



WESTFIELD FARM

BY TARBOLTON

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4 | BEDROOMS 2 | BATHROOMS 4 | PUBLIC ROOMS

An immediately engaging Scots style country house set in delightful landscaped south facing gardens with stables, turnout pen, outbuildings and around 11 acres of grazing land.

This impressive family home enjoys a tranquil and convenient location just 6 miles from Ayr and offers uninterrupted views on all sides over rich Ayrshire countryside. It sits within immaculate gardens and presents a rare opportunity to acquire a distinctive country property perfect for those clients with equestrian interests. The subjects offer a high degree of privacy yet is within easy reach of a wide range of amenities particularly those clients commuting to Glasgow. Internally the house is presented in first class condition and would suit a variety of potential purchasers. In terms of accommodation the subjects comprise a flexible layout across two levels that extends to around 3200 sq ft with generous room sizes and ceiling heights which really accentuate the feeling of space. The focal point of the house is a superb designer kitchen with utility and boot room which is semi open plan to a fabulous 25' living room complete with lovely period features including, intricate plasterwork, exposed beams, Inglenook fireplace with wood burning stove and patio doors to the garden. There are two further charming reception rooms including an impressive formal lounge with bay window and inter-connected music room which has access to a lovely conservatory currently used as a home office that overlooks the manicured rear gardens. There are four bedrooms in total including a superb principle bedroom located on the ground floor with its own en suite shower room and dressing room. Upstairs there are three further double bedrooms and a large family bathroom.

Outside the gardens offers a pleasant mix of soft and hard landscaping. A manicured lawn is bordered by well stocked borders and sheltered by a number of mature trees. A beautiful flood lit pond provides added interest and is often visited by a variety of wildlife. There are sheltered patio areas overlooking the gardens and a west facing pergola. To the front of the house there is hard standing for multiple vehicles and access to a double and single garage with electric doors. The double garage has been converted to a games/entertainment room. The house and gardens extend to approximately an acre.

Outbuildings and Land

A large barn has been converted to stables which have access to a small outdoor arena and paddocks beyond. The wider grazing land is relatively flat and would readily lend themselves to further equestrian uses. A former piggery supplied with power is located within the grounds and South Ayrshire Planning Department have indicated to the present owners that planning permission may be forthcoming for a further residential dwelling within the gardens between Westfield Farm and Westfield Cottage.

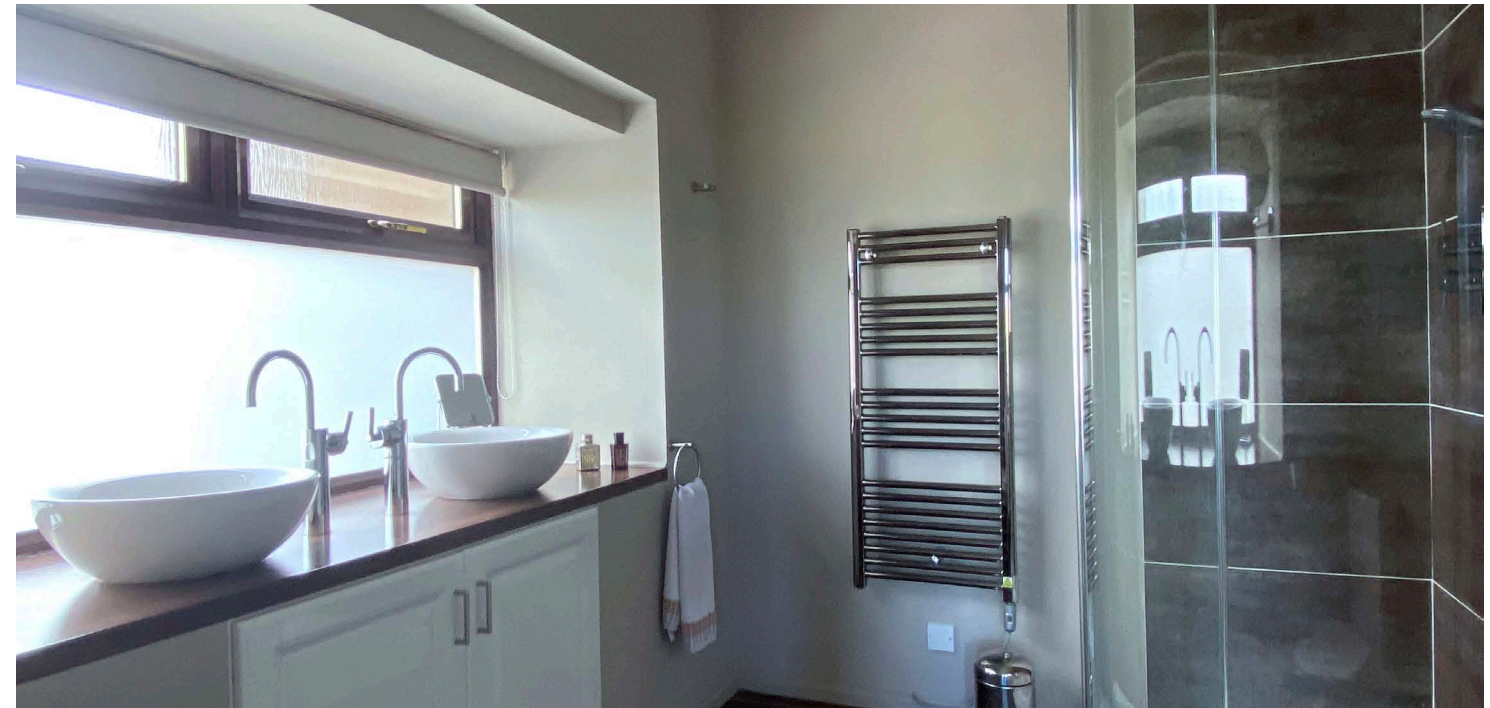
Grazing land of approximately 11 acres surrounds the farmhouse and is well fenced and drained. Access to the land is provided both from the roadside and from the gardens. The owners of the adjacent Westfield Cottage (formerly part of Westfield Farm) have a right of access between points A and B as shown on the OS Plan.









