



Little Bargour

Mauchline Road
Hurlford
P.O.A.

GREIG
Residential



Little Bargour

Hurlford, Kilmarnock, KA1 5JX

Introducing to the market Little Bargour, a charming and rarely available four-bedroom detached bungalow of traditional construction, dating back to circa 1800. Set within approximately 10 acres of picturesque semi-rural grounds, the property enjoys open countryside views in every direction. The generous and flexible accommodation extends over two levels and comprises four well-proportioned bedrooms, two public rooms, and a superb orangery, offering versatile space ideal for both family living and entertaining. The grounds extend to around 10 acres and include three stables along with a separate store, providing excellent facilities for horses, livestock, or hobby use. The River Cessnock gently meanders through the land, enhancing the property's natural beauty and sense of tranquillity.

Situated on the periphery of Hurlford and ideally positioned between Kilmarnock and Mauchline, Little Bargour enjoys a peaceful countryside setting while remaining conveniently close to local amenities and transport links. With its traditional character, open views, and truly special setting, Little Bargour presents a rare opportunity to acquire a historic countryside home with substantial land, while still benefiting from easy access to Ayrshire's key towns.





Porch

2.24m x 1.55m (7' 4" x 5' 1") Access is given to a welcoming entrance porch offering wood panelling, laminate flooring, a double glazed window to the front and access to the hallway.

Hallway

1.95m x 3.31m (6' 5" x 10' 10") Spacious hallway boasting soft pastel decor, ceiling coving and laminate flooring. The hallway gives access to the lounge, kitchen and a carpeted staircase leads to the upper level.

Lounge

4.78m x 5.50m (15' 8" x 18' 1") Generously proportioned main apartment complete with soft decor and decorative wood panelling, feature open fireplace, ceiling coving, practical storage cupboard, solid wood flooring, a double glazed window to the front and double doors leading to the Orangery.

Family Room

Second spacious family apartment offering contemporary decor, stunning gas fireplace, ceiling coving, fitted carpet, a double glazed window to the front and double door access to the Orangery.



Orangery

7.89m x 3.01m (25' 11" x 9' 11") The superb orangery boasts additional family living space to suit any requirement offering neutral decor, tiled flooring and double glazed window and door formation overlooking and providing access to the rear garden.

Kitchen

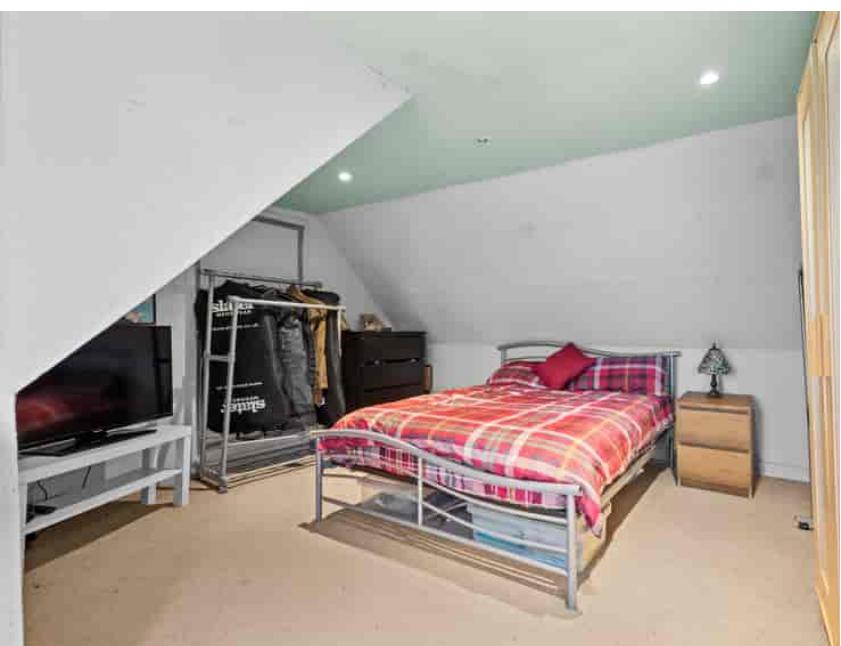
2.83m x 3.66m (9' 3" x 12' 0") Fully fitted dining sized kitchen complete with ample wall and base storage units, complimentary work surface, plumbing and space cooker, fridge freezer and washing machine, composite sink and drainer, neutral decor, plentiful space for dining table and chairs, laminate flooring, double glazed window to the rear and a door leading to the porch.

