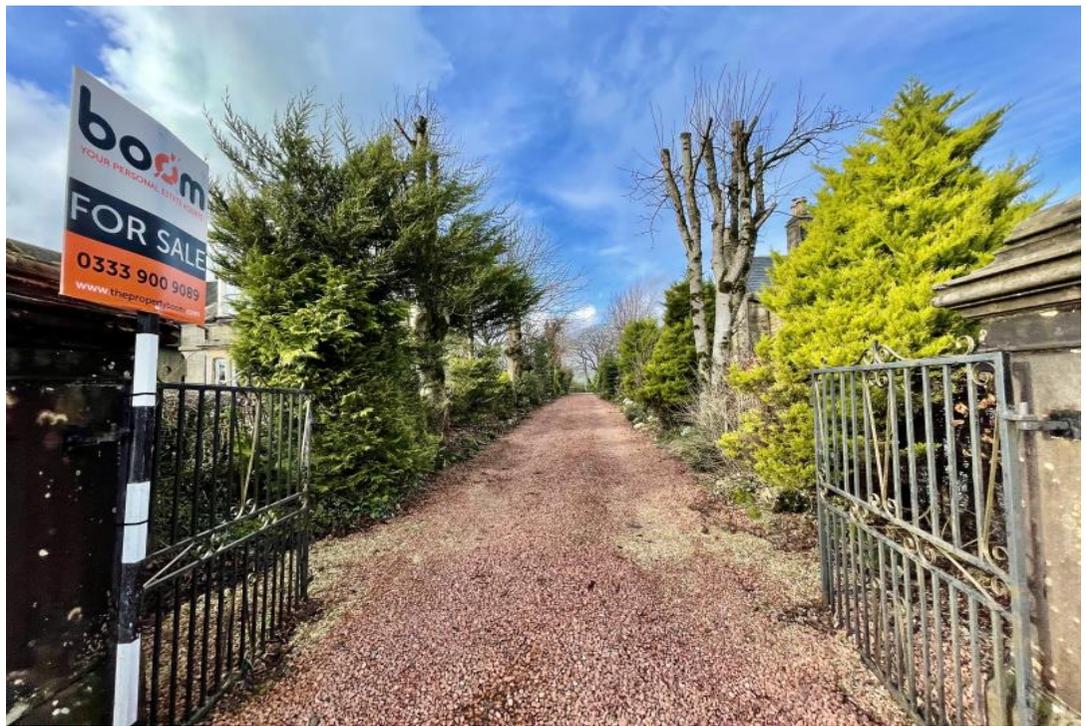
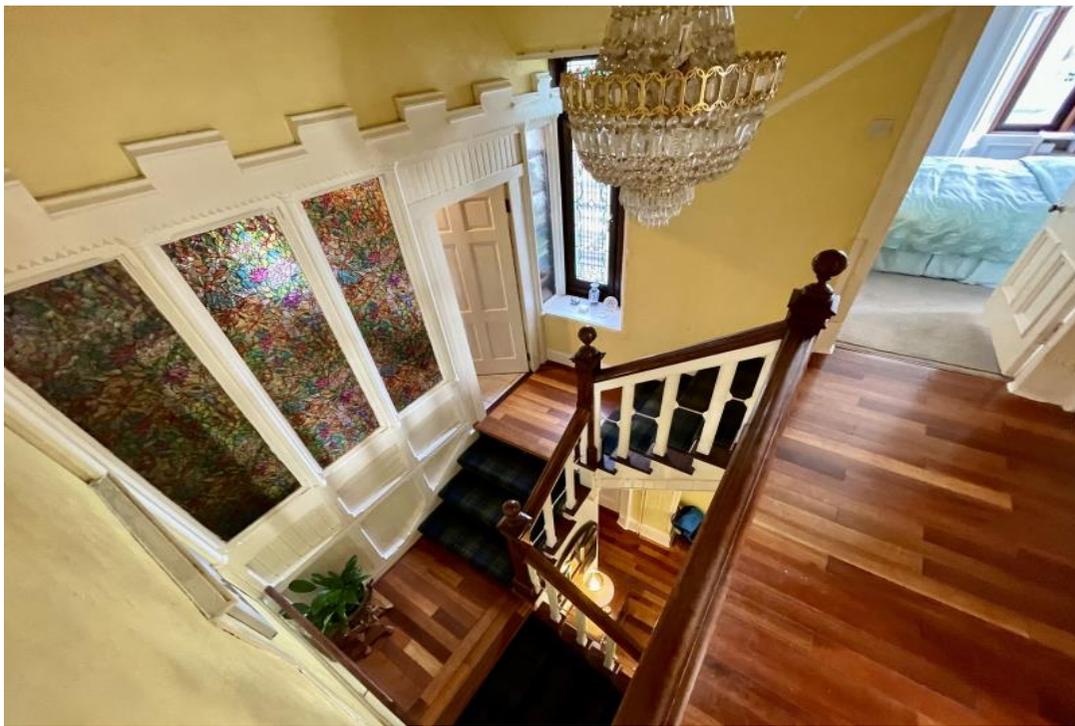




