



THOMAS MURRAY  
PROPERTY



**Machair  
Poundland  
Pinwherry  
KA26 0RU**





South facing garden





View from garden, south-east









Front



Veranda

## Machair, Poundland, Pinwherry

Situated in a delightful rural setting in the Stinchar Valley, this is an attractively presented detached house in a wonderful south facing garden which extends in all to about 13,500 sq ft

The Property has been well cared for by present owners of 7 years and valuable additions made to the Property comprise a detached, double timber garage/workshop, summer house and timber cabin/pod.

The house provides a good range of accommodation arranged over a floor area of approx. 1,000 sq ft. The interior is in excellent decorative order, windows are double glazed in uPVC casements and heating is by way of an air source heat pump supplemented by a wood burning stove in the living room.

The present owners have added a veranda on the south side of the house from where the outstanding view of the Stinchar Valley can be fully enjoyed. Bi fold doors from the living room and French doors from the dining kitchen and second bedroom open onto the veranda. In the dining kitchen the ceiling has been removed and opened up into the roof line the result is a fantastic space.

The house comprises: Entrance Vestibule with double, timber front doors, cabinet with electrical switch gear and timber/glass inner door. The Hall is of L shape configuration from where there is access to all principal rooms, ceiling hatch to loft and built in cupboard. The Living Room is a light airy space with south facing bi fold doors and wood burning stove. Bedroom 1 has window to front and side. This is a double bedroom with built in wardrobe. Bedroom 2, our clients use as a study. But this second bedroom is a double with south facing French doors. The Shower Room to the front of the house comprises wide shower stall with mixer shower and rainforest head, wash hand basin and WC. The Dining Kitchen has south facing French doors as well as a window to front. This is a big area with cedar channel lined roof, accent lighting, book case and base mounted cabinets with cheery wood worktops. Off the kitchen is a Utility Room with window to front and Side Vestibule.

The garden to the front comprises a drive and parking for several cars as well as area laid in lawn. The south facing garden to the rear of the house is a sweeping area of lawn bounded by fence.

A beautiful, well cared for home in a idyllic setting.





Living Room

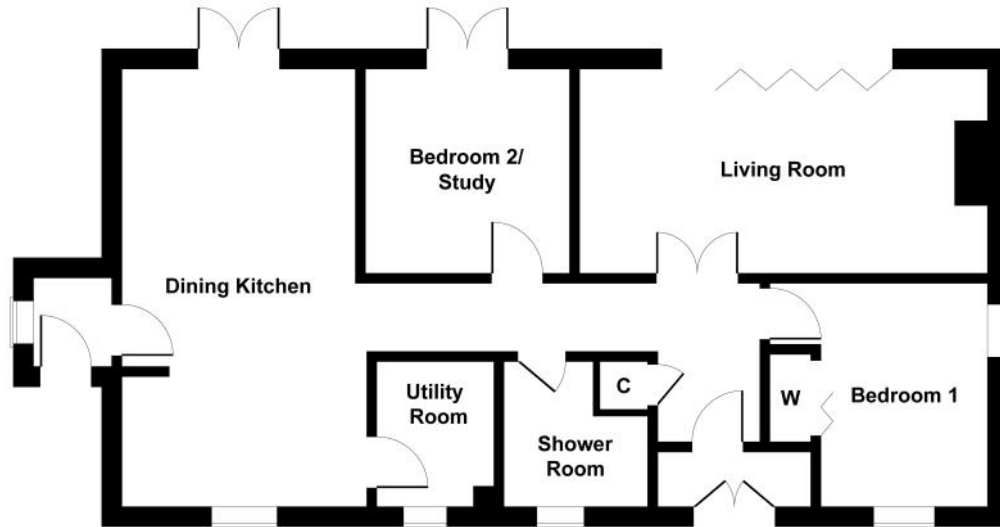




Dining Kitchen



## Machair, Poundland, Nr Pinwherry



Not to Scale. Produced by The Plan Portal 2020  
For Illustrative Purposes Only.



Living Room	12'9" x 16'9"
Dining Kitchen	25'11" x 10'6"
Bedroom 1	12'9" x 8'10" and 3'7" x 1'11"
Bedroom 2 (or Study)	12'9" x 8'10"
Shower Room	5'7" x 5'7" and 3'10 x 3'4"
Utility Room	9'7" x 5'3"

Dimensions are approximate





Bedroom 1



Bedroom 1



Bedroom 2 or study



Bedroom 2 or Study





Hall



Hall



Shower room



Shower room





Veranda



Veranda

### Location

This corner of south west Ayrshire is renowned for its contrasting, unspoilt scenery and also its particularly mild climate throughout the year. The locality affords easy access to many of the attractions within the district which include: a variety of attractive hill and coastal walks and cycle trails; the National Trust's Culzean Castle and Country Park; Galloway Forest Park which was awarded the prestigious designation as the first Dark Sky Park in the UK; excellent Golf Courses at Girvan, Turnberry, Prestwick and Troon. There are of course the usual field sports and rivers for fishing the most notable of which in the district is the River Stinchar. The Property is about 2 miles from the village of Colmonell which is a primary school. The village of Ballantrae, about 10 miles, lies on the Ayrshire coast. The village has a delightful sea front from where there is access to a sandy bay and in the village there is a primary school, doctors surgery with dispensary, shop, bowling green and a hotel. Ballantrae also boasts a small harbour. The county town of Ayr is approximately 31 miles north, Prestwick Airport about 37 miles and Glasgow approximately 67 miles. Girvan provides nursery, primary and secondary schooling, a leisure facility with swimming pool, state of the art gym and soft play area (this called The Quay Zone), community hospital, a variety of shops, an attractive sea front, promenade and working harbour with moorings for pleasure craft. The town also has an ASDA supermarket and a railway station which offers connections north to Ayr and Glasgow and south to Stranraer. Girvan is about 9½ miles.

### Directions

Travelling south from Girvan on the A77 proceed to round about on the edge of town signpost Shallochpark. Here take second exit signpost A714 Barrhill & Newton Stewart. Continue on this road and before arriving in the small village of Pinwherry turn right at Daljarrock and continue on this narrow lane. At T junction turn right and continue on the A765 signpost Colmonell. Arriving at the small settlement of Poundland the property is the first house situated on the left hand side.

### General

Home Report is available on request. The property is connected to mains water, electricity is from mains grid and drainage is to septic tank. The summer house, cabin and garage are fitted with light and power.

**Council Tax:** C

**EER:** D (64)

**To View Contact**



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South facing garden





Rear elevation



Summer house



Summer house interior



Cabin/pod



### Anti Money Laundering Regulations

An important change came into force on 26th June 2017 in connection with Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations which now require us as selling agents to conduct due diligence not only on our client (the sellers) but also on purchasers. We are required by law to ask purchasers to provide identification at the point of making an offer. Identification required is proof of identity (such as a passport or driving license) and a formal item of correspondence confirming the purchasers present address such as a utility bill, council tax notice, bank/ credit card statement, mortgage statement or HMRC correspondence. Identification is required in order for the transaction to proceed.

### Offers

Offers should be submitted to the agents in writing through a solicitor. Interested parties are advised to register their interest formally through their own solicitor. Should a closing date for offers be set only those parties who have registered interest formally will be notified. Prospective purchasers are advised that the vendor reserves the right to accept any offer at any time.

### Conditions of Sale

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Floor plans are schematic and not to scale. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us.



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