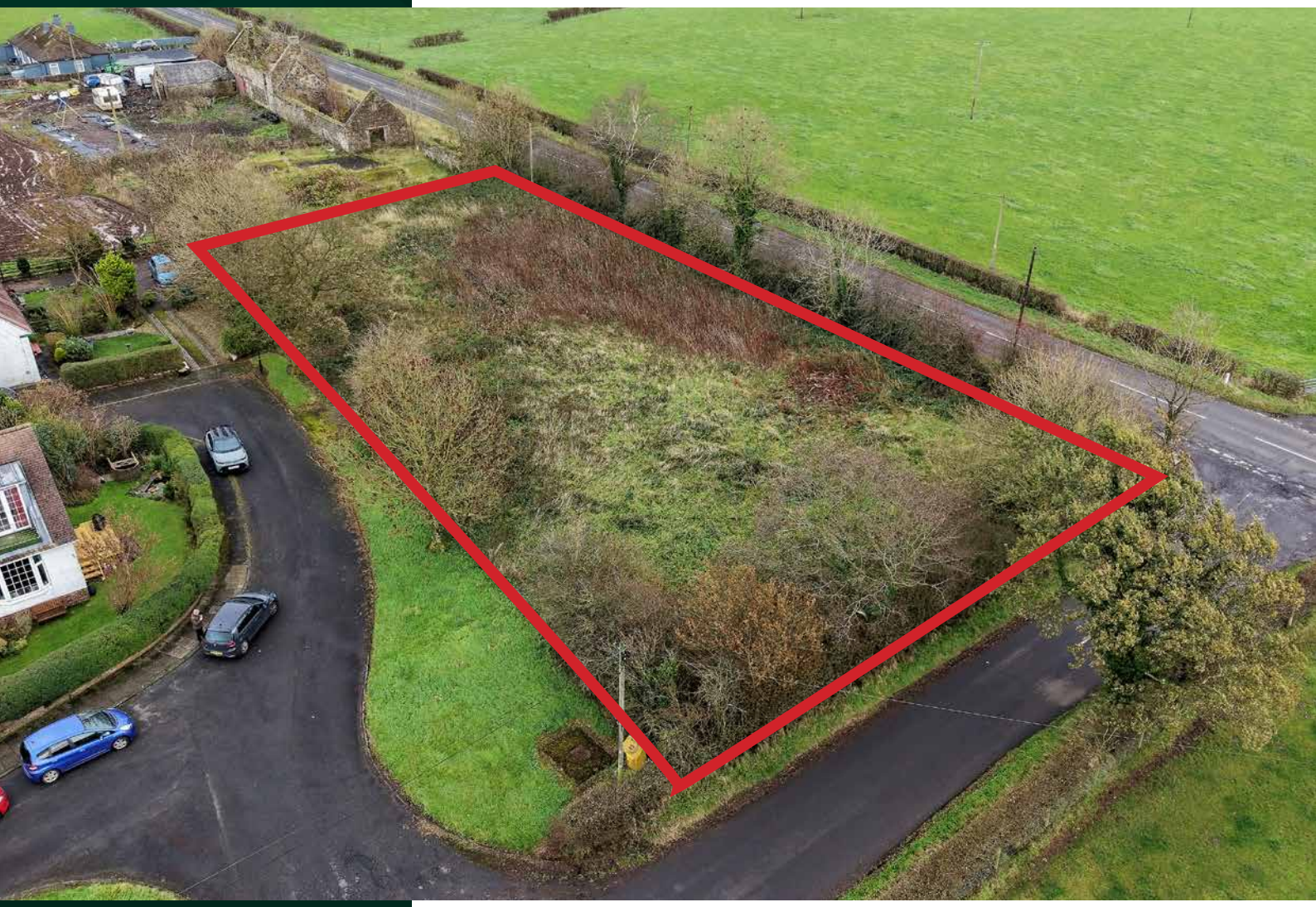
McEwan Fraser Legal
Solicitors & Estate Agents

Land at Chapeltoun

STEWARTON, KILMARNOCK, EAST AYRSHIRE, KA3 3ED



Occupying an attractive south-facing position within approximately 0.57 acres of unspoilt Ayrshire countryside with lovely views to Arran on a clear day



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Occupying an attractive south-facing position within approximately 0.57 acres of unspoilt Ayrshire countryside with lovely views to Arran on a clear day, this appealing house-building plot offers an excellent opportunity to create a substantial bespoke family home in a peaceful rural setting, yet within easy reach of the popular towns of Stewarton and Kilmaurs, both approximately two miles away.

