



BEAUTIFULLY PRESENTED DETACHED COUNTRY HOME WITH 3 ACRES

GARDRUMHILL
GLASGOW ROAD, FENWICK, KILMARNOCK, Ayrshire

savills



BEAUTIFULLY PRESENTED DETACHED COUNTRY HOME WITH 3 ACRES OF GARDEN & PADDOCKS

GARDRUMHILL

GLASGOW ROAD, FENWICK, KILMARNOCK, AYRSHIRE, KA3 6AT

Reception hallway ♦ drawing room ♦ dining room ♦ sitting room ♦ kitchen / breakfast room
♦ utility room ♦ shower room ♦ ground floor bedroom ♦ 2 further bedrooms ♦ family bathroom
♦ stable ♦ garage

Around 3 acres of gardens and paddocks.

Prestwick Airport: 15 miles

Glasgow Airport: 22 miles

Glasgow city centre: 17 miles

Directions

From the centre of Glasgow travel south on the M77 network beyond Newton Mearns and take the Fenwick / Stewarton cut off. At the junction turn right beneath the M77 and turn right at the roundabout onto the old A77 and continue north. Turn left beyond house and farmhouse and at the signpost for Gardrumhill continue left along the private road. Gardrumhill is on the right hand side at the top of this road.

Situation

Gardrumhill enjoys a beautiful elevated position surrounded by approximately 3 acres of carefully tended gardens and paddocks with wonderful open aspects over the surrounding countryside.

The nearby village of Fenwick has a growing population and due to its proximity to the M77, it has become increasingly popular with commuters to Glasgow. The village offers everyday stores for general needs, and a primary school, while a wider range of shops, supermarkets and professional services are available in Newton Mearns, Kilmarnock and Ayr. Some of Glasgow's finest schools are located in the south side of Glasgow with additional private schooling at Wellington in Ayr.

Ayrshire is internationally famous for golf with world championship courses within easy reach and there is excellent sailing on the Firth of Clyde with yachting marinas at Troon, Largs and Inverkip.

Description

An exceptional, traditionally built farmhouse dating from circa 1800 under a recently refurbished slate roof and substantially upgraded by the current owner who has created a wonderful family home while retaining a wealth of period features. The grounds surrounding Gardrumhill include approximately 0.5 acres of gardens, one paddock which extends to approximately 0.5 acres and an additional paddock which extends to approximately 2 acres.

The accommodation at Gardrumhill comprises: reception hallway with cloakroom off, a beautiful open plan drawing room with dining room to the rear and French doors leading to both front and rear gardens and a staircase leading to the upper level. There is a sitting room with feature fire surround at focal point and a traditional timber beamed effect to the ceiling. A fully fitted modern dining sized kitchen boasts a fine range of base and wall mounted units with integrated Smeg appliances. Also on the ground floor are a utility room, downstairs shower room with a luxury three piece suite and downstairs bedroom. The first floor accommodation comprises: two well proportioned double sized bedrooms and a luxury bathroom with three piece suite including newly installed Jacuzzi bath.



Outbuildings include a former stable and garage / workshop.

Gardrumhill offers wonderful seclusion and privacy yet is close to numerous local amenities.

Local Authority

East Ayrshire Council

Council tax

Band F

EPC Rating

Band E

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession

Vacant possession and entry will be given on completion.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Viewing

Strictly by appointment with Savills – 0141 222 5875

Purchase price

Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.







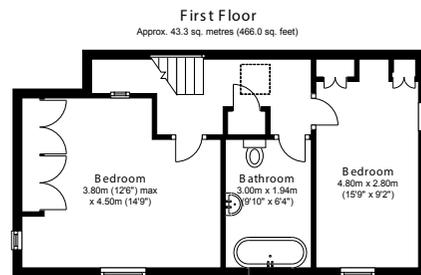
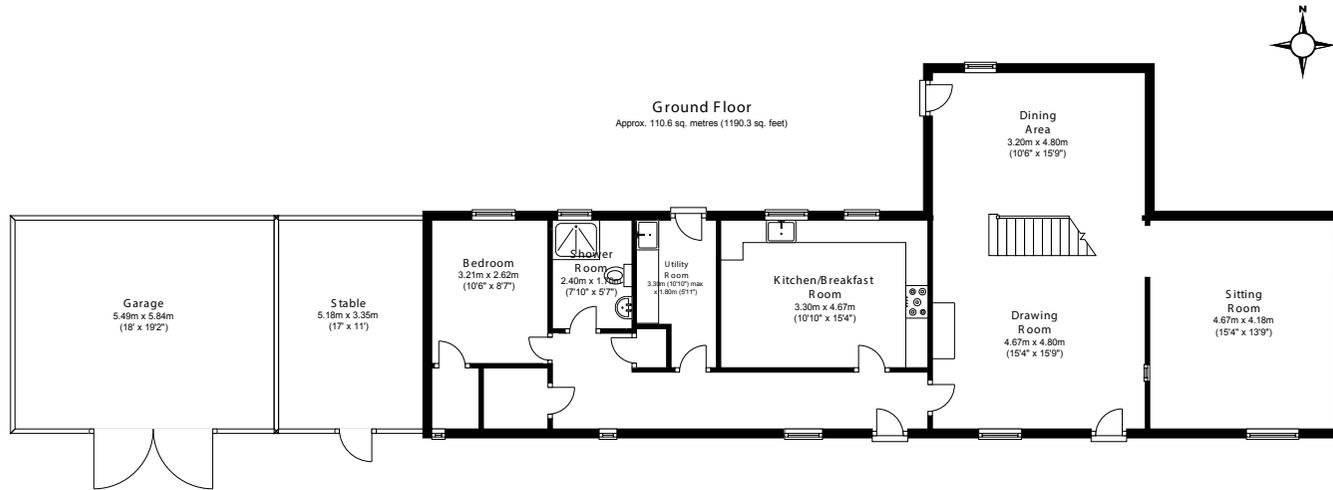




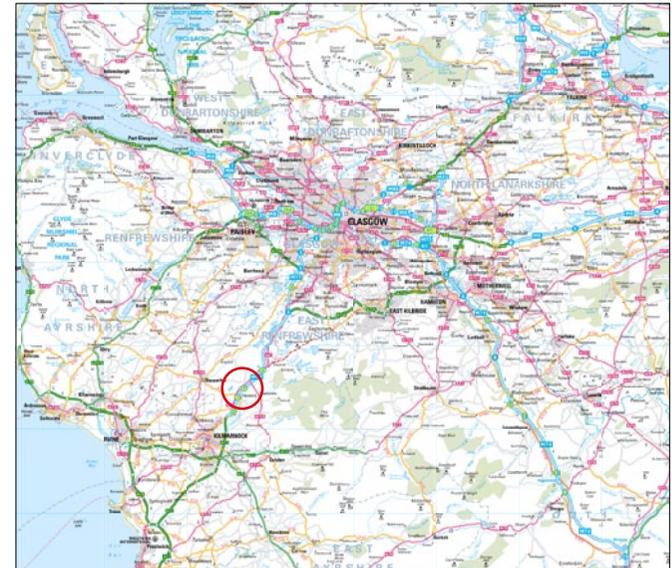


FLOORPLANS

Total gross internal area (approx): 153.9 sq. metres (1656.4 sq. feet)
 For identification only. Not to Scale.
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