

Siennas Cottage

TOWNHEAD OF AUCHENTIBER, AUCHENTIBER, KILWINNING, KA13 7RR



A three/four bedroom masterpiece of style, comfort, and functionality, tucked away in the hamlet of Auchentiber



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We are delighted to bring to the market this wonderful three/four-bedroom, detached house, tucked away in the hamlet of Auchentiber. This popular pocket is surrounded by countryside with fabulous views and fantastic road links.

This property is a masterpiece of style, comfort, and functionality, having been looked after to an exceptional standard by its current owners. Every detail has been carefully considered, with no expense spared, resulting in a home that's as practical as it is luxurious. Perfect for families or those who love to entertain, this home is presented in immaculate, move-in condition. Stepping through the main porch entrance, the welcoming hallway with underfloor heating leads to the rest of the apartments on this level and sets the tone for the rest of this beautiful property.

THE LOUNGE



The heart of this home lies in its incredible living areas, designed to offer both comfort and style. The lounge is a showstopper, featuring elegant decor and a feature log burner, creating a warm and inviting space ideal for cosy nights.

THE KITCHEN



The expansive kitchen area is a true highlight as well as a chef's dream. It is flooded with natural light from a set of doors that open onto the garden, where you can invite the outside in. It boasts high-end appliances, sleek cabinetry, and plenty of counter space for meal preparation. Its design perfectly balances practicality with aesthetics, making it a pleasure to cook and entertain. The feature island come breakfast bar is the perfect zone to grab a quick coffee before a hard day! The useful utility room and WC are positioned next to the kitchen.



THE UTILITY & WC



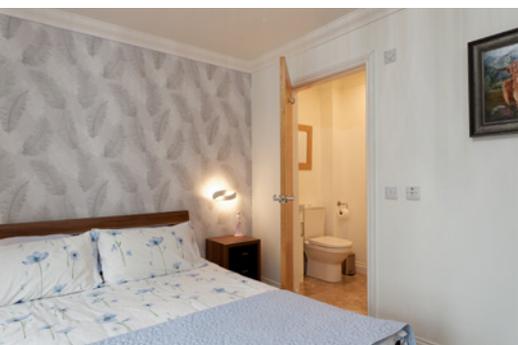
THE DINING ROOM /BEDROOM

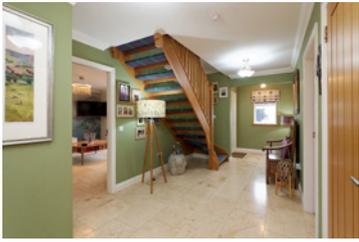


Another impressive room is the formal dining room. It's easy to imagine the evenings of fine dining this zone has played host to with friends and family. This zone could be transformed into an additional bedroom, if required.

One of the bedrooms is located on the ground floor and is complemented with a range of furniture configurations and an impressive en-suite.

BEDROOM 1





Journeying upstairs, the crisp and contemporary styling continues. You will discover a further two large bedrooms, each beautifully decorated and offering ample space for storage and relaxation as well as built-in mirrored wardrobes. There is a large cupboard on this level, versatile enough to transform into a study for those looking for working-from-home arrangements. The stunning family bathroom suite with walk in shower and free-standing roll top bath completes the impressive accommodation internally.

