



The property is in walk-in condition with many extremely unique features and is set in an enchanting plot



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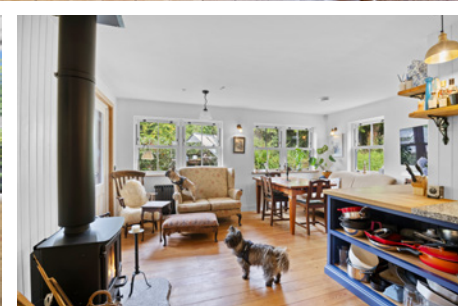
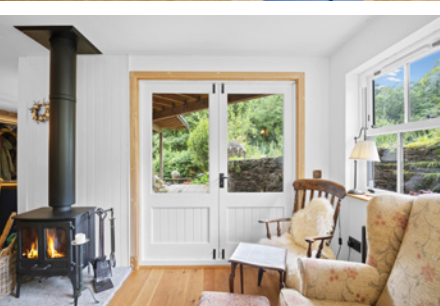
Nestled privately on the Carrick hills above Knockdon, just beyond Ayr this charming traditional detached cottage is set amidst mature, large private gardens, offering splendid views and complete privacy. The property, which occupies a generous one-acre plot with all-day sun exposure, provides a superb opportunity for those seeking to create a unique home.

THE LOUNGE



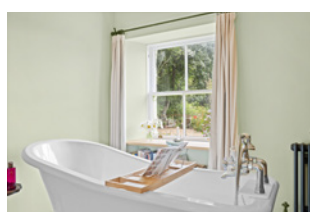
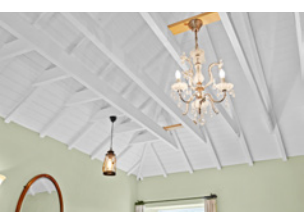
The accommodation is flexible and primarily on one level, featuring an entrance hall, a spacious lounge, and an open-plan kitchen/dining/living area.

THE KITCHEN/DINER



There are also two bedrooms and a bathroom. The property could be easily converted to three bedrooms. Notably, the property has undergone extensive updates and features many beautiful unique additions. These include an open ceiling in the bedroom, which includes a bath with very generous storage, three distinctive fireplaces, an Everhot cooker, and solid fuel heating. The cottage is equipped with mains power, a private water supply, a septic tank, and numerous entry points.

BEDROOM 1



BEDROOM 2 & THE SHOWER ROOM



The grounds include a private gated driveway, a useful outbuilding and complete privacy in all aspects of the garden. The secluded location ensures minimal light pollution, offering breathtaking starlit nights and abundant wildlife, including deer, foxes, badgers, and hares. Country woodland walks are on your doorstep, and the cosy, open-plan layout enhances the sense of tranquillity. Additional features include CCTV for added security and woodworm treatment carried out in 2017.

EXTERNALS

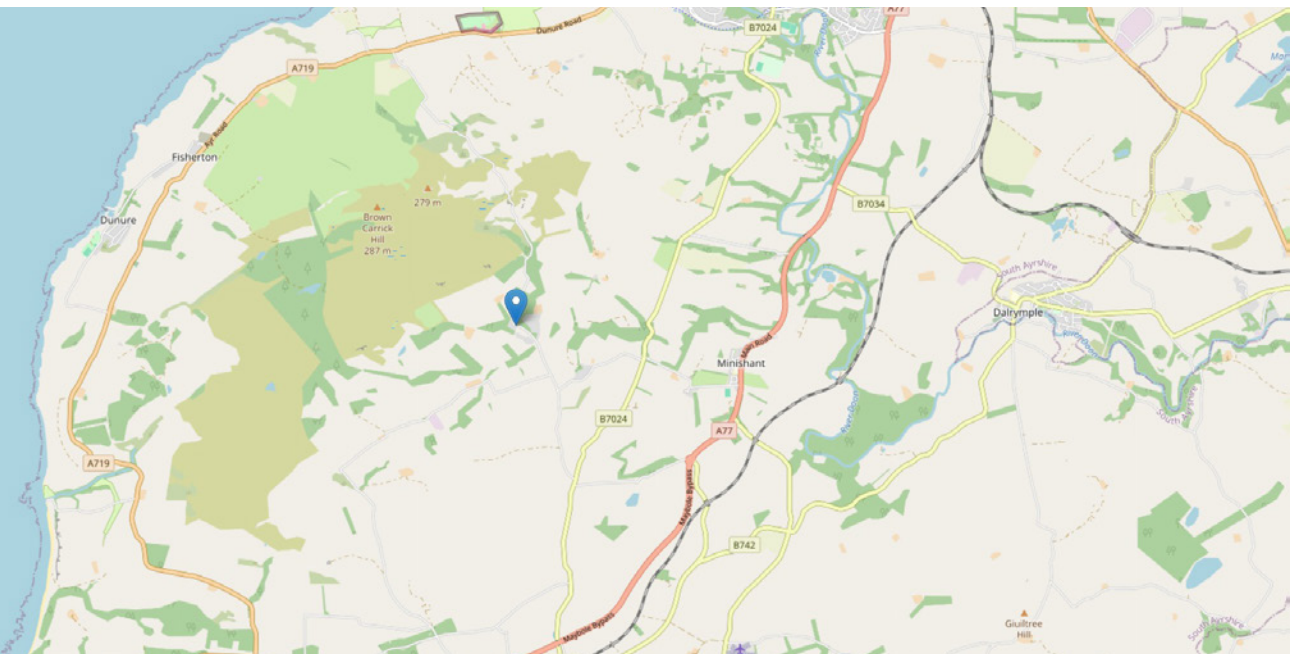


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 103m²
EPC Rating: D



THE LOCATION

The property location offers several attractive benefits. The area provides a peaceful rural setting with picturesque countryside views, making it ideal for those seeking tranquillity away from the hustle and bustle of city life.





Despite its rural charm, Maybole is well-connected by road and rail to larger towns like Ayr and Glasgow, offering convenient access to urban amenities. Ayr is only a 15-minute drive away! The town itself has a rich history, with landmarks like the 16th-century Maybole Castle, and a strong sense of community, making it a desirable place for families and retirees. Additionally, the affordability of homes in this area compared to larger cities makes it a great value for money.



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