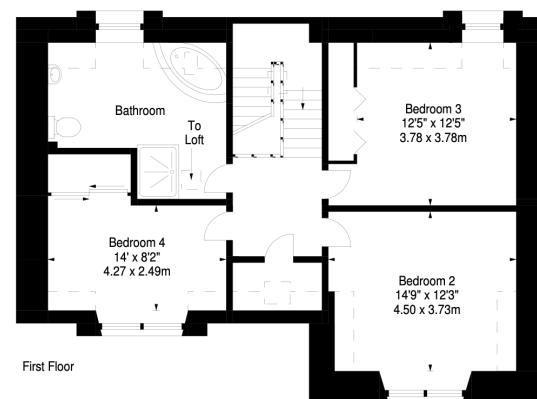
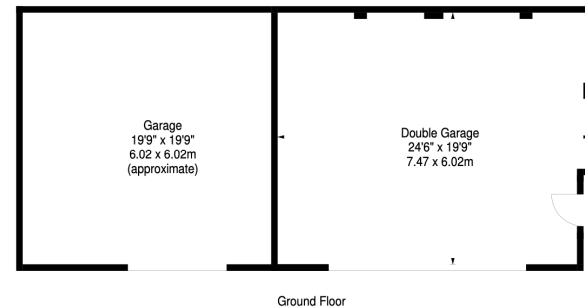
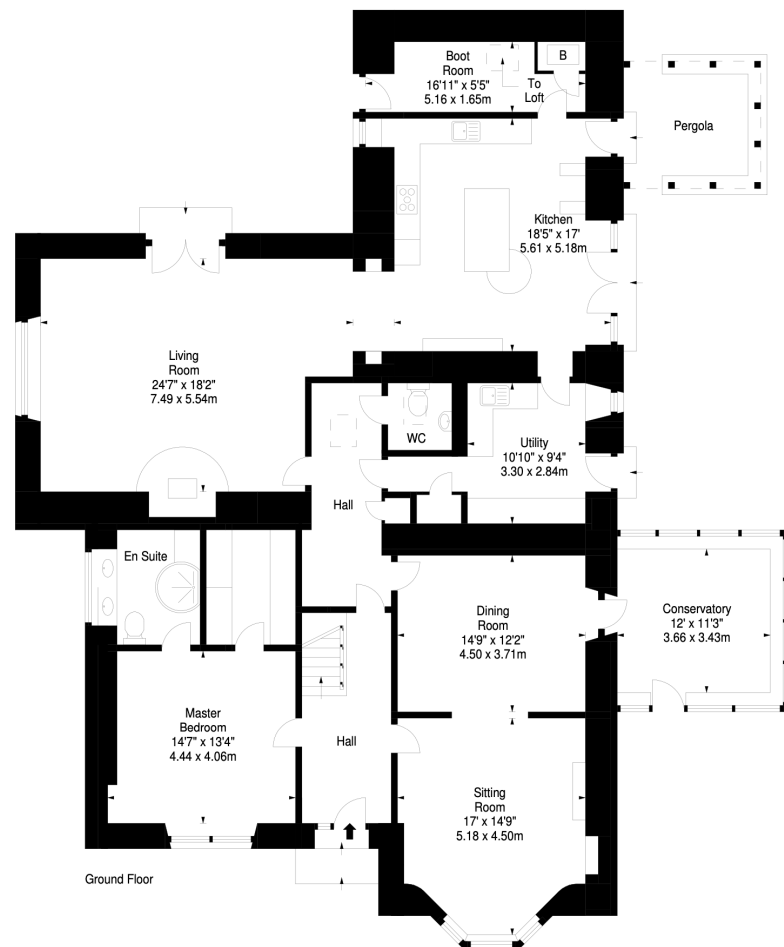












Westfield Farm enjoys a tranquil, rural location overlooking unspoilt countryside and its own beautifully landscaped gardens. The property is located less than a mile outside the village of Tarbolton which has a range of amenities including local convenience stores, a newly constructed primary school, doctors surgery, chemist as well as an award winning bar and restaurant.

The coastal towns of Ayr, Prestwick & Troon are a ten minute drive away and has a wide range of high street shops, department stores, bars and restaurants as well as excellent recreational and professional services. There is a regular train service to Glasgow city centre and Prestwick Airport is just a ten minute drive away.

AY4147 | Sat Nav: Westfield Farm, By Tarbolton KA5 5NQ

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



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