10 Dalry Road, Beith

Offers Over £475,000





**Ground Floor**

**First Floor**

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

## THE PROPERTY

A rare opportunity to acquire a magnificent family residence of distinction. This C listed MANSION enjoys exceptional scale and volume, with excellent light and FABULOUS VIEWS. A fine series of elegant rooms on the ground and first floors. Built Circa 1870, set within delightful grounds and boasting an abundance of period features; this property will undoubtedly exceed your expectations. Please contact your personal estate agents, The Property Boom, for much more details.

Built by renowned architect Robert Snodgrass who was practising in Beith, Ayrshire in 1868 and thereafter. His son, also called Robert, worked as architect / builder in Beith and built a number of other distinctive villas in Dalry Road. Entry to this grand residence is from a gated gravel driveway leading to a private courtyard affording parking for several cars, a double garage and large shed. An entrance vestibule leads you to a magnificent reception hallway with an abundance of traditional features and impressive ceiling heights throughout. The fantastically spacious lounge is engulfed with natural light beaming in from the large bay window formation. Stunning period features can be found throughout including intricate cornicing and panelling, and a focal point fireplace boasting a living flame gas fire, creating a lovely atmosphere.

Glass panelled double doors lead from the lounge, and open to the formal dining room. The dining room is sure to impress guests with its wood panelled walls and traditional fireplace containing real log burner. The bright and airy sitting room has dual aspect window formations flooding the room with natural sunlight. All window formations provide delightful views of the manicured gardens and further afield to the Garnock Valley. French doors lead from the sitting room out onto the covered patio area which would be the perfect spot for outdoor entertaining. The walled garden comprises of mature trees and extensive lawns. There is also the potential to develop another property within the grounds - subject to planning permission being granted by the local authority.

The high-quality well-appointed kitchen has numerous two-tone, base and wall mounted storage units with contrasting Quartz countertops, creating an efficient workspace. The kitchen features distinctive stone flooring and sky light which enhances the natural light. The central island offers sitting for a casual dining experience as well as an additional workspace. The separate utility room houses further appliances and storage units. The ground floor level includes a conveniently located shower room which is made up of w.c, wash hand basin and walk in shower cubicle with electric wall mounted shower. Bedroom five which is currently being utilised as a gym by the current owners offers flexibility for a multitude of uses. The library/study would be ideal for working from home. 350 MBps Fibre optic broadband delivered to the office then networked through building using ethernet cabling and WiFi boosters.

The staircase leading to the upper levels boasts a stunning level of detail, including Gothic Style ornate glass screen, and in the first instance provides access to family bathroom. The five-piece bathroom benefits from a spa bath and separate walk-in shower cubicle. The four bedrooms, master benefiting from en suite, all boast fabulous views and unique features. Gas-central heating and double glazing can be found throughout. Due to its highly desirable location and superb attention to detail, we expect a lot of interest in this property. Please get in touch as soon as possible to avoid disappointment!

Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.  
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT

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