



16 Ballochmyle Way  
Mauchline, KA5 6LA  
Offers Over £595,000

**GREIG**  
*Residential*

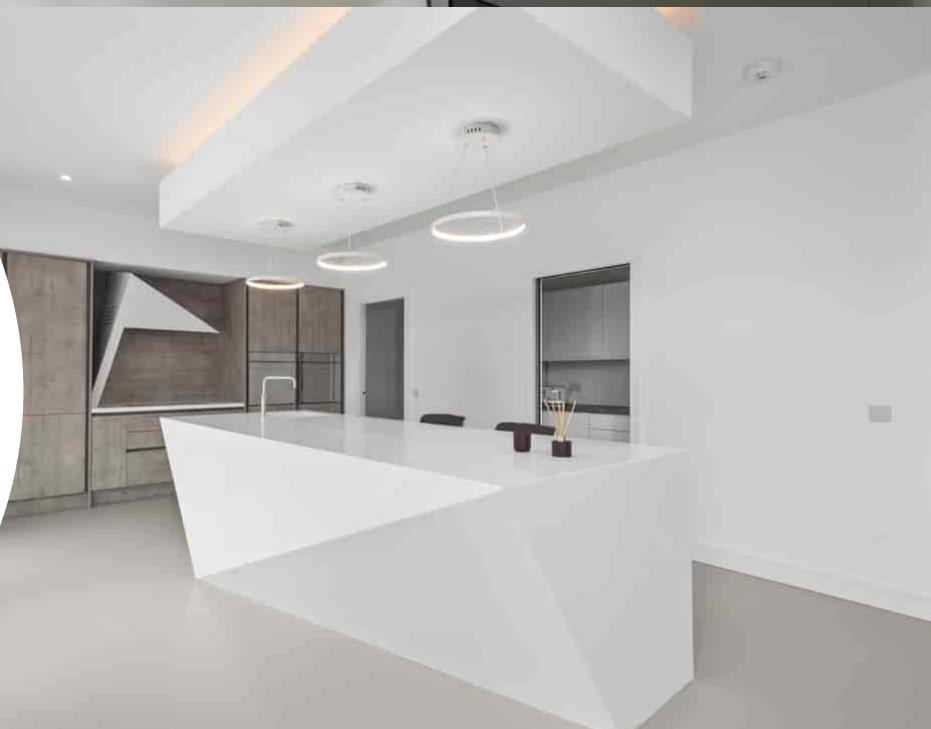


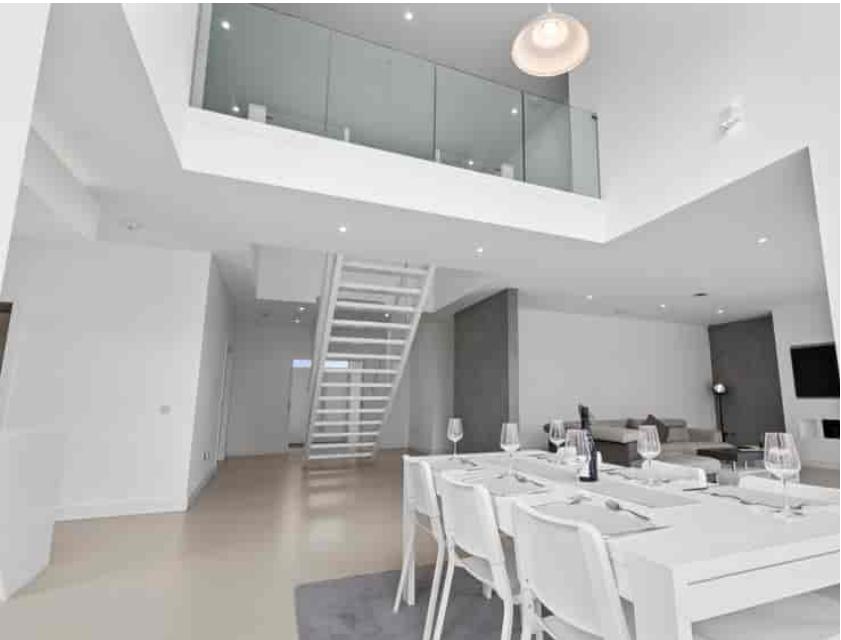
# Ballochmyle Way

Mauchline, KA5 6LA

Immerse yourself in this breathtaking, sleek and truly one of a kind six bedroom modern detached villa spanning over 3800 square feet, located within the prestigious, exclusive Ballochmyle Estate. Built by the current owner in 2018 to an exacting standard, this impressive home is the epitome of modern living finished with an expansive open plan living area and en suite facilities servicing the 5 upper floor bedrooms. An enviable array of glass, concrete and resin finishes, an abundance of triple glazed windows throughout providing breathtaking countryside outlooks and the highest quality fixtures, fittings and appliances.

