



THOMAS MURRAY
PROPERTY



South Lodge

Glenapp

Ballantrae

KA26 0NY



Rear Elevation



Garden

Entrance Vestibule

Front

Rear Terrace





South Lodge, Glenapp, Ballantrae

South Lodge is a charming detached house set within a beautiful established garden
Our clients selling understand the house has its origins dating from 1830 when it was built as
a shooting lodge

The house sits side on to the A77 and is located on the edge of the grounds forming the
prestigious Glenapp Hotel

The house is about a 4 minutes drive from the village of Ballantrae and the coast

The house comprises

Living Room with wood burning stove and bay window overlooking garden

Dining Room

Study with bay window and wood burning stove

4 Bedrooms

Main bedroom has en suite shower room

2 Bathrooms

Cellar

Oil Central heating

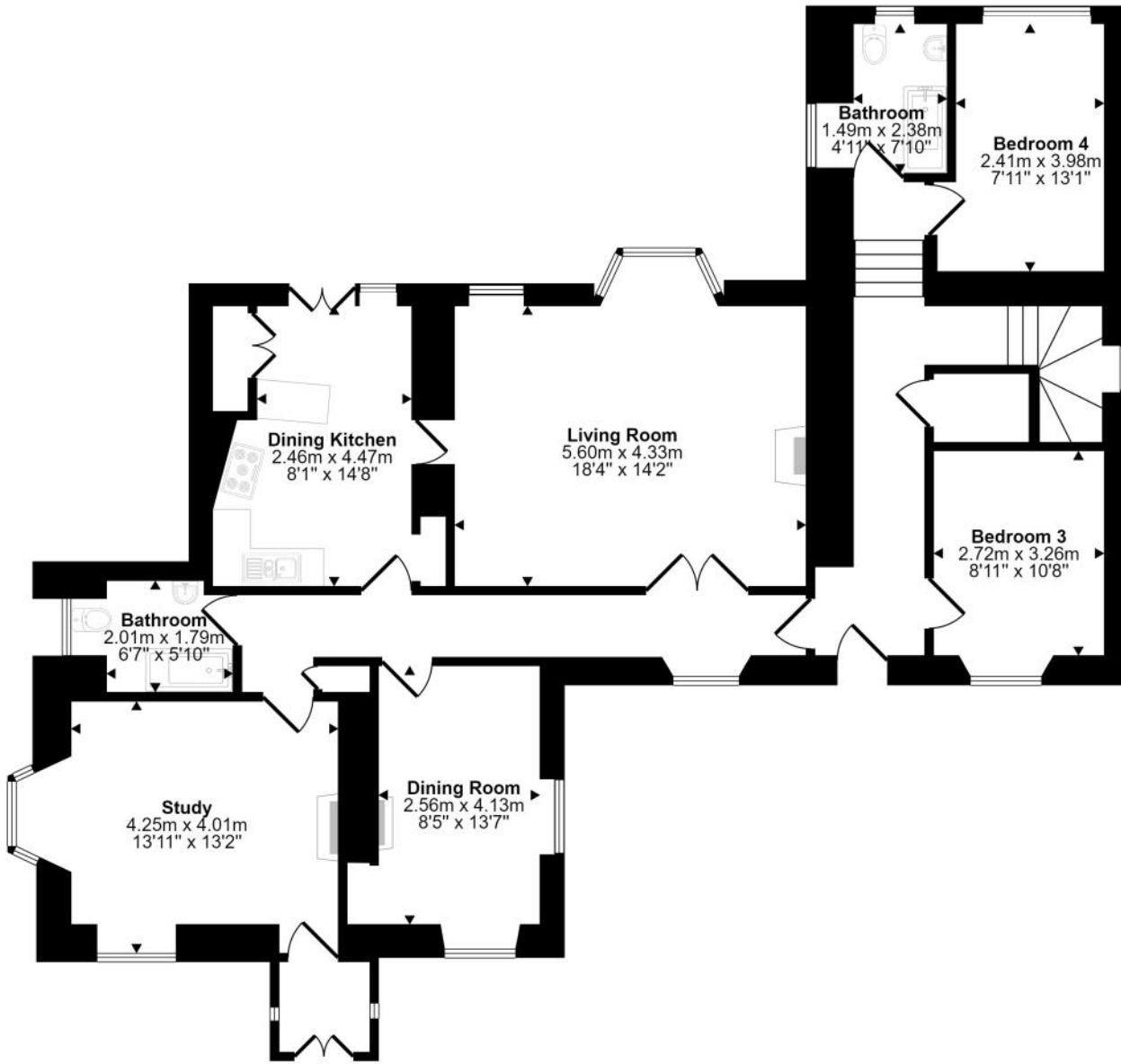
An attractive terrace along the back of the house has steps down to the garden which is well
arranged featuring a circular lawn as its focal point with planted borders and paths

