



BONESTON COTTAGE

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5 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

A beautifully presented detached rural villa, set on a prime position looking out over rolling Ayrshire countryside and just minutes from the market town of Ayr.

Boneston Cottage is ideally situated between the popular Hollybush and the town of Ayr, set back off the road and surrounded by open countryside, with gorgeous panoramic views of the rural landscape. The use of glass in this fantastic home allows it to take full advantage of those views south west and north west towards the Purclewan Burn. There is a wealth of accommodation that is predominately all on the level, extending across seven main apartments, three shower room suites with luxury fixtures and fittings throughout. There is a sweeping driveway and ample garden grounds, with numerous outbuildings, including a large double garage with an office in the attic space, a purpose-built garden room used as a studio and a home sauna. Early viewing is highly recommended to fully appreciate the stunning location and internal specification of this incredible home.

In more detail, the internal accommodation extends to an entrance porch that leads open plan to a bright, spacious lounge, with a picture window looking out over countryside and a wood-burning stove, a luxury dining kitchen with a vaulted ceiling, Velux windows and French doors leading through to a garden room, which has French doors out to the garden and a wood-burning stove, a utility room that leads into a luxury downstairs shower room, a hallway with under stairs storage and a large cupboard with double doors, a master bedroom with double aspect windows and an en suite shower room, and two double bedrooms. On the upper floor there is a double bedroom, with an en suite shower room and a fifth bedroom/ home office that has a storage cupboard and access into a large floored attic space, with two skylights.

Externally there are substantial garden grounds that surround the property and provide excellent privacy, with lawn, a sweeping gravel driveway, mature hedges and trees, and a large decked patio area with an outdoor kitchen. There is also an outdoor sauna and an external garden room with light and power, currently used as a professional home studio, with bi-folding doors, a large studio space, a store and an office. The double garage has a pitched roof, light and power, and has a converted attic space above, currently used as a home office.





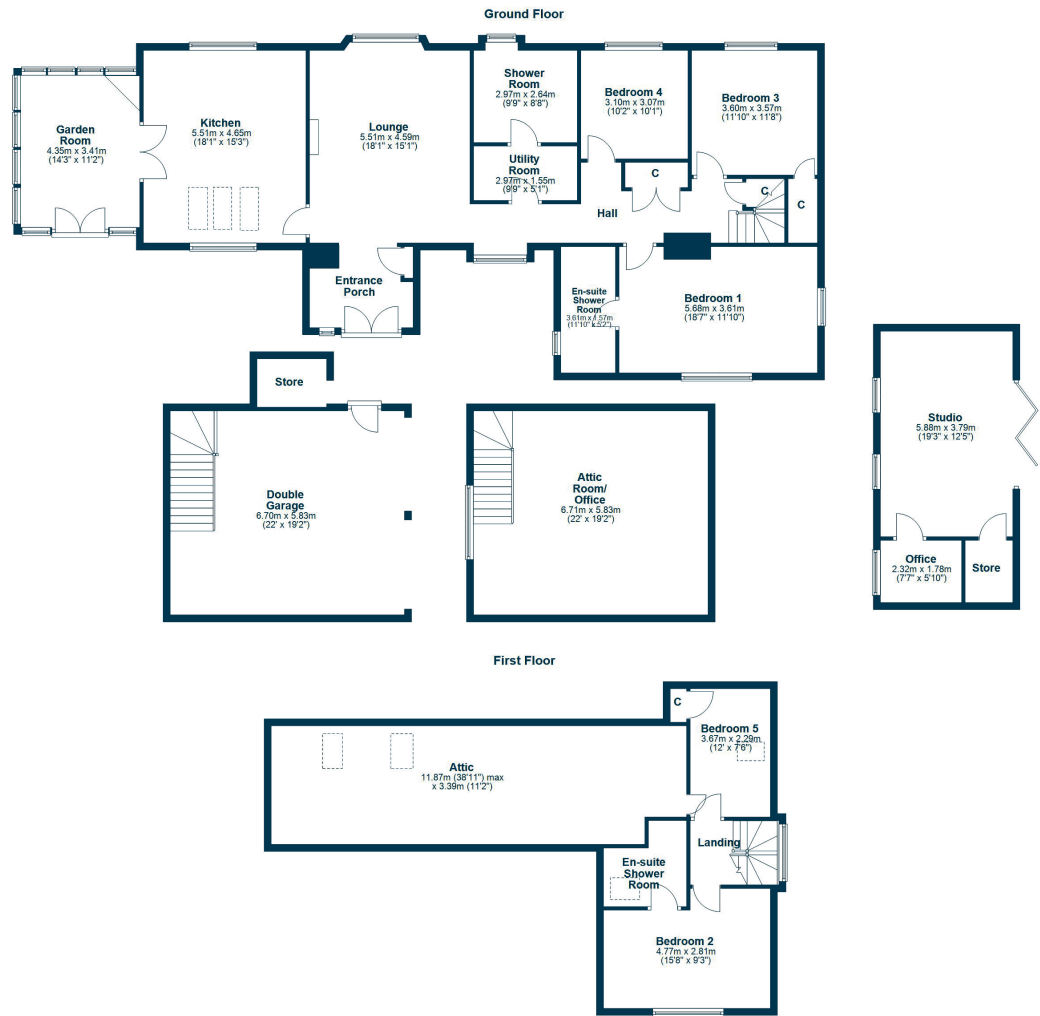












Boneston Cottage is surrounded by rolling Ayrshire countryside and is ideally located only a short drive from the coastal market town of Ayr. Ayr has a comprehensive range of local amenities, including primary and secondary schooling, restaurants and bars, shops road and rail links to Glasgow and beyond, supermarkets and leisure facilities.

AY5445 | Sat Nav: Boneston Cottage, Ayr, KA6 6EU

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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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