



## 1 STABLES HOUSE

MONTGREENAN ESTATE, KILWINNING

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4 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

**A four bedroom mews house that forms part of an exceptional converted Georgian stables, with access to 6.5 acres of garden grounds and nestled within mature woodland only 30 minutes from Glasgow.**

The Montgreenan Estate, including the Mansion House, Stables, a mains farm and curling pond, were built for Sir Robert Glasgow in 1817. The Mansion House, previously a hotel, is now a private residence and the estate is set off the A736, linking to Glasgow Airport within 30 minutes and close to Kilwinning and the market town of Irvine. The Stables have been converted over time into four separate residences, while retaining a wealth of the original Georgian features, such as the original clock tower and the stable door entrances. Number 1 forms a large portion of the building and offers to the market a generous four bedroom home that has been lovingly renovated by the current owners. There is a luxury dining kitchen, exposed stone and a wood burning stove in the lounge, an upstairs bathroom and a downstairs shower room, a private garden area and access to the 6.5 acres that include landscaped gardens and separate paddocks. The unrivalled peace and tranquility offered by this stunning private woodland setting will appeal to the most discerning of buyers.

In more detail, the internal accommodation extends to an entrance vestibule, an inner hallway with a door out to the rear and stairs leading to the upper floor, a downstairs luxury shower room suite, a recently installed quality kitchen, with Quartz worktops, a separate utility area and ample wall and base units, and a lounge with double doors out to the inner courtyard, a wood burning stove and exposed stone. There is also a air source heat pump which provides the central heating and hot water, and there is underfloor heating throughout the ground floor with porcelain tiles. On the upper floor there is a family bathroom suite, access into the loft and four large double bedrooms.

The property has a private hard-landscaped area on the deeds, but the shared 6.5 acres of garden grounds have been beautifully landscaped, with a mixture of decorative aggregate, gorgeous plants and shrubs, mature trees and woodland pathways. There is also a large paddock.





















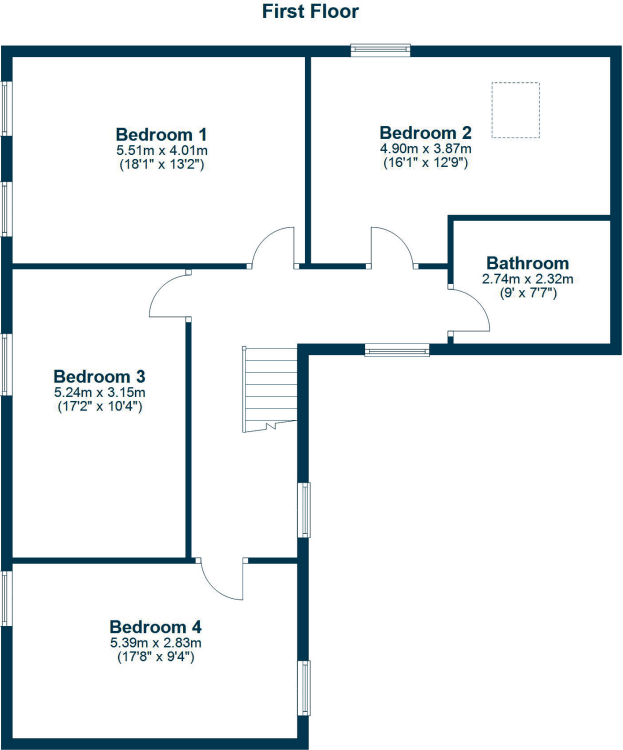
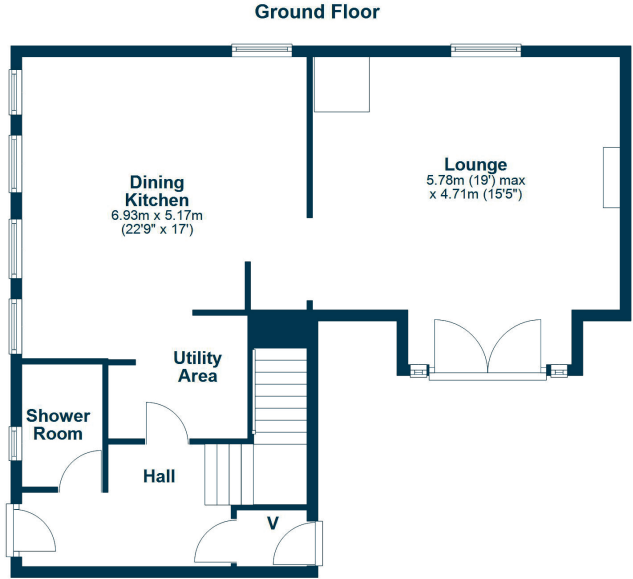












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**TR2054** | Sat Nav: 1 Stables House, Montgreenan Estate, Kilwinning, KA13 7QZ

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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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