At the front of the house is a level lawn

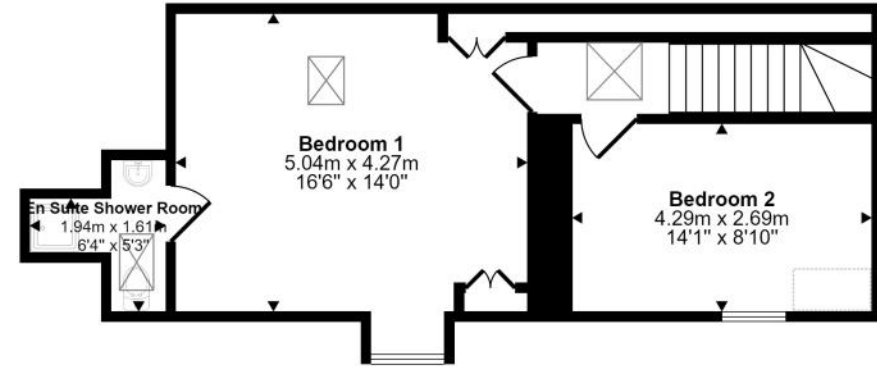
A wonderful property

Girvan 14.9 miles | Ayr 35.6 miles | Prestwick Airport 42.2miles | Glasgow 70.6 miles

This corner of south west Ayrshire is renowned for its contrasting and unspoilt scenery and
its particularly mild climate throughout the year. The area has: a variety of hill and coastal
walks and cycle trails; the National Trust Culzean Castle and Country Park; Galloway Forest
Park; excellent Golf Courses at Girvan, Turnberry, Ayr, 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. Ballantrae, on the Ayrshire coast, has a delightful sea front from where
there is access to a sandy beach. There is a primary school, doctors surgery with dispensary,
shop and bowling green, and small harbour in the village.



Ground Floor
Approx 140 sq m / 1504 sq ft



First Floor
Approx 46 sq m / 499 sq ft



Living Room



Dining Room



Kitchen



Living Room



Study



Dining Room



Kitchen



Living Room



Kitchen



Study



Wood Burning Stove in Living Room



Dining Room



Dining Room



Study



Bathroom



Bathroom



Living Room, bay window overlooking garden



Hall



Hall



Bedroom 3



Bedroom 3



Hall



Hall



Bedroom 4



Bedroom 4



Bathroom



Bathroom



Stairwell



Landing



Bedroom 1



Bedroom 1



En Suite



Bedroom 2



Bedroom 2



Steps down from terrace



Planted area

Location and Directions

Girvan provides nursery, primary and secondary schooling, a leisure facility with swimming pool, gym and soft play area, community hospital, a variety of shops, an attractive beach and working harbour with moorings for pleasure craft. The town has an ASDA supermarket and railway station with connections north to Ayr and Glasgow

Travelling south from Ayr take A77, proceed to Girvan. From Girvan continue south on A77 to the village of Ballantrae. Continue through the village and climb up the hill and through the small settlement called Smyrton. There is a farm on the left hand side of the road, and almost opposite is the entrance to the drive from where there is access to South Lodge. The gable end of the house sits against the road verge of the A77

General

Home report available upon request

Windows are timber casements and are either double glazed (older vintage) or single glazed. Cooking is by LPG.

The property is connected to mains electricity. Water is by way of a private supply and drainage is to septic tank.

The tarmac road in from the A77 is owned by Glenapp Hotel and we understand the proprietors of the house have a right of access over this road.

Council Tax

E

Energy Efficiency Rating

F (29)

To view contact



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Email: enquiries@thomasmurrayproperty.com



Back Garden



Back Garden



Front Lawn



Terrace

Anti Money Laundering Regulations |

Under HMRC Anti Money Laundering Regulations we are required by law to ask purchasers to provide identification at the point of making an offer and proof and source of funding. Identification required is, proof of identity (such as a passport or driving licence) 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. For proof/source of funding this may include bank statement, mortgage offer or confirmation from the purchasers solicitor that the purchaser has funds to complete the purchase transaction. Identification and proof/source of funding 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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