



6 West Donington Street
Darvel, KA17 0AP
P.O.A.

GREIG
Residential



West Donington Street

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Welcoming to the market 'Thrum' a striking two storey sandstone villa, constructed circa 1892. An impressively prominent property with an interesting heritage, that has been extensively renovated in recent years, now resulting in a highly desirable family home.

An abundant floorplan is on offer with seven flexible family orientated apartments over two floors. The current owners take pride in the extensive restoration that has been carried out where great care has been taken to retain a plethora of original features, including intricate corning, wrought iron twisting staircase and original stained-glass window. The decorative aesthetic has been sympathetically chosen to compliment the era the house was constructed. Shaker style kitchen units, a secondary kitchen come utility and real wood log burning stove are some of the features to be expected from this wonderful home. Furthermore, a tasteful flow of rich floor coverings, a palette of soft neutrals paired with a splash of bold colour further compliment the decorative finish.

The property was latterly used as a former manse to the neighbouring former Church, holding notable prominence within the landscape of West Donnington Street for well over a century. Externally the property oozes kerb appeal. An impressive sandstone boundary wall marks clear distinction of the boundary whilst setting the scene of the specification and prominence on offer. The front and rear gardens are extensively landscaped with paved walkways and patio areas, artificial lawned gardens and an electric gated monobloc driveway which leads to the superb double garage. A truly impressive family home encompassing charming character and substantial living space, we are confident 'Thrum' is bound to impress even the most discerning of buyers. Early viewing is advised.





Porch

1.88m x 0.73m (6' 2" x 2' 5") Access is given to the property via an outer aluminium glazed storm door to a welcoming entrance porch offering traditional tiled flooring and an internal glazed door leading to the hallway.

Hallway

2.41m x 5.87m (7' 11" x 19' 3") Entering the property you are initially greeted by an impressive grand hallway boasting soft neutral decor, traditional high ceiling with feature architrave and traditional ceiling cornicing, deep skirtings, original style 'oil filled' radiator and quality laminate flooring. The hallway provides access to the formal lounge, dining kitchen, dining room, down stairs bedroom, bathroom and a feature original wrought iron turning staircase leads to the upper level.

Formal Lounge

4.18m x 4.29m (13' 9" x 14' 1") The formal lounge is complete with stylish contemporary decor, plentiful space for free standing furniture, intricate ceiling cornicing and central rose, traditional style radiator, feature log burning stove, quality laminate flooring and two large double glazed windows to the front.



Dining Room

4.31m x 3.83m (14' 2" x 12' 7") Striking dining room boasting contemporary neutral decor, ceiling cornicing, quality laminate flooring and a double glazed window to the front.

Kitchen

4.31m x 4.48m (14' 2" x 14' 8") Modern fully fitted kitchen complete with contemporary white shaker style base and wall units providing ample storage with complimentary work surface, feature island with seating for three, integrated oven, five ring gas burner hob hood, integrated dish washer, plumbing and space for american style fridge freezer, stainless steel sink and drainer, neutral decor, stylish splash back, ceiling cornicing, luxury laminate flooring and a double glazed window to the rear.

Utility Room

2.39m x 3.54m (7' 10" x 11' 7") Practical utility room comprising of a additional cashmere wall and base storage units with complimentary marble effect work surface, plumbing and space for washing machine and tumble drier, sink with mixer taps, neutral decor, ceiling spotlights, click vinyl flooring, double glazed window to the side and UPVC double glazed door leading to the rear garden.



Bedroom Five/Office

3.65m x 4.03m (12' 0" x 13' 3") Conveniently located on the lower level bedroom five is a spacious double bedroom that could be flexibly utilised as an additional family room or office, boasting neutral decor, ceiling cornicing, luxury laminate flooring and a double glazed window to the rear.

Bathroom

2.86m x 3.44m (9' 5" x 11' 3") Located on the lower level the family bathroom comprises of wash hand basin and wc combination unit, bath with overhead mains waterfall shower, soft neutral decor with tasteful marble effect herringbone tiling to walls, practical storage cupboard, ceiling spotlights, traditional style radiator, click vinyl flooring and a double glazed opaque window to the rear.

Upper Landing

2.42m x 3.35m (7' 11" x 11' 0") The upper landing offers neutral decor, a feature stain glass window and laminate flooring. Access is given to four bedrooms and bathroom.



Bedroom One

4.31m x 5.04m (14' 2" x 16' 6") The impressive master bedroom is a generous king size offering stylish bold decor, intricate cornicing, quality laminate flooring and a double glazed window to the front.

Bedroom Two

4.22m x 4.29m (13' 10" x 14' 1") A generous double bedroom with soft neutral decor, ceiling cornicing, laminate flooring and a double glazed window to the front.

Bedroom Three

3.65m x 4.03m (12' 0" x 13' 3") Bedroom three is a spacious double bedroom boasting neutral decor, ceiling cornicing, laminate flooring and a double glazed window to the rear.

Bedroom Four

4.31m x 3.28m (14' 2" x 10' 9") A spacious double bedroom offering soft neutral decor, ceiling cornicing, laminate flooring and a double glazed window to the rear.



Bathroom

1.85m x 2.69m (6' 1" x 8' 10") Completing the accommodation is the shower room comprising of a wash hand basin with vanity, wc, double shower cubicle with mains shower, heated towel rail, contemporary marble effect tiling to walls and flooring and a double glazed opaque window to the front.

Externally

Set on an extensive private plot offering substantial fully enclosed landscaped gardens, the front garden has been designed with perfect symmetry to the house complete with two well manicure lawn areas bordered by decorative chips and a stylish paved pathway leading the property. A mono blocked driveway to the side of the property leads to an impressive electric gate providing access to the rear garden where there is ample off street parking and large double garage. The rear garden further benefits from a spacious well manicure lawn and paved patio perfect for al fresco dining and entertaining.

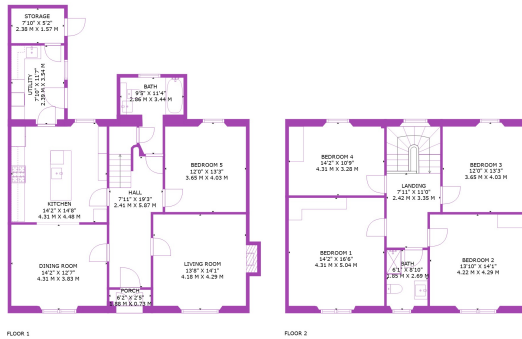
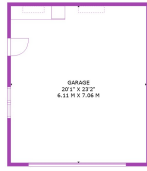
Council Tax Band

Band E

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TOTAL: 2024 sq. ft, 188 m²
 FLOOR 1: 1085 sq. ft, 101 m², FLOOR 2: 939 sq. ft, 87 m²
 EXCLUDED AREAS: PORCH: 15 sq. ft, 1 m², STORAGE: 40 sq. ft, 4 m², GARAGE: 464 sq. ft, 43 m²,
 FIREPLACE: 9 sq. ft, 1 m²

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