THE PLOT





The site benefits from conditional planning permission for a detached one-and-a-half-storey dwellinghouse, with a proposed floor area extending to approximately 250 sq m (2,690 sq ft). With its generous garden grounds, attractive countryside setting and convenient access to local amenities and transport links, the plot presents an exciting opportunity for those seeking the best of country living without sacrificing convenience.







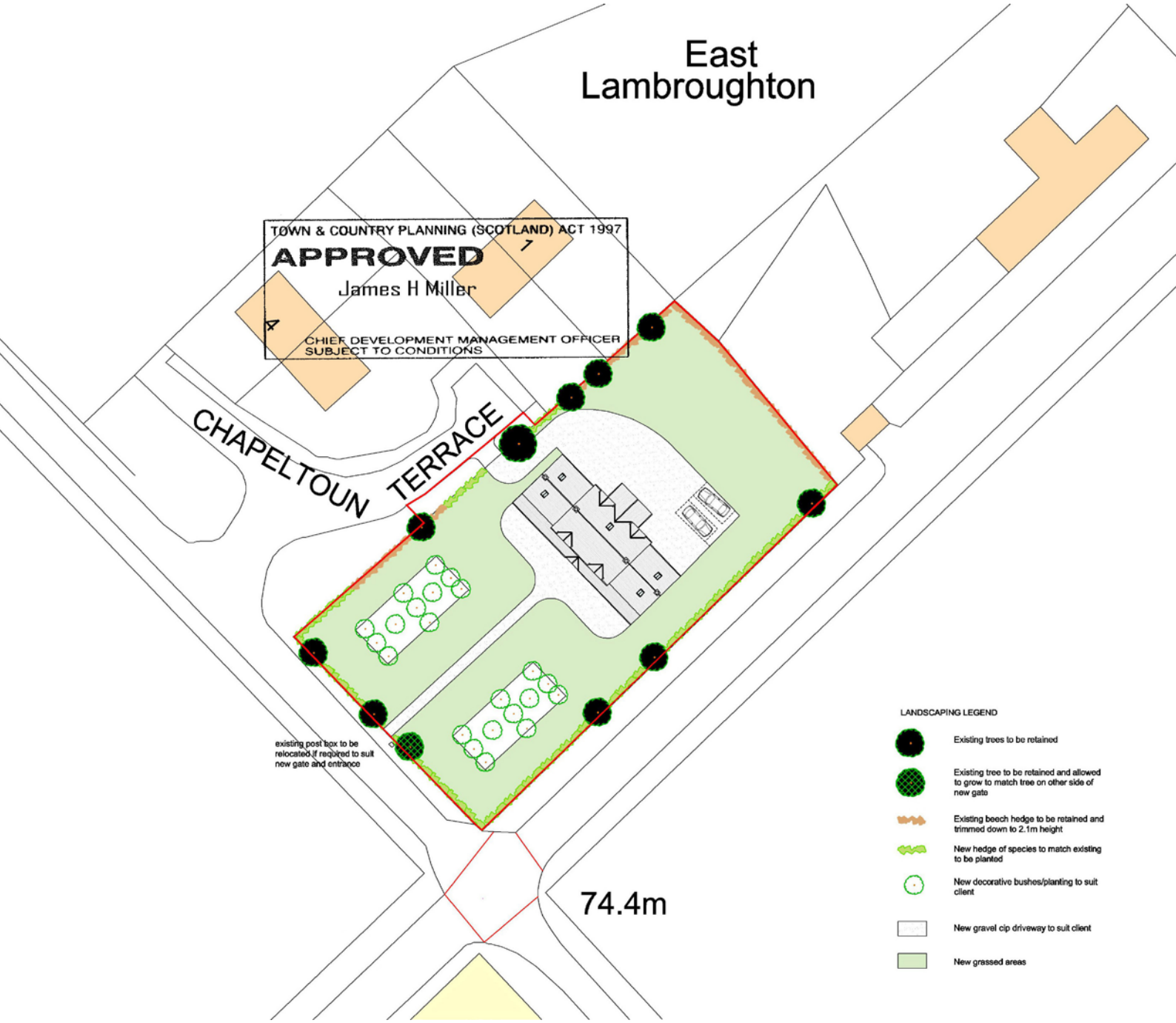




The property comprises an attractive corner plot extending to approximately 0.57 acres, enjoying a desirable south-facing aspect and enclosed by established beech hedging.

Conditional planning permission has been granted for the erection of an individually designed detached one-and-a-half-storey dwellinghouse.

THE PROPOSED DEVELOPMENT



Conditional planning permission was granted on 23 May 2017 for the erection of a single detached one-and-a-half-storey dwellinghouse under Planning Reference N/17/00312/PP.

The approved design envisages an attractive timber-frame property beneath a traditional slate roof. The external elevations incorporate pastel-green timber shiplap cladding, complemented by white-rendered sections to the principal body of the house. Timber external doors and windows are also specified in pastel green, with uPVC rainwater goods completing the external finish.

ELEVATIONS



PROPOSED FRONT ELEVATION
(Scale 1:100)

General Finishes:
External Walls to be timber shiplap cladding coloured pastel green with white render to main body of house

Roof to be slate finish

External doors and windows to be timber coloured pastel green

Rainwater goods to be upvc



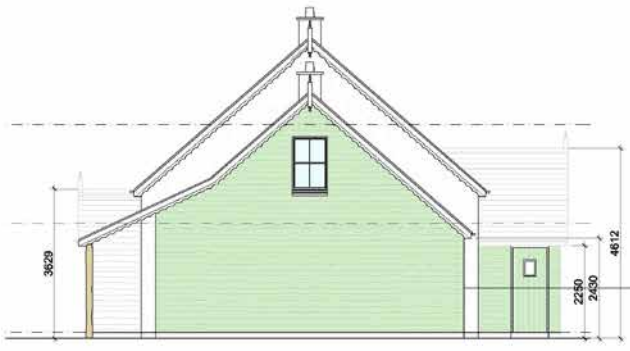
PROPOSED REAR ELEVATION
(Scale 1:100)

General Finishes:
External Walls to be timber shiplap cladding coloured pastel green with white render to main body of house

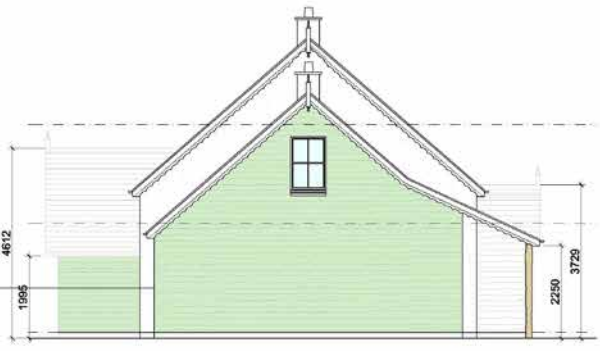
Roof to be slate finish

External doors and windows to be timber coloured pastel green

Rainwater goods to be upvc



PROPOSED SIDE ELEVATION
(Scale 1:100)



PROPOSED SIDE ELEVATION
(Scale 1:100)

General Finishes:
External Walls to be timber shiplap cladding coloured pastel green with white render to main body of house

