



4 Dalry Road, Beith

Offers Over £410,000





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## THE PROPERTY

Welcome to "The Limes" and this simply stunning Victorian detached villa occupying a commanding yet concealed position on the prestigious Dalry Road, Beith. Built in the late 1800's, this property has bags of character and our clients have gone to great lengths to retain many of the original features that you can't help but admire from the moment you enter. A truly outstanding family home and we highly recommend an early viewing to fully appreciate the grandeur which is on offer.

From the moment you enter the grounds, you get an overwhelming sense of privacy and seclusion. Entry to this grand residence is via a substantial gravel driveway affording off-street parking for multiple vehicles and an integral garage provides additional parking. The beautiful front garden with manicured lawn and decorative planting is an indication of how well maintained and presented the main dwelling house is.

Upon entering, you quickly realise what great scale and volume is on offer. A charming entrance vestibule leads to the reception hallway with an abundance of period features and impressive ceiling heights. The warm and welcoming main public room has generous proportions, and a large sash and case window formation allows natural light to flood in, creating a bright airy ambiance. An additional public room with intricate ceiling cornicing and central rose can be found off the main hallway, which is complimented wonderfully by the traditional focal point fireplace, providing this entire space with a lovely warmth.

The generous open plan kitchen is the epicentre for modern living, creating a sociable area and a pleasurable cooking environment. Copious amounts of white high-gloss wall and floor mounted units offer excellent storage and are complimented beautifully with the black granite countertops. Integrated appliances include a 4-ring induction electric hob, extractor hood, hot/filtered water tap, Hotpoint 2 drawer under counter fridge, AEG double oven, AEG microwave, AEG coffee machine and dishwasher. The kitchen further benefits from a separate utility area, housing additional space for a freezer, tumble dryer and washing machine.

There is a contemporary spiral staircase from the kitchen, leading to a mezzanine area, where there's a delightful room which is a complete suntrap.

The property boasts a third public room which is currently being utilised by our clients as a sitting room, the ideal place to enjoy your morning tea/coffee while catching up with friends. A strikingly spacious conservatory features large bay windows and elegant French doors, infusing this entire space with natural sunlight and further enhancing the feeling of bright airy spaciousness. The conservatory is an excellent use of space and provides a further family room usable all year round.

The formal Dining Room is the perfect place for entertaining guests or simply enjoying a home-cooked meal with family and friends. Finishing the ground floor off wonderfully is the ultra-modern shower room which is fully tiled with a three-piece suite.

Set on a substantial plot, to the rear of this property there is a fantastic, landscaped garden with manicured lawns and Indian sandstone patio, perfect for alfresco dining. There is a delightful summerhouse which offers maximum space for outdoor entertainment all year round. Surrounded beautifully by mature trees, decorative planting and evergreen hedging providing additional privacy, this magnificent space offers peace and tranquillity and there really is no need to go anywhere else!

The master bedroom is a peaceful sanctuary of a particularly brilliant size which has been tastefully decorated with warm, neutral tones. There are three further bedrooms which have all been presented to an equally high standard and completing the upper level is the study which is ideal for those who find themselves working from home.

Completing this fabulous home is the main family bathroom which is contemporary in style and comprises of a shower-over-bath with glass screen, w.c. and wash-hand basin which has been contained within a tasteful vanity unit. Super stylish fixtures and fittings can be found throughout.

Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

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