Boasting a prominent plot overlooking the 17th hole of Ballochmyle Golf Course and beyond, every detail has been considered externally too with large intricately landscaped gardens extending to approx. 0.6 acre with triple sized garage and driveway. Homes of this style and standard are rare in today's market and we urge you to register your interest early.





### Porch

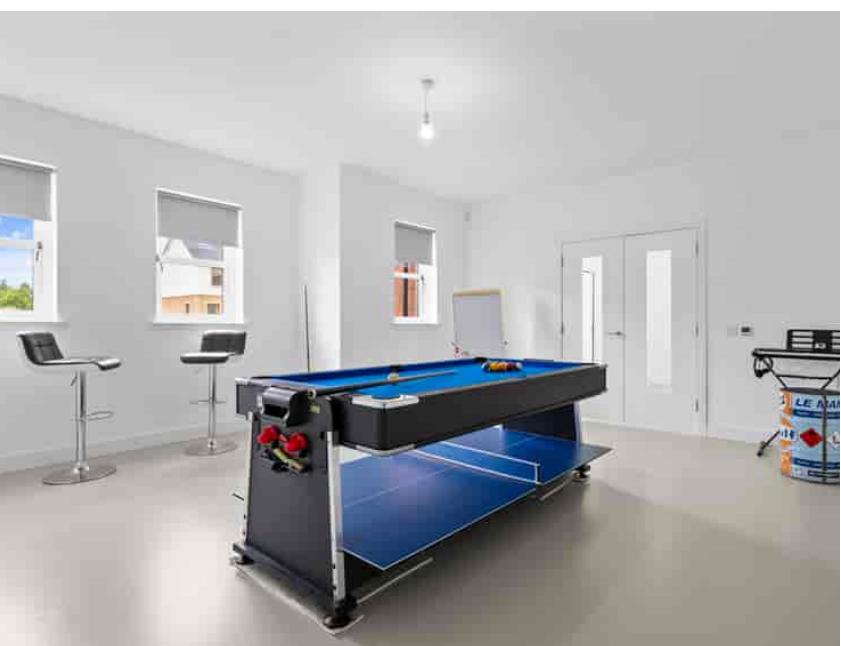
3.79m x 1.80m (12' 5" x 5' 11") With access via the striking aluminum storm door, the practical entrance porch is complete with two storage cupboards, resin flooring, neutral decor and double doors leading into the open plan living space.

### Hallway

3.77m x 5.27m (12' 4" x 17' 3") The impressive entrance hallway to this villa sets the tone for the home, leading to a magnificent, enviable open plan living space. The feature steel staircase is the focal point with resin flooring, crisp white decor and ceiling spotlights. Eye catching concrete finished wall and double door access to formal lounge.

### Formal Lounge/Family Room

5.78m x 5.14m (19' 0" x 16' 10") The generously proportioned main apartment, currently utilised as a games room offers crisp white decor and resin floor, double door access to hallway and three triple glazed windows to the front.



### Lounge/Dining

6.13m x 9.65m (20' 1" x 31' 8") Spanning an expansive area with an open plan layout is the remarkable living/dining area, positioned to the rear of the villa boasting two sets of triple bi-folding doors leading out into the gardens along with feature triple glazed windows allowing an abundance of light. The dining area is positioned under an excellent full height vaulted ceiling and the lounge space is complete with media wall with living flame gas fire and concrete finish, resin flooring and ceiling spotlights.

### Kitchen

5.92m x 4.16m (19' 5" x 13' 8") Forming part of the open plan living space is the extraordinary fitted kitchen comprising of a range of stylish grey wood wall units and truly unique, ergonomically designed central island with white gloss base units and corian work surface, integrated sink with Quooker tap and breakfast bar seating area. Smeg double oven, flush Elica induction hob with uber modern corian extractor hood. Soft close sliding pocket door access to walk in pantry and utility room, triple bi-folding doors leading out into the gardens. Lowered ceiling above island with statement LED lighting.



### Walk in Pantry

3.75m x 1.31m (12' 4" x 4' 4") An excellent addition to the kitchen, this sizeable pantry provides modern white gloss wall and base storage units with grey composite sink and drainer, plumbing/space for fridge/freezer and resin flooring.

### Utility Room

2.23m x 3.41m (7' 4" x 11' 2") Substantial sized separate utility room with white gloss base units and complimentary work surface, grey composite sink and drainer, plumbing/space for washing machine and tumble dryer. Fresh white decor, resin flooring and ceiling spotlights. Triple glazed windows to the front and rear, door access to plant room and garage, dual aspect doors leading out to both the front and rear gardens.

### Bedroom Six

4.41m x 3.57m (14' 6" x 11' 9") A flexible use apartment conveniently located on the ground floor offers fresh decor, ceiling spotlights, resin flooring and triple sliding door fitted wardrobes. Two triple glazed windows to the front.