Roof to be slate finish

External doors and windows to be timber coloured pastel green

Rainwater goods to be upvc

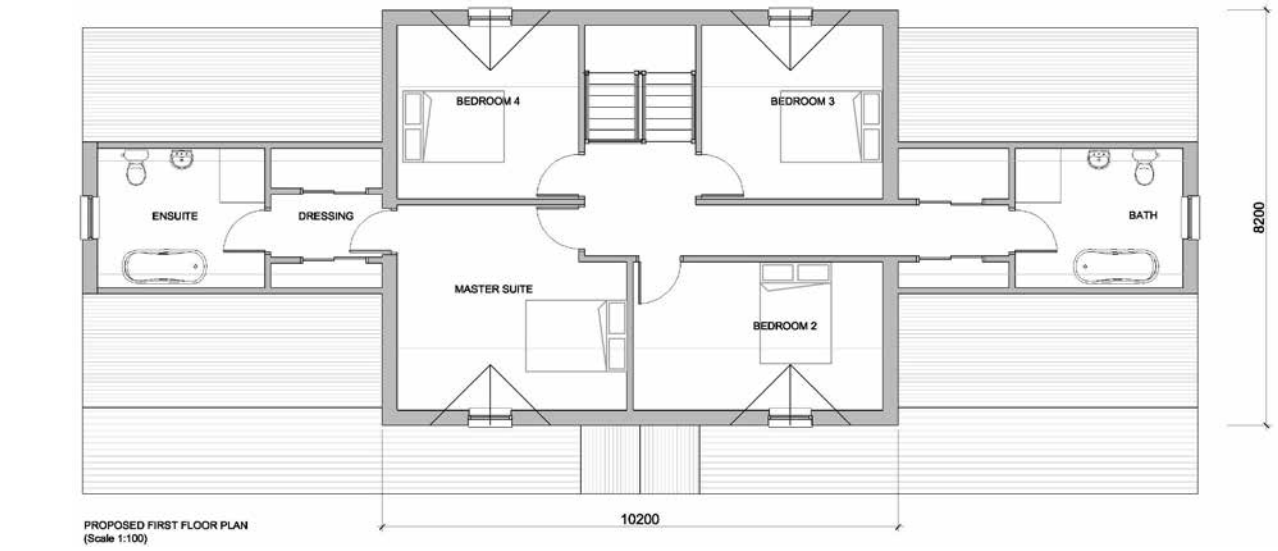
The proposed accommodation is particularly generous and has been designed to provide flexible family living over two levels.

Ground Floor: Welcoming entrance hall, three spacious reception rooms, a well-appointed kitchen, shower room, and utility room.

