

PARKLANDS FAILFORD

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- 4 | BEDROOMS
- 2 | BATHROOMS
- 4 | PUBLIC ROOMS

An exceptional country house set in generous gardens and grounds extending to approximately 16 acres of grazing land and woodland with a 60' x 40' purpose built barn perfect for multiple purposes, including equestrian, small business or horticultural uses. There is also the option to sit back and enjoy the peace, tranquility, scenery and abundance of wildlife.

Parklands' is a distinguished traditional country house built circa 1957 and inspired by a 1935 Art Deco design which oozes character and charm and represents a rare opportunity to acquire a substantial family home in an idyllic setting with the land steeped in history. From Old King Cole through to Scotland's national bard Robert Burns and beyond.

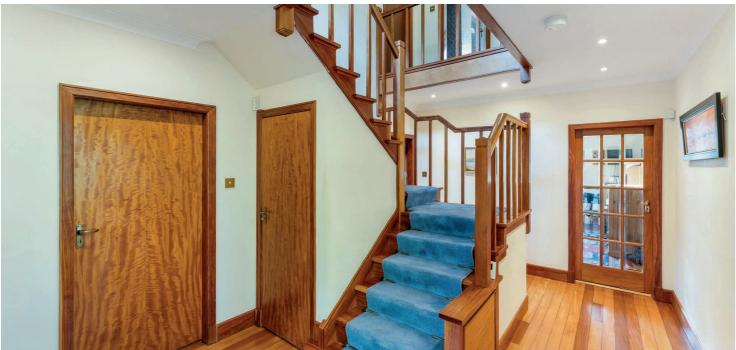
The property has been both extended and comprehensively upgraded by the current owners resulting in a very special home with spacious and flexible accommodation arranged over two levels. Features and benefits include a plethora of period finishes including several unique fireplaces, bespoke fitted kitchen, well-appointed bathrooms, LPG central heating with a 'Worcester' boiler, double glazing and neutral decoration.

In summary the accommodation extends to, on the ground floor, a vestibule, broad and welcoming reception hallway with two piece wc off, formal lounge, dining kitchen, sitting room, study/bedroom 5, sun room, double bedroom with three piece en-suite shower room off, utility room, rear hall and second wc. Upstairs there are is a generous landing, three further bedrooms and a family bathroom.

Externally the property is approached by a long, sweeping tarmacadam driveway culminating in ample parking area. There are initial gardens surrounding the property with lawns, well stocked shrubbery borders, east, south and west facing patio areas, orchard, potting shed and poly-tunnel. The current owners have constructed a 60' x 40' barn with a number of potential uses including stabling etc. The grounds extend to approximately 16 acres and are predominantly grassed with paddocks and mature woodland.

































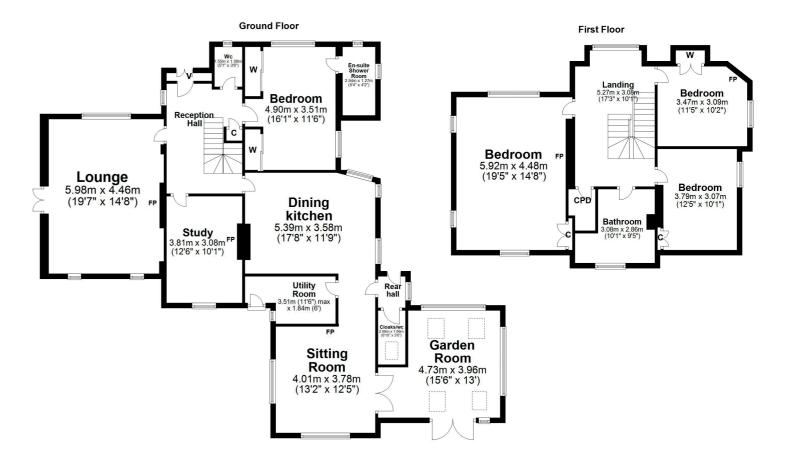












The property occupies a very private semi-rural position on the edge of the picturesque hamlet of Failford and around 8 miles from the town of Ayr which provides a wide range of amenities including shops and schooling while there are excellent road links to Ayr, Kilmarnock and Glasgow. For sporting enthusiasts Ayrshire is renowned for its championship golf courses at Troon, Turnberry and Prestwick, all of which have hosted the Open Championship, most recently at Royal Troon in 2024. There is excellent sailing on the Firth of Clyde with yachting marina's at Troon and further up the coast at Largs and Inverkip. There are further local amenities in the nearby town of Mauchline (approximately three miles distant) while Glasgow city centre is easily commutable via the M77 and excellent schooling is available with a designated bus service from Mauchline to Wellington School in Ayr. Within close proximity to Failford is the Ayr Gorge Woodlands reserve in Coilsholm Wood, a steep ravine of sandstone cliffs covered mainly with oak, ash and beech trees. It is one of the most important ancient woodlands in Ayrshire for its invertebrates, plants, fungi and bats including Daubenton's and brown long-eared bats.

TR1931 | Sat Nav: Parklands, Failford, KA5 5TF

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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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Corum Troon 29 Portland Street, Troon, KA10 6AA

Tel: 01292 310 010

Email: troon@corumproperty.co.uk

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