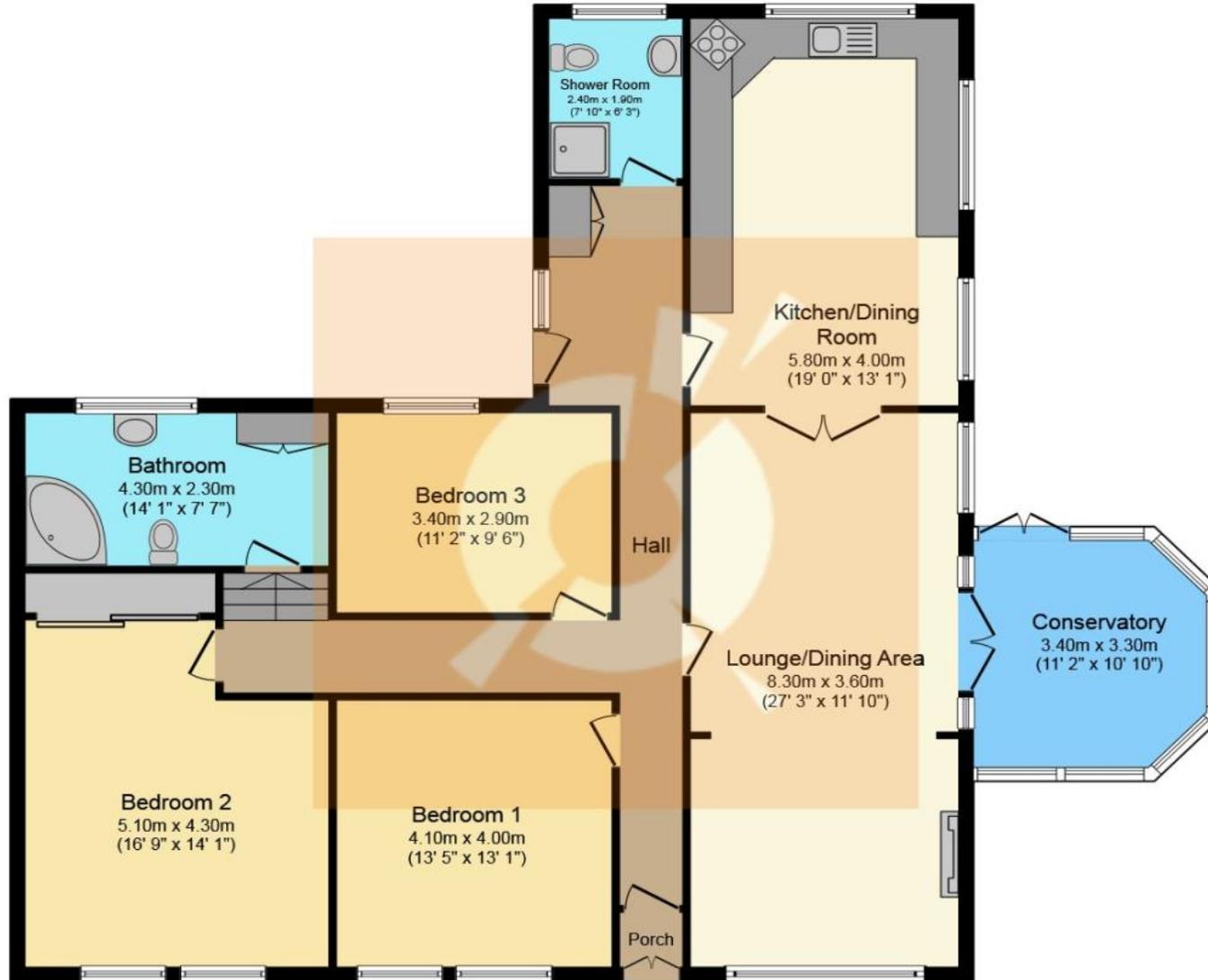




Bracken Hills Cottage, Dalry Road, Beith

Offers Over £195,000





Floor Plan

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

THE PROPERTY

*****SUBSTANTIAL COUNTRY COTTAGE***** Situated in this idyllic rural location in the North Ayrshire countryside. Boom are delighted to welcome to the market this beautiful and extensive, three-bedroom property set in a considerable plot with charming landscaped gardens.

Welcome to Brackenhills Cottage. Originally home to the stationmaster when Brackenhills was a station on the Lanarkshire to Ayrshire Railway line. This property oozes character and charm with great scale and natural light in abundance. Brackenhills cottage is ideally situated on the A737 and is only a few minutes' drive from the picturesque towns of Beith and Dalry. A gravel driveway leads to a double garage and courtyard which provide ample parking for multiple vehicles. Delightful landscaped gardens to rear of the property boast manicured lawns, decorative planting and sociable patio areas with the garden attracting many species of birds, butterflies and wildlife. There is also an established vegetable patch to the side of the property.

The cottage is a brick built single storey dwelling with oil fuelled heating which provides each room with a lovely warmth. Upon entering the extensive lounge, it's impossible not to be impressed by just how spacious and charming this room is. A focal point fireplace with multi-fuel stove is ideal for those cosy nights in with decorative timber roof beams adding yet more character to this beautifully presented living space. A fabulous conservatory can be found just off the lounge and provides views out towards the gardens and stunning North Ayrshire countryside.

The well-proportioned dining kitchen is awash with natural light from the large double-glazed window formations. Numerous wall and floor mounted kitchen units provide excellent storage and all appliances are included in the sale.

The cottage has three well-proportioned bedrooms of which one has built in wardrobes and the other has mirrored wardrobes. Bedroom three is being utilised as a home office by the current owner. The retro family bathroom which has been presented immaculately and consists of a sunken avocado bath with shower and wash hand basin and w.c. Bespoke built in cupboards provide excellent storage. The property also benefits from a shower room with walk in shower cubicle, wash hand basin and w.c.

If you have been looking for a rural property with great character that's only a short drive to the nearest town, Brackenhills Cottage is the one for you. The property is less than a five-minute drive to the newly built secondary School, Garnock Community Campus with leisure suite and swimming pool. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

Park and ride facilities at Glengarnock train station are also less than five-minute drive. The West Coast with beautiful sandy beaches is only 20 minutes' drive or a short train journey away. The picturesque towns of Beith and Dalry have local cafes and an eclectic range of shops.

This delightful country cottage will be very popular. We would highly recommend an early viewing. 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 scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

www.thepropertyboom.com
70 West Regent Street, Glasgow, G2 2QZ
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com