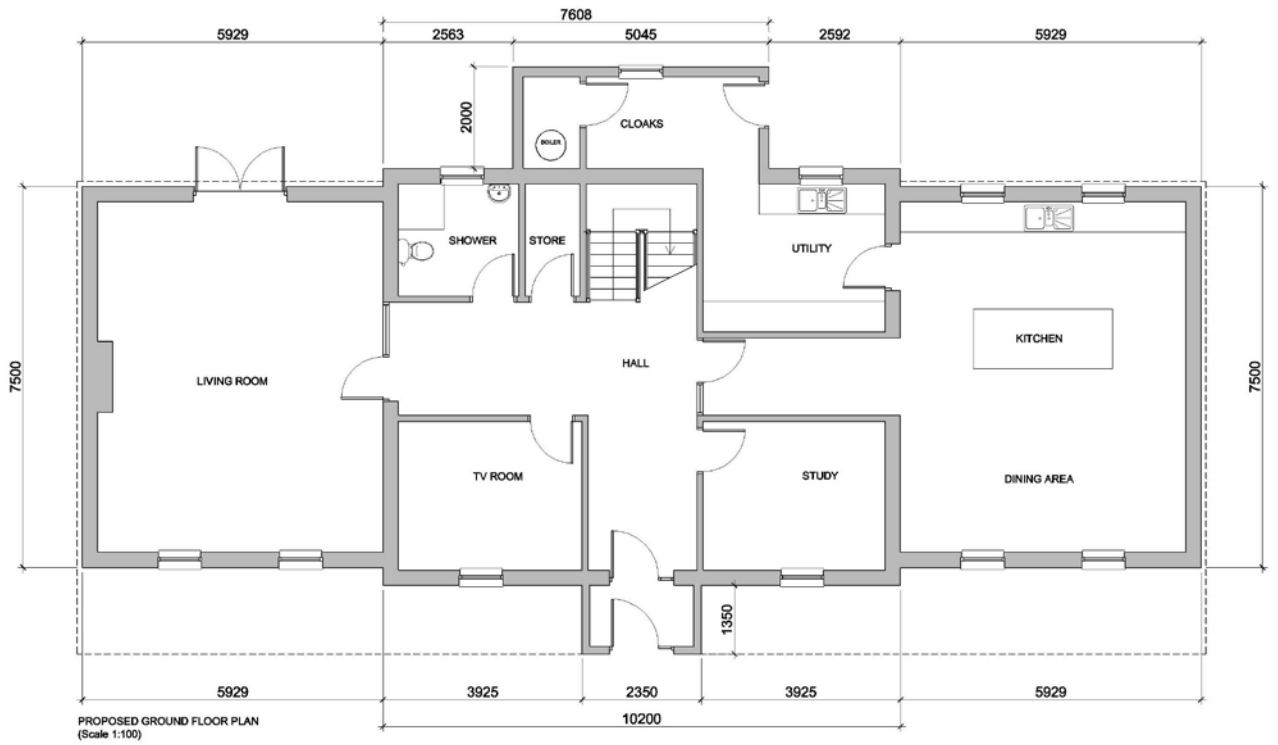
First Floor: Four generously sized bedrooms, including two with en-suite bathrooms.

The overall proposed floor area extends to approximately 250 sq m (2,690 sq ft), offering considerable scope for the creation of a substantial and distinctive family home.

FLOOR PLANS



PROPOSED FIRST FLOOR PLAN
(Scale 1:100)

