



LAWTHORN BANK
8 OLD PERCETON, IRVINE

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4 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

Situated within Bocclair Brae, an exclusive modern development of only nine homes by Westpoint Homes, this spacious detached villa enjoys mature, enclosed gardens, driveway parking and an integral garage.

Old Perceton is an exclusive and largely traditional residential enclave, set within the medieval village of Perceton on the outskirts of Irvine. This desirable location offers excellent connectivity to Glasgow via both the M77 and A737, and sits within easy reach of Irvine, Kilwinning, Kilmaurs, and Stewarton, all of which provide direct rail links to Glasgow. The area is highly sought-after for its tranquil setting and access to local amenities including restaurants, cafes, and shopping options in the surrounding towns.

Lawthorn Bank is a distinguished C-listed Georgian country home, originally dating back to around 1750. The property blends historical charm with contemporary living, offering an elegant interior ideal for modern family life. This detached villa is accessed via a gated driveway that opens up to pristine gardens, an enclosed courtyard, and a selection of versatile outbuildings.

Positioned right alongside the Annick Water, the home boasts a raised decked terrace offering panoramic riverside views, which is perfect for relaxing or entertaining. Additional outdoor features include a fitted terrace kitchen, a workshop, a garden shed, and a large, partially converted double garage with an upstairs games room, offering scope for guest accommodation or studio use. Internally, the home offers a flexible and luxurious layout, with high-quality finishes throughout. Highlights include a magnificent master suite with a private balcony, a 25ft formal lounge, a custom Callerton kitchen, and generous living spaces that suit both family living and entertaining.

In more detail, the internal accommodation extends to an entrance porch, a hallway with a grand staircase leading to the upper floor and under stairs storage, a sitting room with double aspect windows and a wood burning stove, formal dining room that leads through into a large formal lounge, with a feature fireplace and three front facing windows, a downstairs WC, a Callerton kitchen with a gas range and integrated appliances, and a separate utility room. On the upper floor there is generous landing with a seating area, a fantastic master bedroom with a balcony, an en suite shower room suite and fitted wardrobes, a family bathroom and a further three bedrooms.

The property enjoys a gated driveway laid with decorative gravel, leading to a manicured front lawn framed by mature specimen trees and hedging that provide privacy and shelter. To the side is a low-maintenance garden space, while the rear features a stunning Japanese-inspired courtyard garden complete with pond, water feature, and a variety of shrubs and plants. The detached garage at the rear has two timber double doors, a WC, and an upper-level games room with its own balcony that connects to the outdoor terrace and kitchen area. The elevated deck provides breathtaking views over the Annick Water, enhancing the home's serene, countryside feel.





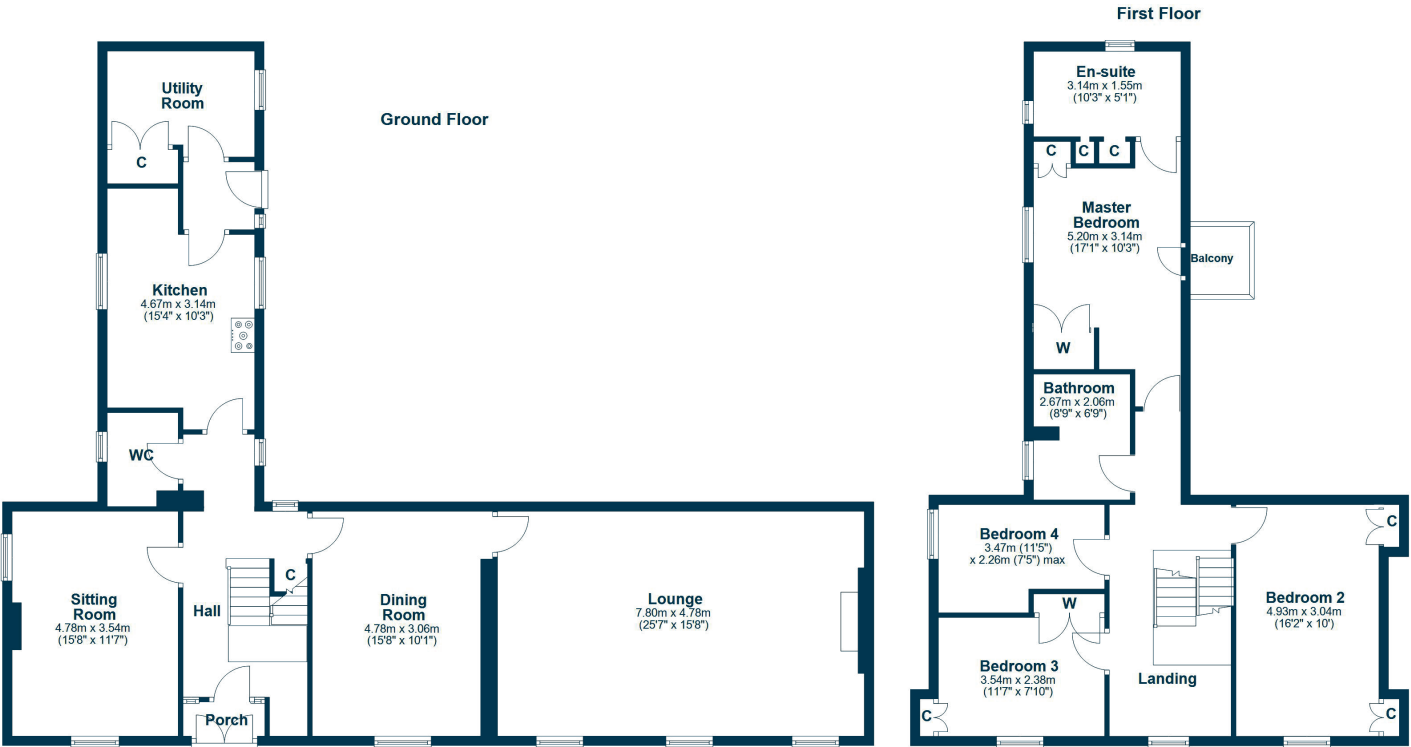












Old Perceton offers a semi-rural lifestyle while remaining conveniently close to the wider amenities of Irvine. Residents benefit from easy access to schools, retail parks, leisure facilities, and a strong public transport network including frequent bus and rail services to Glasgow. The B769 and B751 roads offer quick access to the M77, Glasgow Airport, and Prestwick International. For golf enthusiasts, the area is home to world-renowned courses such as Royal Troon and Trump Turnberry.

TR2066 | Sat Nav: Lawthorn Bank, 8 Old Perceton, Irvine, KA11 2AE

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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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