



**13 ROWALLAN CASTLE**  
KILMAURS

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)





6 | BEDROOMS

4 | BATHROOMS

5 | PUBLIC ROOMS

**A simply stunning modern detached villa immeasurably improved from the standard specifications and extending to approximately 4000 sq feet with views across Rowallan Golf Course to the front and rear.**

Number 13 is a wonderful family home with a stylish, extensive and flexible layout arranged over two levels, with impressive, uninterrupted views to the front and rear across Rowallan Golf Course. 'The Woburn' is a truly impressive family home which provides all the conveniences one would expect from a new home with a luxurious level of finish throughout. The current owners have in fact improved many of the internal specifications from the original finishes resulting in a truly walk-in home. Features and benefits include a bespoke fitted kitchen with integrated appliances, luxury sanitary ware, 'Sonos' home sound system, quality floor coverings, gas central heating and double glazing. In addition there is underfloor heating in the kitchen/sunroom, master en-suite and the family bathroom.

In summary the accommodation extends to, on the ground floor, a broad and welcoming reception hallway with centre staircase, two piece cloaks/wc, formal lounge room with feature fireplace, dining room, cinema room, family room, dining sized kitchen laid on an open plan basis to the sun lounge, utility room and cloakroom/wc. From the dining kitchen there is access to the triple garage (28'10 x 18'9) with three automatic up and over doors. Upstairs there are six bedrooms including a magnificent master bedroom which includes a lounge area, dressing room and en-suite bathroom. Bedroom two also benefits from a dressing room and en-suite while bedroom three benefits from an en-suite shower room. Completing the accommodation is a four piece family bathroom. Bedroom five is currently utilised as a study. Bedroom six is also used as a music room.

Externally the extensive south facing gardens are predominantly laid to lawn with shrubbery borders and patio area with recessed lighting. To the front there is driveway parking for several vehicles.







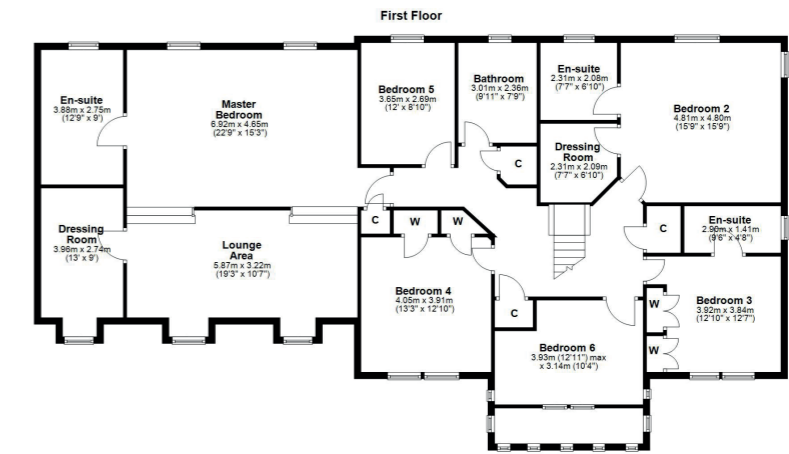
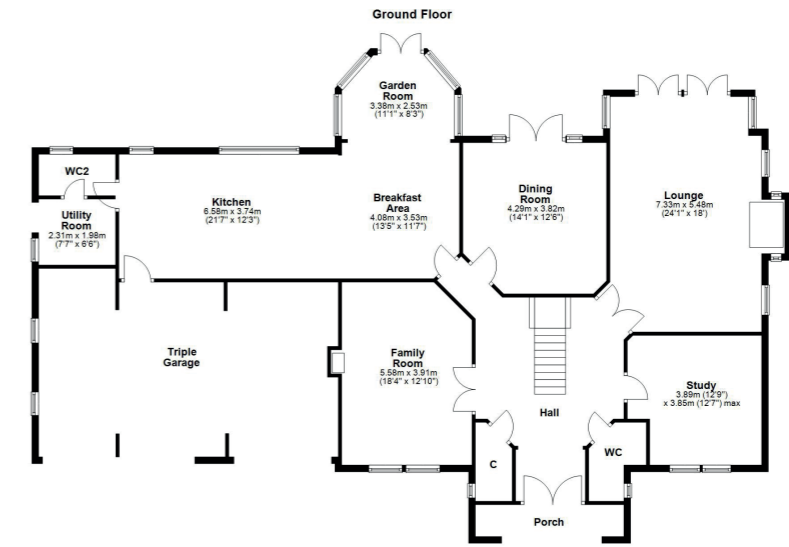












This stunning development by respected builder Charles Church has been imaginatively designed with small residential clusters surrounding the golf course designed by Colin Montgomery. Rolling fields and abundant woodland compliment the development and each home is never far away from winding rivers and ponds, complete with all the wildlife these attract. Add the majestic presence of Rowallan Castle and you really will sense that you are somewhere very special. Located between the picturesque villages of Fenwick and Kilmaurs there is ease of access onto the M77 which links north to Glasgow and south to Ayr. The village of Kilmaurs provides a mainline rail link to Glasgow and local amenities.

**TR1654** | Sat Nav: 13 Rowallan Castle, Kilmaurs, KA3 2DP

For the full home report visit [www.corumproperty.co.uk](http://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



C O R U M

Corum Troon  
29 Portland Street, Troon, KA10 6AA

Tel: 01292 310 010

Email: [troon@corumproperty.co.uk](mailto:troon@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)