



THOMAS MURRAY
PROPERTY



Trent Vale
Heronsford
Ballantrae
KA26 0LL



View down to river



Front garden



Living Room



Kitchen



Living Room



Kitchen

Trent Vale, Heronsford, Nr Ballantrae

Located within the small and peaceful hamlet of Heronsford, just a few miles from Ballantrae, this charming three-bedroom semi-detached cottage enjoys a truly idyllic position within a sheltered wooded glen.

Surrounded by mature trees and natural beauty, the property offers a rare sense of privacy and tranquillity, with attractive views extending down towards the Water of Tig, which flows through the glen below. The setting provides a perfect escape from the pace of modern life, while still remaining within easy reach of local amenities.

Internally, the cottage is rich in character, featuring exposed stonework, traditional ceiling beams, and wood-burning stoves which create warm and inviting living spaces. The Living Room offers a cosy focal point, while a versatile ground floor room—currently utilised as Bedroom 1—also benefits from its own stove and can equally serve as an additional reception room, snug, or home office. The Kitchen provides a bright and practical dining space with views over the surrounding greenery, and a modern Shower Room is conveniently located on the ground floor.

Upstairs, are 2 Bedrooms continuing the property's charm, with coombed ceilings and exposed stone detailing enhancing the character throughout.

The property benefits from oil-fired central heating and double glazing.

Externally, there are private garden grounds, a driveway providing off-road parking, and patio area. The peaceful woodland setting, combined with the sound and outlook of the Water of Tig, creates a unique and highly desirable environment.

Viewing is essential to appreciate the character, setting, and lifestyle on offer.

Location & Lifestyle

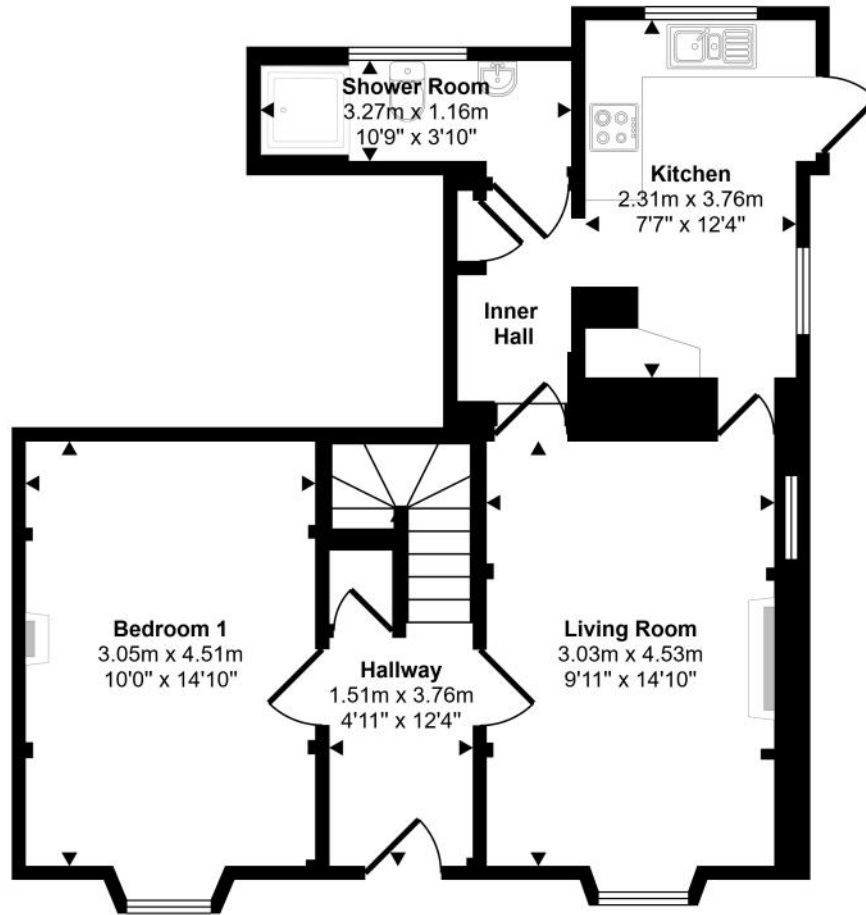
This corner of South West Ayrshire is renowned for its unspoilt and contrasting scenery, along with a notably mild climate throughout the year. The surrounding area offers an excellent range of outdoor pursuits, including hill and coastal walks, as well as a variety of cycle trails.

Nearby attractions include the Culzean Castle and Country Park and the Galloway Forest Park. The area is also well known for its excellent golf courses, with renowned links at Turnberry, Prestwick, Troon, as well as courses in Girvan and Ayr.

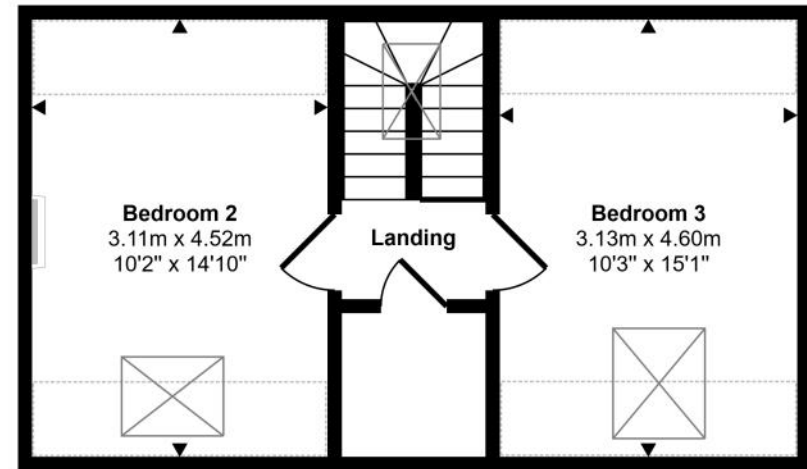
For those interested in fishing, the nearby River Stinchar is one of the most notable salmon rivers in the region.

The coastal village of Ballantrae lies just 3 miles away and offers a charming seafront, access to a sandy beach, and a range of local amenities including a primary school, doctor's surgery with dispensary, shop, bowling green, and small harbour.


Approx Gross Internal Area
92 sq m / 991 sq ft



Ground Floor
Approx 55 sq m / 596 sq ft



First Floor
Approx 37 sq m / 396 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Hall



Hall



Bedroom 1



Bedroom 1



Living Room



Kitchen



Shower Room



Shower Room



Living Room



Landing



Bedroom 2



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Bedroom 3



Garden



Garden



Front garden

Directions

Travelling from Girvan proceed south on A77 to the village of Ballantrae. Continue through the village and after crossing bridge across the River Stinchar turn first left, unclassified road. Continue on this road to T junction, turn left, signpost Colmonell. Continue down into the glen and pass the entrance to Laggan House Country Park and a short distance along down on the right is the house.

General Comments

Home report available upon request

Drainage is to septic tank

Council Tax Band

B

Energy Efficiency Rating

D65

To view contact



Tel: 01465 713498

Email: enquiries@thomasmurrayproperty.com

Pre-sale Valuation and Appraisal | If you are thinking about selling your home please give us a call. Tom Murray is a surveyor and RICS Registered Valuer and can provide an accurate assessment of the value of your property and discuss with you how your property can be presented for marketing.



Garden



Front



Drive



View down to river

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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