



# The Sheiling

Offers Over £425,000

**GREIG**  
*Residential*





# The Sheiling

Maybole, KA19 7QQ

Immerse yourself within the rolling Ayrshire countryside by considering 'The Sheiling', this opulent seven apartment detached villa is the epitome of the perfect rural family home. Boasting an unrivalled amount of flexible accommodation over two levels complete with two family apartments, five double bedrooms, open plan kitchen and dining room and a superb conservatory. Having been lovingly presented by the current owner boasting stylish contemporary decor and modern fixtures and fittings throughout with even the smallest of details being considered. Set on an extensive three acre plot benefiting from large mature garden grounds, ample parking facilities and a multi functional 3,300 square foot outbuilding providing a wealth of opportunities for equestrian facilities, recreational or potential business use.

Nestled away within the picturesque outskirts of Crosshill whilst maintaining ease of access of neighbouring towns, this idyllic rural retreat is truly is one of a kind and will impress even the most discerning of buyers.





### Conservatory

3.28m x 3.14m (10' 9" x 10' 4") Access is given via double patio doors to a superb welcoming conservatory boasting fully double glazed windows to all aspects with neutral decor, laminate flooring and a door leading to the hallway.

### Hallway

3.26m x 8.15m (10' 8" x 26' 9") The grand hallway offers fresh white decor, a feature log burner and laminate flooring. The hallway provides access to the lounge, kitchen/dining room, family room, bedroom four and a contemporary wooden staircase with stylish runner leads to the upper level.

### Family Room

4.56m x 2.96m (15' 0" x 9' 9") This spacious second apartment is a superb family room that could be flexibly utilised complete with fresh white decor, plentiful space for free standing furniture, sleek black radiator, double patio doors overlooking and providing access to the rear garden and three large double glazed windows to the rear boasting open uninterrupted countryside views.



### Bedroom Four

5.10m x 2.94m (16' 9" x 9' 8") Conveniently located on the lower level this generous double bedroom offers fresh white decor, laminate flooring, two double glazed windows to the side and rear.

### WC/Cloaks

1.05m x 1.78m (3' 5" x 5' 10") Stylish wc/cloaks comprising of a wash hand basin with vanity unit, wc, neutral decor with feature contemporary tiling and vinyl flooring.

### Lounge

6.01m x 5.10m (19' 9" x 16' 9") Generously proportioned main apartment boasting fresh white decor, plentiful space for free standing furniture, practical storage cupboard, laminate flooring, a double glazed window to the window to the side and two large double glazed windows to the front.



### Kitchen/Dining Room

Kitchen 5.66m x 5.20m (18' 7" x 17' 1") Dining 4.76m x 2.96m (15' 7" x 9' 9") The impressive kitchen and dining room is complete with a contemporary open plan layout comprising of stylish white shaker style wall and base units providing ample storage with complimentary white worksurface and decorative gold finishings, plumbing and space for range cooker and american style fridge freezer, integrated dish washer, wine fridge, feature Belfast sink with gold mixer tap, fresh neutral decor, plentiful space for a large dining table and chairs, two decorative wall lights, laminate flooring, three large double glazed windows to the front and double glazed patio doors overlooking and providing access to the rear garden.



### Bedroom One

5.33m x 4.69m (17' 6" x 15' 5") The impressive master bedroom is a generous king size boasting contemporary soft decor, practical walk in wardrobe providing ample storage, fitted carpet and two double glazed windows to the front.

### Bedroom Two

4.76m x 2.77m (15' 7" x 9' 1") Spacious double bedroom with neutral decor, two practical storage cupboards, fitted carpet and two double glazed windows to the side.

### Bedroom Three

4.13m x 4.12m (13' 7" x 13' 6") Bedroom three is a generous double boasting soft contemporary decor, storage cupboard, fitted carpet and two double glazed windows to the front.

### Bedroom Five

2.98m x 3.07m (9' 9" x 10' 1") A spacious fifth double bedroom comprising of neutral decor, fitted carpet and a double glazed velux to the front.

### Bathroom

5.10m x 2.94m (16' 9" x 9' 8") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, free standing bath, corner shower cubicle, heated towel rail, tiling to walls and flooring and two double glazed velux windows to the rear.





### Externally

Situated on an extensive plot spanning over 3 acres complete with large mature garden, ample off street parking, a spacious multi functional outbuilding and well maintained paddock. The wraparound garden grounds offer a spacious well manicured lawn area with mature shrubbery and a paved patio perfect for al fresco dining and entertaining while soaking up the uninterrupted countryside views. The spacious paddock offers additional space that could be utilised as a superb grazing field or equestrian field.

### Outbuildings

Further benefiting from a large flexible outbuilding offering over 3,000 square feet to the side of the property providing endless opportunities for business or recreational use, currently housing;

Garage/Stables 13.84m x 10.81m (45' 5" x 35' 6")

Workshop 9.43m x 7.07m (30' 11" x 23' 2")

Additional store room 4.30m x 7.08m (14' 1" x 23' 3")

Kennels 13.29m x 4.70m (43' 7" x 15' 5")

Groom Room 4.37m x 4.71m (14' 4" x 15' 5")



### Additional Information

- High Speed Fibre available
- Private water supply
- LPG gas tank
- Septic tank shared between neighbours

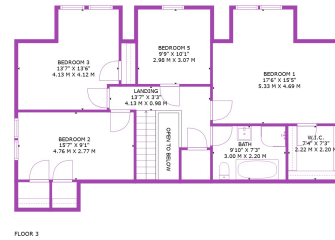
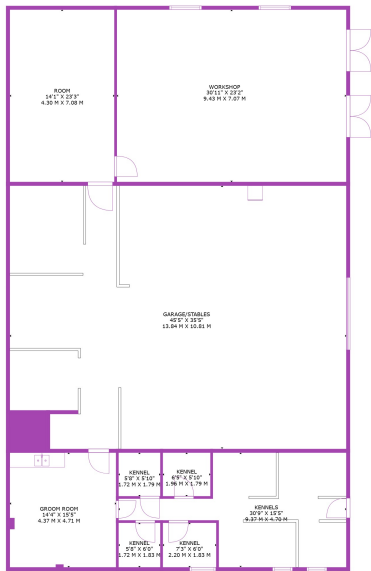
### Council Tax Band

Band F

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Total scanned area: 6058 sq. ft

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