



Craigstone House
Craighead Farm
Offers Over £365,000

GREIG
Residential



Craigstone House

Mauchline, KA5 5TR

Perfectly positioned within the rolling landscape of the Ayrshire countryside, Craigstone House is a modern detached villa offering six substantial principal apartments. The accommodation extends over two expansive levels, delivering a seamless balance of refined living and versatile family space. Lovingly maintained and presented, the interiors are defined by contemporary decor, enhanced by high quality fixtures and finishes throughout. A striking vaulted ceiling with glass balustrade forms a dramatic architectural centrepiece, creating a remarkable sense of light and volume while underscoring the home's distinctive character. Set amidst generous landscaped grounds, the property provides a tranquil and private retreat, complete with extensive private parking and a substantial garage.

Despite its rural setting, Craigstone House remains conveniently placed within easy reach of Mauchline and Kilmarnock, where a range of amenities and schooling can be found. This represents a rare opportunity to acquire an exceptional contemporary residence in one of Ayrshire's most idyllic countryside locations





Hallway

3.43m x 3.12m (11' 3" x 10' 3")
Access is given to a welcoming spacious hallway boasting modern decor, practical storage cupboard, ceiling cornicing and tiled flooring. The hallway gives access to the lounge, wc, bedroom four and a carpeted staircase leads to the upper level.

Lounge

10.14m x 4.06m (33' 3" x 13' 4")
An impressive principal apartment showcasing a striking vaulted ceiling, beautifully overlooked by an upper-level glass balustrade. The space is finished in contemporary décor and

features an elegant fireplace and decorative ceiling cornicing. Generous proportions provide ample room for freestanding furniture, complemented by stylish hardwood flooring throughout. Rear facing Velux double glazed windows enhance the bright, airy atmosphere, while two double glazed French doors offer garden views and direct access outside.

Kitchen

6.20m x 3.12m (20' 4" x 10' 3")
Fully fitted dining sized kitchen complete a modern open plan layout to the dining room, with ample wall and base storage





units, integrated oven and electric hob, stainless steel sink and drainer, plumbing and space for a dish washer, washing machine and fridge freezer, neutral decor, ceiling spotlights, tiled flooring and double glazed windows to the front.

Dining Room

4.13m x 3.96m (13' 7" x 13' 0") Spacious dining room boasting a contemporary open plan layout to the kitchen, modern decor, tiled flooring and double glazed French doors.

WC

1.80m x 1.83m (5' 11" x 6' 0") Practical wc, conveniently located on the lower level

comprising of a modern wash hand basin, wc, ceiling spotlights, stylish tiling to walls and flooring.

Bedroom One

4.03m x 4.06m (13' 3" x 13' 4") The master bedroom is an impressive double boasting modern decor, practical storage cupboard, hardwood flooring, double glazed window to the side, double glazed French doors to the rear and access to en-suite facilities.

En-Suite

2.22m x 3.02m (7' 3" x 9' 11") Stylish en-suite comprising of a wash hand basin, wc, jacuzzi bath, heated towel rail, ceiling spotlights, tiling to walls and





flooring and a double glazed window to the side.

Bedroom Two

6.20m x 5.56m (20' 4" x 18' 3") A spacious double bedroom with neutral decor, cornicing, access to eaves storage, hardwood flooring and a double glazed window to the side and rear.

Shower Room

2.89m x 2.61m (9' 6" x 8' 7") Stylish shower room complete with a wash had basin, wc, shower cubicle with mains shower, neutral decor, heated towel rail, tiled around shower, tiled flooring and a double glazed window to the front.



Bedroom Three

4.03m x 6.31m (13' 3" x 20' 8") Bedroom three is a generous double offering neutral decor, access to eaves storage, fitted carpet and a double glazed window to the side and rear.

Bedroom Four

6.48m x 3.02m (21' 3" x 9' 11") Spacious apartment located on the lower level that could be flexibly utilised as a forth bedroom, office or study boasting neutral decor, ceiling coving, hardwood flooring and two double glazed windows to the front.

Bedroom Five

3.43m x 2.93m (11' 3" x 9' 7")



Rear facing bedroom offering neutral decor, cornicing, access to eaves, hardwood flooring and double glazed French doors providing access to the balcony.

Bathroom

3.43m x 2.70m (11' 3" x 8' 10")
Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, jacuzzi style bath, stylish tiling, heated towel rail, ceiling spotlights and tiled flooring.

Externally

Council Tax Band

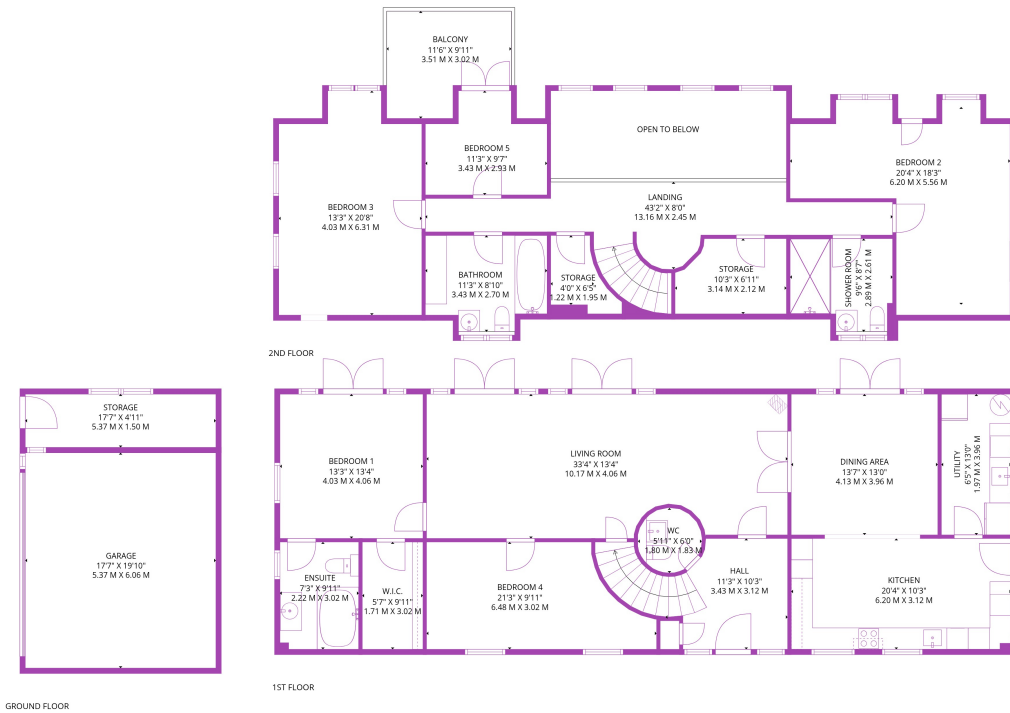
Band F



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TOTAL: 2585 sq. ft, 240 m2

Ground floor: 0 sq. ft, 0 m2, 1st floor: 1591 sq. ft, 148 m2, 2nd floor: 994 sq. ft, 92 m2

EXCLUDED AREAS: GARAGE: 350 sq. ft, 33 m2, STORAGE: 176 sq. ft, 16 m2, BALCONY: 98 sq. ft, 9 m2,

OPEN TO BELOW: 156 sq. ft, 14 m2, LOW CEILING: 87 sq. ft, 6 m2, WALLS: 244 sq. ft, 22 m2

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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