### Cloaks/WC

2.38m x 2.06m (7' 10" x 6' 9") Practical two piece cloaks/wc positioned on the ground floor comprising of wc and wash hand basin, neutral wall tiling and resin flooring. Ceiling spotlights, heated towel rail and triple glazed opaque window to the front.



### Upper Landing

On the upper level the stunning galleried landing provides access to all bedrooms with crisp white decor, ceiling spotlights and fitted carpet. Feature glass balustrade and large striking triple glazed picture window overlooking the golf course boasting far reaching countryside outlooks.

### Bedroom One

5.17m x 4.17m (17' 0" x 13' 8") The master bedroom is an impressive double complete with fitted carpet and fresh white decor, fitted wardrobes providing storage space and sliding door access to walk in dressing area. Two stylish wall lights, door access to en suite and picture triple glazed window to the rear boasting far reaching outlooks.

### Master En Suite

3.46m x 2.01m (11' 4" x 6' 7") Generous four piece master en suite comprising of wash hand basin with grey gloss vanity unit, wc, walk in shower cubicle and bath with centre taps. Anthracite matte heated towel rail, ceiling spotlights, contemporary tiling to walls and floor, vanity mirror and triple glazed frosted window to the side.

### Bedroom Two

5.04m x 4.06m (16' 6" x 13' 4") The second bedroom is a large double with soft modern decor, fitted carpet, fitted wardrobes and triple glazed picture window to the rear providing welcoming open outlooks. Door access to en suite.



#### En Suite for Bedroom Two

3.00m x 2.15m (9' 10" x 7' 1") Servicing the second bedroom is the four piece en suite comprising of wash hand basin with white gloss vanity storage, wc, bath and shower cubicle. Heated towel rail, neutral decor, Karndean flooring, ceiling spotlights and triple glazed frosted window to the side.

#### Bedroom Three

5.04m x 4.41m (16' 6" x 14' 6") This is the largest bedroom in size and is complete with fitted wardrobes, contemporary tasteful decor, fitted carpet and door access to en suite. Two triple glazed windows to the front.

#### En Suite for Bedroom Three

2.80m x 2.15m (9' 2" x 7' 1") Four piece suite comprising of wash hand basin with vanity storage, wc, shower cubicle and bath. Anthracite radiator, LED mirror, ceiling spotlights, neutral decor and Karndean flooring.

#### Bedroom Four

5.06m x 4.44m (16' 7" x 14' 7") This front facing bedroom is a generous double offering fresh white decor, fitted carpet, fitted wardrobes providing storage space and front facing triple glazed window. Door access to Jack 'n' Jill en suite.



#### Jack 'n' Jill En Suite

2.50m x 2.06m (8' 2" x 6' 9") Providing en suite facilities to bedrooms four and five is the three piece Jack 'n' Jill en suite comprising of wash hand basin with grey gloss vanity, wc and corner shower cubicle. Heated towel rail, Karndean flooring, neutral decor and triple glazed frosted window to the front.

#### Bedroom Five

3.79m x 3.77m (12' 5" x 12' 4") Front facing fifth bedroom offering crisp white decor and fitted carpet, three triple glazed windows and fitted wardrobes. Door access to Jack 'n' Jill en suite.

#### Additional Enhancements

No stone has been left unturned with the build of this villa boasting a range of enhancements including: wiring for surround sound facilities, underfloor heating spanning the full lower level, Mechanical Ventilation Heat Recovery unit (MVHR), CCTV surrounding the full property and triple glazed windows throughout.

#### Triple Sized Garage

9.76m x 6.36m (32' 0" x 20' 10") The sizeable attached triple sized garage is complete with two electric up and over door access, loft storage and door access to/from villa via utility room.



#### External

Positioned on a prominent, enviable plot extending to 0.6 acre, this grand villa provides intricately landscaped wraparound garden grounds. The front garden offers a large well manicured lawn and sizeable driveway providing plentiful off street parking. The spectacular South facing rear garden is the perfect outdoor family space with a terrace edged with attractive steel fencing comprising of a porcelain patio with stone BBQ, two artificial lawn areas and a selection of chips. The steps lead down to an expansive lawn which neighbours the immediate golf course with views over the 17th hole.

#### Locality

Ballochmyle Estate is located on the outskirts of Mauchline, surrounded by rolling countryside and the neighbouring Ballochmyle Golf Course. Mauchline is a small historic town within East Ayrshire which provides a range of everyday amenities including doctor, dentist and veterinary surgeries, local shops, public schooling and bus links to Ayr, Kilmarnock & Glasgow. Auchinleck train station is within 5 miles, regularly servicing Glasgow and beyond. Well regarded private schooling is available at Wellington in Ayr with designated direct bus service, and Belmont in Newton Mearns. Glasgow Prestwick Airport is a mere 14 miles away with regular international scheduled flights. Nearby historic points of interest include Dumfries House and Auchinleck Estate.



#### Council Tax

Band G

#### Disclaimer

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