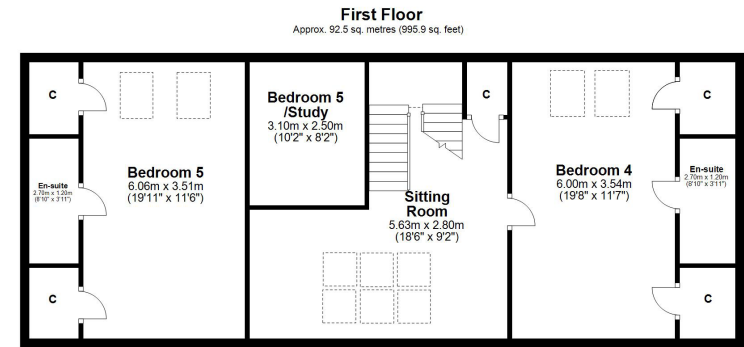
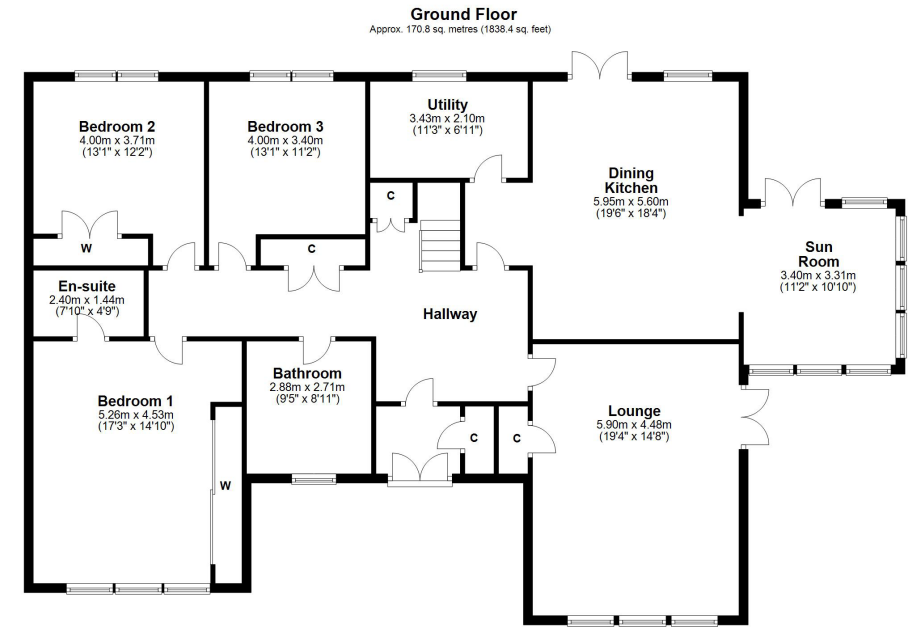












Pleasantfield Cottage forms part of the highly desirable Alloway Primary School catchment area and occupies a stunning semi rural location a short distance from the village and around three miles from Ayr. Alloway has excellent local amenities including excellent Alloway Primary School, post office and grocery store, Poets Corner cafe, Burns Cottage and Heritage Centre, Cambusdoon Sports Club and Ayr Rugby Club. The town of Ayr is easily accessible by car and offers a comprehensive range of supermarket and retail shopping, transport and recreational facilities. The A77 provides swift commuting to Kilmarnock, Glasgow and central Scotland.

AY4122 | Sat Nav: Pleasantfield Cottage, by Ayr KA6 6BU

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.



WE'RE **SOLD** ON
YOUR FUTURE



Corum Ayr
14 Beresford Terrace, Ayr, KA7 2EG

Tel: 01292 880 888

Email: ayr@corumproperty.co.uk

www.corumproperty.co.uk