



c o r u m

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5 | BEDROOMS

5 | BATHROOMS

4 | PUBLIC ROOMS

Chelston is an outstanding family home, proudly standing as one of Ayr's most impressive traditional detached residences, displaying exceptional character and charm.

Beautifully presented, the current owners have invested considerably in the property, with tasteful upgrades sympathetic to the superb period features and fully respectful of the integrity of the original house.

A striking façade of red sandstone under a pitched slate roof with sash-and-case windows grants a warm welcome. Internally, the accommodation extends to around 4,500 sq. ft. across two levels, with the added benefit of an adjoining double garage, accessible via a superb utility area.

Prominently set yet well screened, the house sits within approximately one acre of beautifully mature garden grounds. To the front, space is provided for a tennis court, while to the rear manicured lawns, decorative planting, and a wide variety of mature trees and conifers create a sheltered, tranquil setting.

The ground floor opens with a formal entrance vestibule with storm doors, cloakroom/WC, and at its heart, an impressive reception hall with ornate fireplace. The principal public rooms include a quite outstanding 30' x 16' formal drawing room with grand fireplace and seated box bay window, a splendid 21' x 16' formal dining room overlooking the gardens with connecting door to the kitchen/breakfast room, and a cosy sitting room/library.

The kitchen itself is generously fitted with ample wall and floor units, centred around the ever-popular Aga. From here, a family breakfast area and double doors lead into a 19' conservatory, offering wonderful aspects over the gardens — a perfect spot for bird watching. A useful hall and utility area includes walk-in storage, wine cellar, WC, and internal access to the double garage.

The first floor is reached via a sweeping staircase to an L-shaped hall, leading to five double bedrooms, an office, utility space, and three bathrooms. The principal bedroom enjoys beautiful garden views, a walk-in dressing room, and en-suite, with a connecting door to bedroom five. A generous bathroom links bedrooms one and five, while the remaining rooms are served by two further family bathrooms.

Externally, the gardens are extensive and approached via a sweeping driveway. Features include manicured lawns, mature borders, ornamental pond, rotating summer house, garden shed, and the sizeable garage with remote-control door and internal connection to the utility area.

Early viewing is highly recommended to fully appreciate the rare atmosphere, scale, and setting of this magnificent home.

