Bedroom One

3.74m x 5.14m (12' 3" x 16' 10") The master bedroom is a generous double boasting neutral decor, wash hand basin, access to attic space, a fitted carpet and a double glazed window to the front and rear.

Bedroom Two

4.02m x 4.40m (13' 2" x 14' 5") A spacious double bedroom with soft decor, wash hand basin, fitted carpet and a double glazed window to the rear.



Bedroom Three

4.11m x 2.41m (13' 6" x 7' 11") Bedroom three is a good sized apartment located on the lower level with neutral decor, fitted carpet and a double glazed window to the front.

Bedroom Four

4.91m x 2.44m (16' 1" x 8' 0") Located on the lower level, a good sized double bedroom boasting neutral decor, wash hand basin, fitted carpet and a double glazed window to the rear.

Bathroom

2.19m x 2.20m (7' 2" x 7' 3") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath with overhead electric shower, tiled finish to walls, ceiling spotlights, tiled flooring and a double glazed window to the rear.

Externally

Set on a substantial wrap around plot on the banks of the River Cessnock, this exceptional property extends to approximately 10 acres of quality grazing land with generous, private surrounding gardens, truly ticking every box. The beautifully maintained gardens feature expansive manicured lawns, mature shrubbery, areas of woodland, and a paved patio ideal for al fresco dining and entertaining. The land is divided into a variety of well-sized paddocks, making it perfectly suited for horses or other livestock. A large sweeping driveway completes the picture, providing ample off-street parking.

Stables & Outbuildings

The property further benefits from a variety of outbuildings and stables, perfect for equestrian use or could be easily changed to suit any lifestyle or hobby.

Council Tax Band

Band E



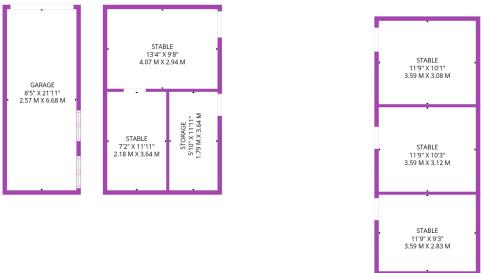
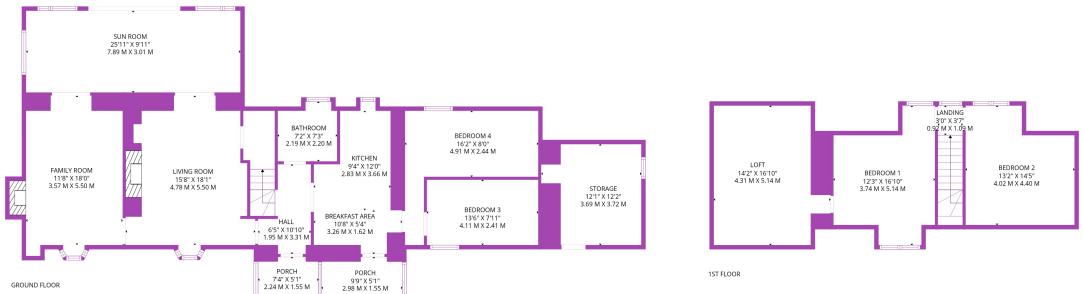
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TOTAL: 1741 sq. ft, 162 m²

Ground floor: 1357 sq. ft, 126 m², 1st floor: 384 sq. ft, 36 m²
 EXCLUDED AREAS: STABLE: 579 sq. ft, 55 m², GARAGE: 185 sq. ft, 17 m², STORAGE: 218 sq. ft, 21 m²,
 PORCH: 88 sq. ft, 8 m², BAY WINDOW: 11 sq. ft, 0 m², FIREPLACE: 10 sq. ft, 1 m²,
 LOW CEILING: 224 sq. ft, 21 m², WALLS: 288 sq. ft, 24 m²

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

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Greig Residential
 18 Henrietta Street, East Ayrshire
 KA4 8HQ
 01563 501350
info@greigresidential.co.uk