THE BATHROOM



BEDROOM 2



BEDROOM 3

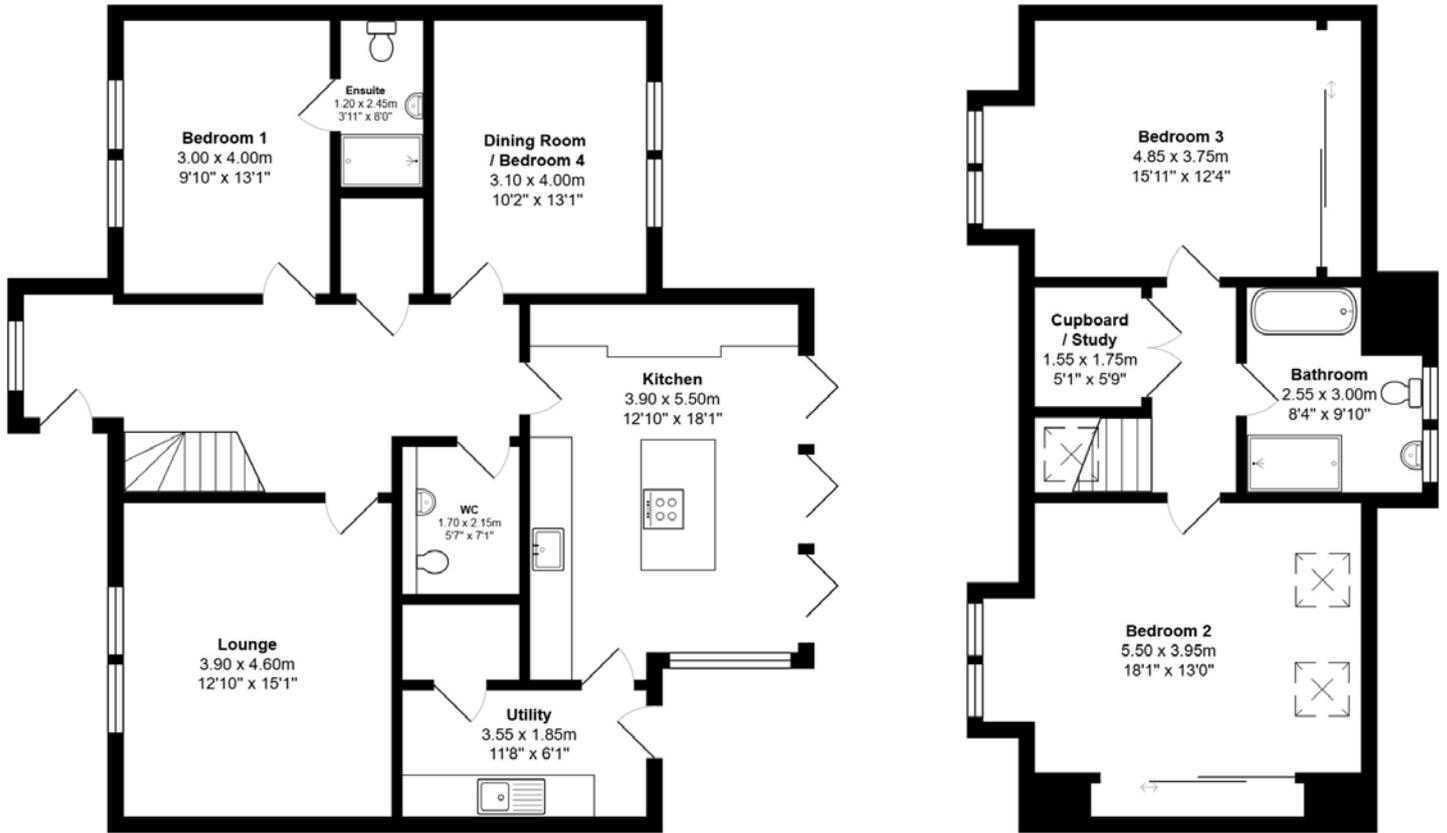


Externally, there are private garden grounds with a driveway to the side that provides off-road parking for a number of vehicles. The rear garden offers privacy and versatility, featuring a decking area, perfect for relaxation or entertaining guests. The garden also includes well-maintained pathways and seating areas, making it a haven for outdoor enjoyment. Generous grounds synonymous with the luxury inside complete this tranquil home.