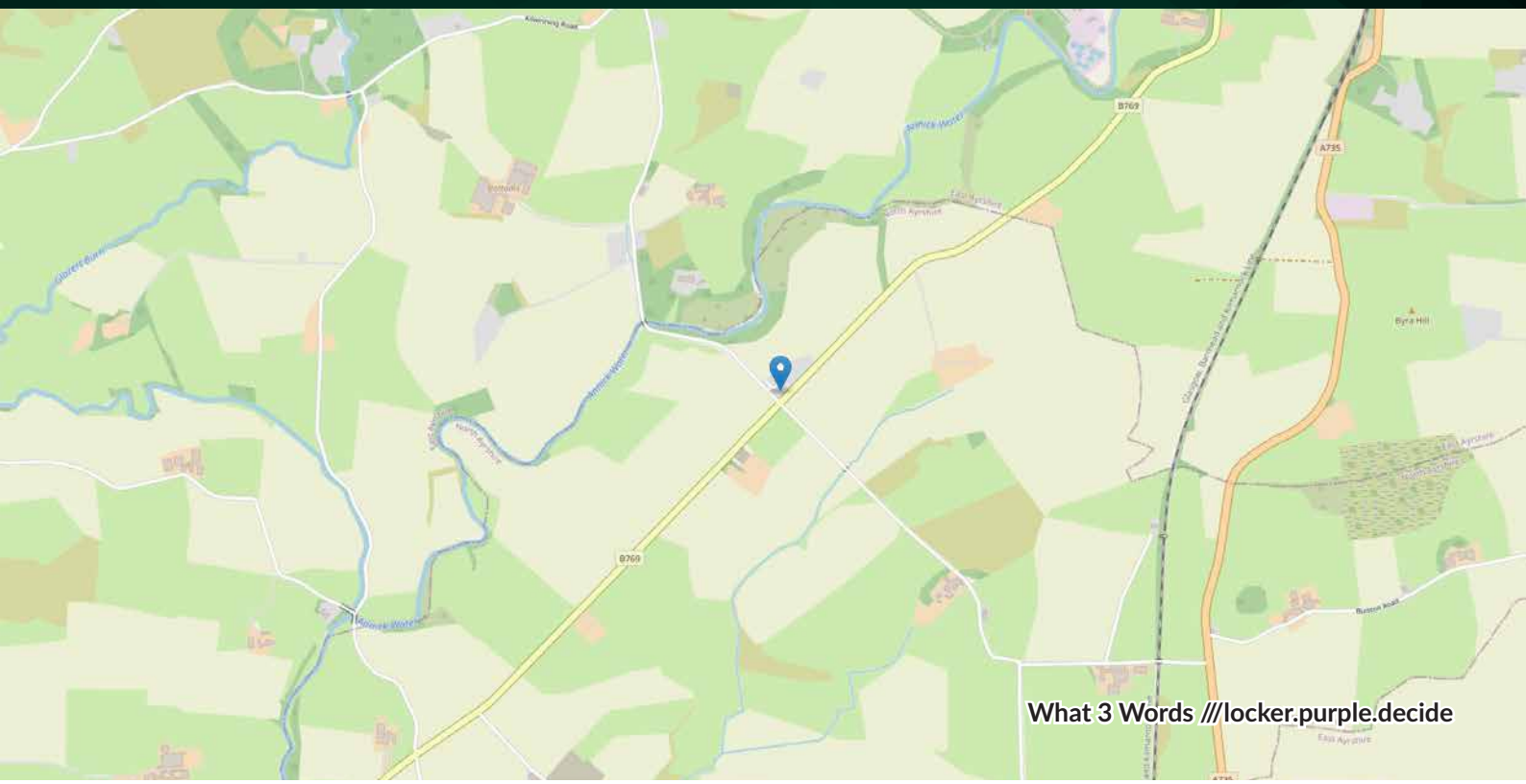


