



CROSSROADS COTTAGE

CUNNINGHAMHEAD

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4 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

Crossroads Cottage is a beautiful detached villa set within private gardens, complete with a sweeping in-and-out horseshoe driveway. Offering generous and versatile living space, this charming home blends comfort with flexibility, featuring four bedrooms, three bathrooms, and multiple reception rooms. An exciting additional opportunity is available to purchase adjacent land, which comes with full planning consent for four detached properties, subject to separate negotiation.

Crossroads Cottage presents a rare opportunity to acquire a distinctive detached villa in the sought-after Cunninghamhead area. The property is framed by mature private gardens and an elegant horseshoe driveway, creating a sense of arrival and privacy. Inside, the home offers spacious and flexible living across two levels.

The ground floor has a welcoming hall, a family room, a bright and airy lounge, a separate dining room, a generous kitchen with adjoining utility and WC., and a convenient ground floor bedroom with a nearby bathroom/shower room complete with walk-in shower and a separate bath. Upstairs, three further bedrooms include a principal suite with en-suite shower room, alongside a modern shower room, which serves bedroom 2 and bedroom 3.

The accommodation is well designed for family living; versatile spaces that can adapt to modern lifestyles, with bi-fold doors, whether for entertaining, working from home, or creating a quiet retreat. The balance of charm and practicality makes this a truly adaptable residence.

Adding further appeal, there is the rare option to acquire adjacent land, which has the benefit of approved planning permission for four detached homes. This opportunity, available by separate negotiation, opens the door for those looking to explore investment potential or multi-generational living.





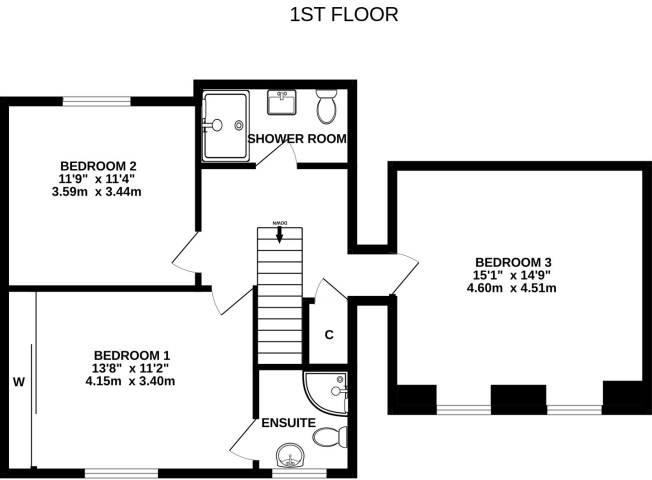
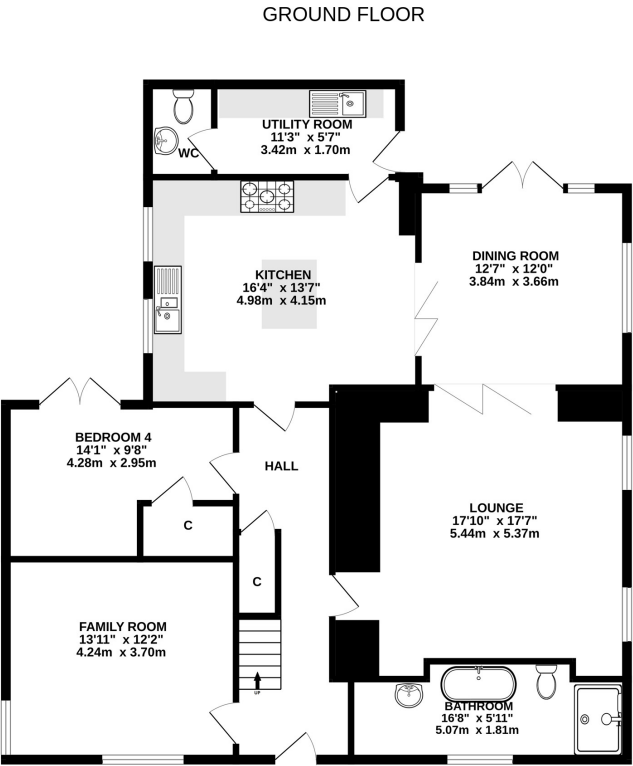












The property is just a short drive to the nearby town of Irvine, where major supermarkets including Tesco, Sainsbury's, and Aldi can be found, alongside a range of high street shops and retail parks. Kilwinning and Stewarton are also within easy reach, each offering additional amenities and train stations with direct services to Glasgow in under 30 minutes.

Road links are superb, with quick access to the A736 and A71, connecting easily to the M77 for routes to Glasgow, Ayr, and beyond. For leisure, the area is well served with nearby golf courses, including Irvine Bogside and Dundonald Links, while a choice of gyms, leisure centres, and health clubs are found in both Irvine and Kilmarnock. Dining options are equally appealing, with everything from local restaurants to fine dining experiences available across Ayrshire.

Crossroads Cottage combines countryside appeal with proximity to urban convenience, making it perfectly placed for family living, commuting, and enjoying all that Ayrshire has to offer.

TR2044 | Sat Nav: Crossroads Cottage, Cunninghamhead, KA3 2NY

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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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