



SOUTHPARK NORTH LODGE

SOUTHWOOD

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

An exceptional traditional home set in good sized, private gardens within the highly regarded 'Southwood' area of Troon close to Royal Troon Golf Club.

Southpark North Lodge is a truly wonderful home which enjoys a fabulous, private position within the revered 'Southwood' area of Troon. Originally built circa 1905 as the chauffeur's residence to the neighbouring Southpark House the property has been imaginatively redesigned, extended and comprehensively upgraded by the current owners resulting in a stunning home with spacious flexible accommodation suited to a variety of potential purchasers.

The level of fixture and finish is excellent including a bespoke fitted kitchen with centre island, boiling water tap and bi-fold doors to the deck and integrated 'Neff' appliances, Sonos system and fitted projector, luxury sanitary ware, quality floor coverings and neutral decoration.

Potential purchasers should note planning permission was granted in May 2022 for the erection of a separate swimming pool and office complex within the grounds. Further information is available on the South Ayrshire planning site under reference 22/00249/ APP or by contacting the Corum office.

In summary the accommodation extends to a vestibule, reception hallway, inner hall, open plan lounge/dining room with feature fireplace (wood burning stove), open plan kitchen/dining/family room, four double bedrooms including a master with three piece en-suite shower room, separate four piece bathroom and utility room. The current configuration currently allows for four bedrooms however the flexibility of the layout allows for one of the bedrooms to be utilised as a further public room if preferred.

Externally the sweeping driveway is entered via electronic gates onto extensive chipped driveway parking. The double garage is to the rear and has two electric doors, courtesy door to the side and rafter storage. The garden grounds are predominantly laid to lawn with mature trees, shrubbery borders and extensive decked patio area. The separate home office also features a deck to the front and covered area to the side perfect for barbecues etc.





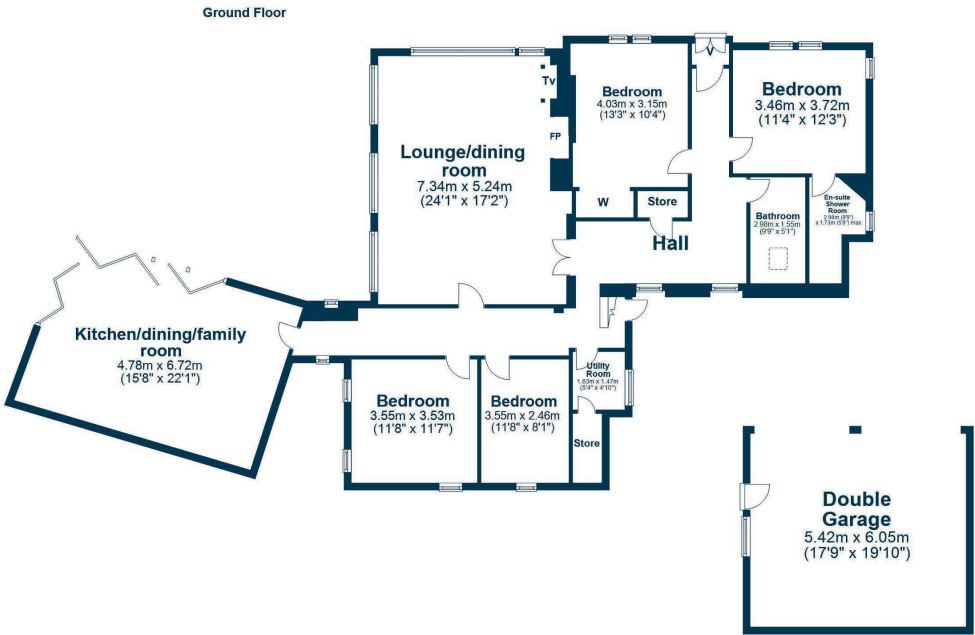
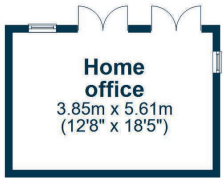












The Southwood area of Troon originally belonged to the Duke of Portland and is home to some of Ayrshire's finest properties less than 2 miles from the centre of Troon which provides a comprehensive range of amenities including a plethora of boutique shops, bars and restaurants. For the commuter the property is ideally placed for access to the A77/M77 bypass linking to Glasgow and Troon provides a mainliner rail link to Ayr and Glasgow.

TR20297 | Sat Nav: Southpark North Lodge, Southwood, KA9 1UP

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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