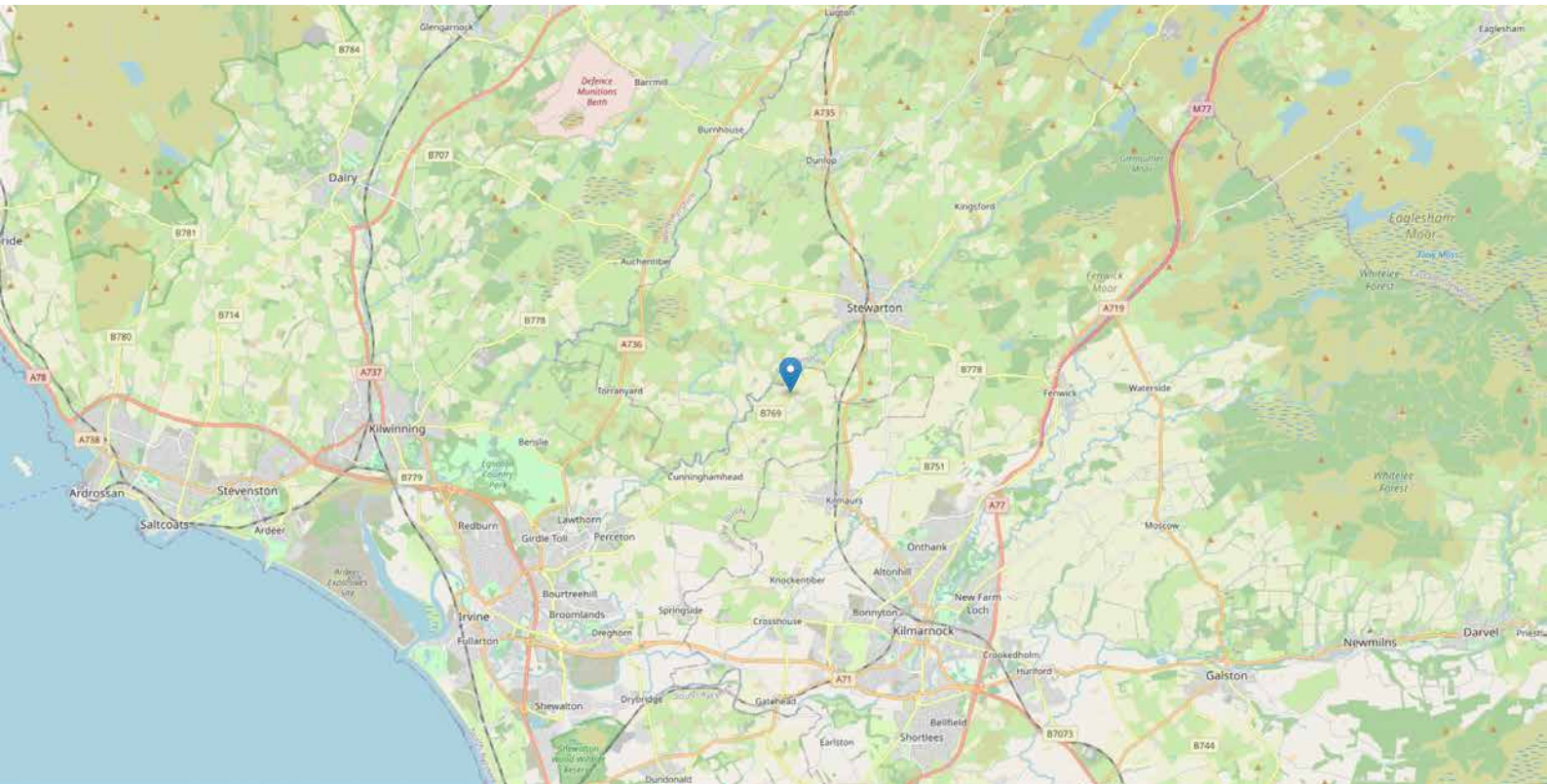
PROPOSED GROUND FLOOR PLAN
(Scale 1:100)