EXTERNALS

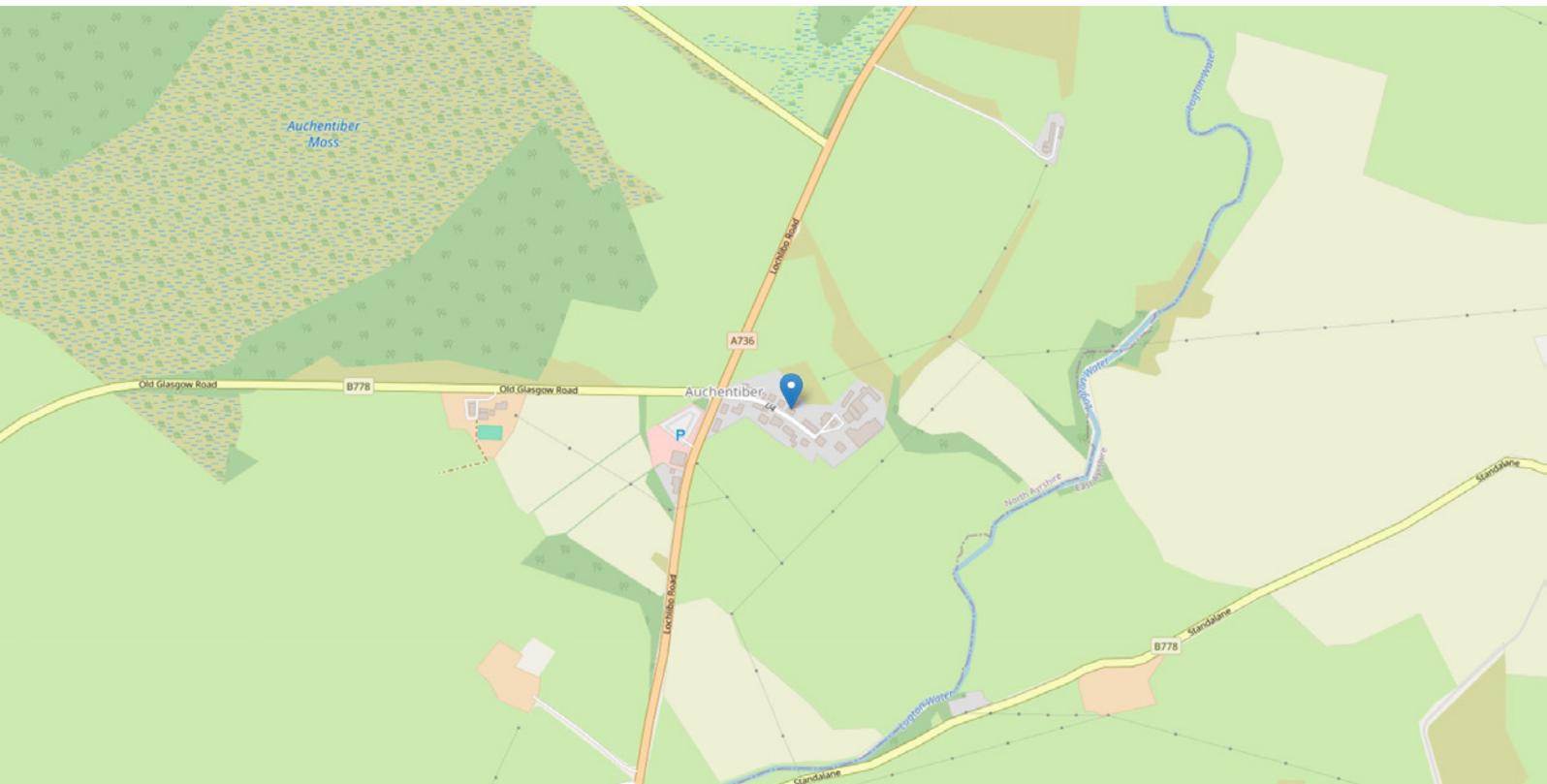


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 160m² | EPC Rating: C



THE LOCATION

'Sienna's Cottage' is ideally situated in the small hamlet of Auchentiber. The property is surrounded by open farmland and has a peaceful rural location. Nearby towns such as Stewarton, Irvine, Kilwinning and Dalry provide an extensive range of local amenities including education, retail, entertainment and transport links. The property falls within the catchment area for Stewarton and various North Ayrshire schools.

The A736 provides good access to the M8, M77 and Glasgow to the north, and there are main-line railway stations at Stewarton (4 miles), Kilwinning (5 miles), Dalry (6 miles) and Irvine (7 miles). Locally, there are also the international airports of Prestwick (15 miles) and Glasgow (18 miles). Glasgow (22 miles) provides an excellent range of professional services, higher education, cultural and retail facilities.

The local area provides numerous sporting and leisure opportunities and proves to be popular with walkers and cyclists due to the extensive walking and riding trails.



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