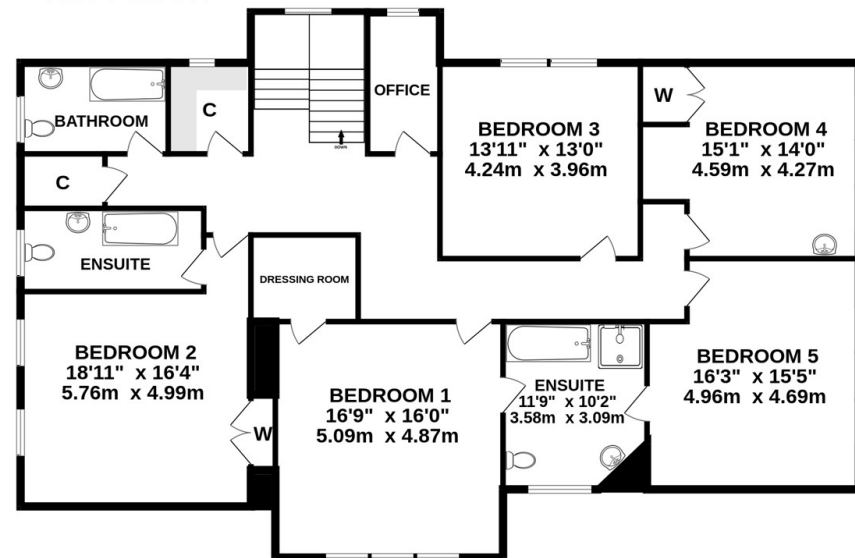




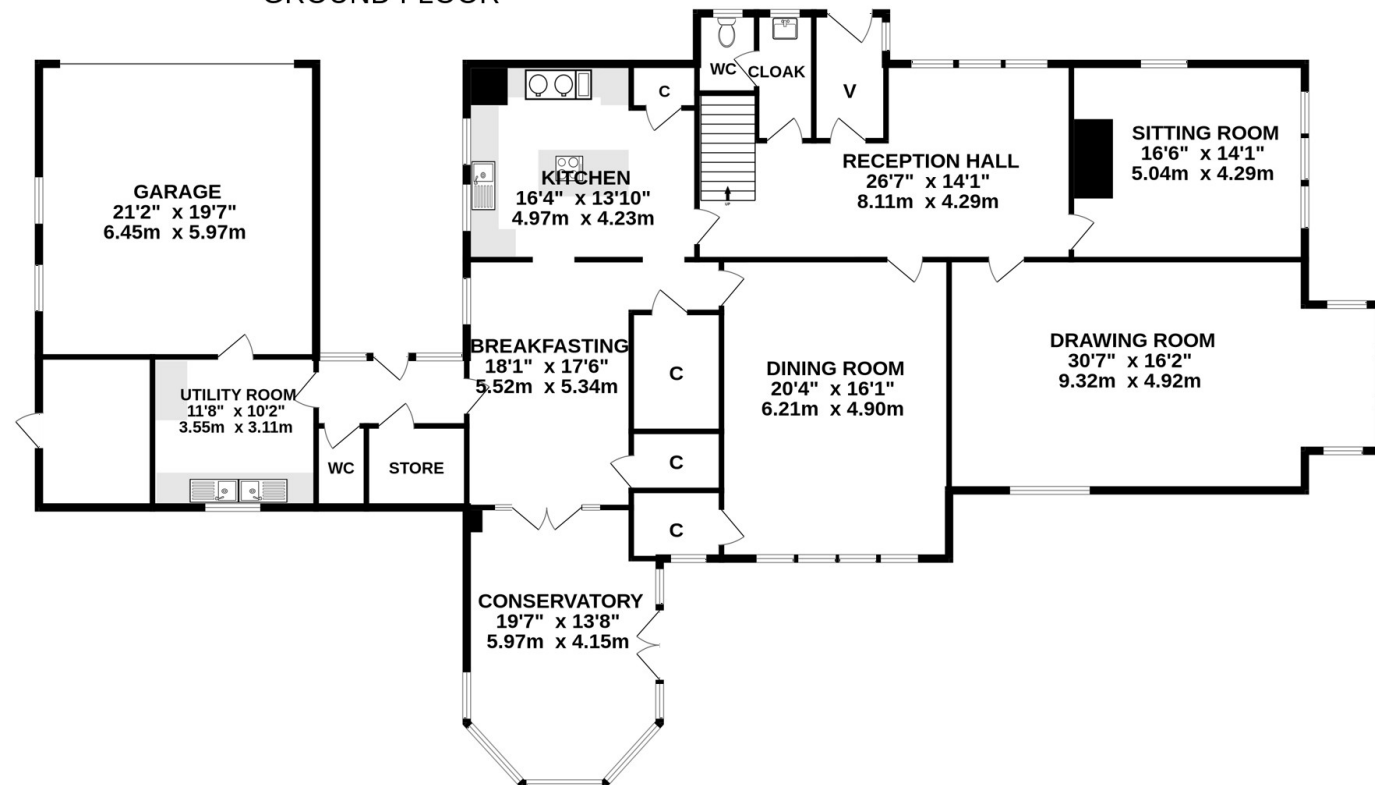




1ST FLOOR



GROUND FLOOR



The house is discreetly positioned on Longbank Road, just over one mile from Ayr town centre where you will find an excellent selection of shops, department store, supermarket, cinema and main line rail station. Additionally, there are restaurants, a wine bar, banks and a Post Office. Ayr has churches of various denominations, excellent library and for the sporting enthusiast many various clubs and associations.

Ayrshire is renowned for its many championship golf courses including the world renowned Turnberry and Royal Troon Championship Links. The popular racecourse in Ayr holds the Scottish Grand National and there are yacht marinas at Troon, Ardrossan and Largs.

The A77/M77 road network provides swift road links to Glasgow and the central belt and Glasgow International Airport is approximately 38 miles distant.

AY5405 | Sat Nav: 7 Longbank Road, Ayr, KA7 4SH

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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