From Glasgow: Take the M77 southbound towards Fenwick, following signs for Stewarton. On reaching the traffic lights in the centre of Stewarton, turn left. Continue through the small roundabout and, at the next roundabout, take the left exit towards Kilmaurs. Turn first right over the bridge onto the B769, signposted for Irvine.

Continue along this road for approximately two miles before turning right, signposted for Chapeltoun. The plot is situated on the right-hand side, opposite the junction.

DIRECTIONS





THE LOCATION

The plot enjoys a delightful rural setting close to the thriving market town of Stewarton and the village of Kilmaurs, both offering convenient access to a range of local amenities. Stewarton provides an excellent selection of facilities, including primary and secondary schooling, supermarket shopping, a modern sports centre, a library and a variety of popular cafés, bars and restaurants. For commuters, Glasgow is approximately 24 miles away and readily accessible by road or rail. Stewarton benefits from a mainline railway station with regular half-hourly services to Glasgow, making it an attractive location for those seeking a countryside lifestyle within commuting distance of the city.









A choice of independent schooling is available, including St Columba's School in Kilmacolm and Wellington School in Ayr. Glasgow and Prestwick Airports are approximately 22 and 13 miles away, respectively, providing convenient access to domestic and international destinations.

The surrounding Ayrshire countryside provides an excellent setting for outdoor pursuits, with attractive walking and cycling opportunities available nearby at Lainshaw Estate and Woodlands. Ayrshire is internationally recognised for its outstanding golf courses, including the renowned Turnberry and Royal Troon, together with the impressive course at Rowallan Castle Estate, close to Kilmaurs. Equestrian enthusiasts are particularly well catered for, with the nearby Morris Equestrian Centre offering excellent facilities. The surrounding network of quiet country lanes also provides superb opportunities for hacking and enjoying the countryside on horseback. For those who enjoy sailing and coastal pursuits, marina facilities are available at Troon, Ardrossan and Largs. Some of Ayrshire's finest beaches can also be reached within approximately 20 minutes.







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