



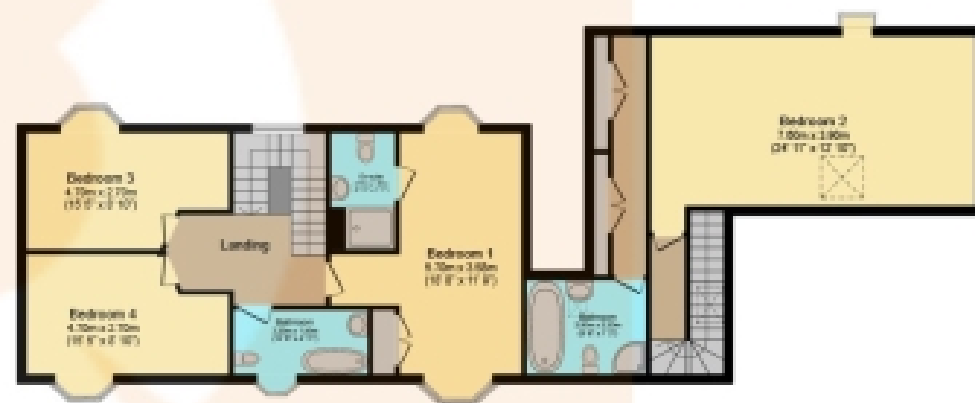
**Munnoch Farmhouse, Dalry**

**Offers Over £530,000**





**Ground Floor**



**First Floor**

Total floor area 263.6 sq.m. (2,837 sq.ft.) approx

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

## THE PROPERTY

**\*\*REMARKABLE FARMHOUSE NESTLED IN STUNNING AYRSHIRE COUNTRYSIDE\*\*** Presented in true walk-in condition. **\*\*TRANQUIL COURTYARD SETTING\*\* IMPRESSIVE PROPORTIONS & PERIOD FEATURES THROUGHOUT\*\*** Please contact your personal estate agent, The Property Boom for much more information and a copy of the home report.

Nestled in the heart of the picturesque Ayrshire countryside, Munnoch Farmhouse is an exceptional upgraded farmhouse. A testament to classic charm and modern convenience, offering a tranquil retreat surrounded by rolling hills and windmills that grace the horizon.

Upon arrival, you'll be greeted by a monobloc driveway that leads to a charming courtyard setting, while the property itself is cocooned by a lush canopy of trees, creating a breathtaking first impression that sets the tone for what lies within.

Stepping into the home, you'll find yourself in a bright and airy reception hallway that beckons you forward. The first glimpse of elegance comes in the form of the family lounge, a space adorned with neutral decor and quality Kardean flooring. The lounges' grandeur is immediately evident, with impressive dimensions, intricate cornicing, and a focal point fireplace adorned with wooden detail that preserves the home's enduring charm.

Prepare to be captivated by the jaw-dropping open-plan dining kitchen, a space that spans over 10 meters and provides an ideal setting for entertaining guests. The solid oak kitchen is thoughtfully designed with stunning granite worktops and boasts integrated appliances, including a double fridge freezer, microwave, oven, and a four-ring induction hob contained within the kitchen island. There's also a freestanding six-ring Range gas cooker with double oven for the culinary enthusiast. Adjacent to the kitchen is a convenient utility room that offers extra storage cabinets and workspace.

For those seeking versatility in their living spaces, a formal dining room on the ground floor provides endless possibilities and features a fireplace that adds an extra layer of warmth and character. Completing the ground floor is a pristine four-piece bathroom that redefines relaxation, complete with a bathtub featuring jacuzzi features, a walk-in shower cubicle, W.C., and a wash hand basin, all complemented by a wall-mounted chrome heated towel rail. The ground floor also boasts fantastic in-built storage rooms to cater to your organizational needs.

A private staircase leads to Bedroom One, a sanctuary of striking dimensions, ample in-built storage, and a fully tiled four-piece en-suite bathroom. As you ascend the second staircase, you'll discover the remaining three bedrooms, with Bedroom Two offering in-built wardrobes and its own en-suite shower room. The views from these bedrooms are simply awe-inspiring, adding an extra layer of charm to the already enchanting interiors. Completing the upper level is a bright and airy family bathroom.

Outside, the property continues to impress. The low maintenance monobloc surroundings are not only visually appealing but also functional, providing easy access and ample parking. A detached double garage stands ready to accommodate additional storage needs. The fully enclosed, extensive, and meticulously manicured lawn section is a haven for children and pets alike, offering a secure space for play and relaxation.

Munnoch Farmhouse is not just a property; it's an experience, an invitation to savour the tranquility of the Ayrshire countryside in style. With its blend of classic charm, modern amenities, and breathtaking views, this farmhouse is more than a home; it's a masterpiece waiting for you to call it your own.

For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website. Park and ride facilities at Dalry train station are less than a 10 minutes' drive and a regular bus service will have you in Glasgow City Centre in under 45 minutes. The West Coast with beautiful sandy beaches is only 15 minutes' drive or a short train journey away. The picturesque town of Dalry is a delightful place with local cafes and an eclectic range of shops.

We would highly recommend an early viewing of this contemporary accommodation. Viewing by appointment – please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to

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