



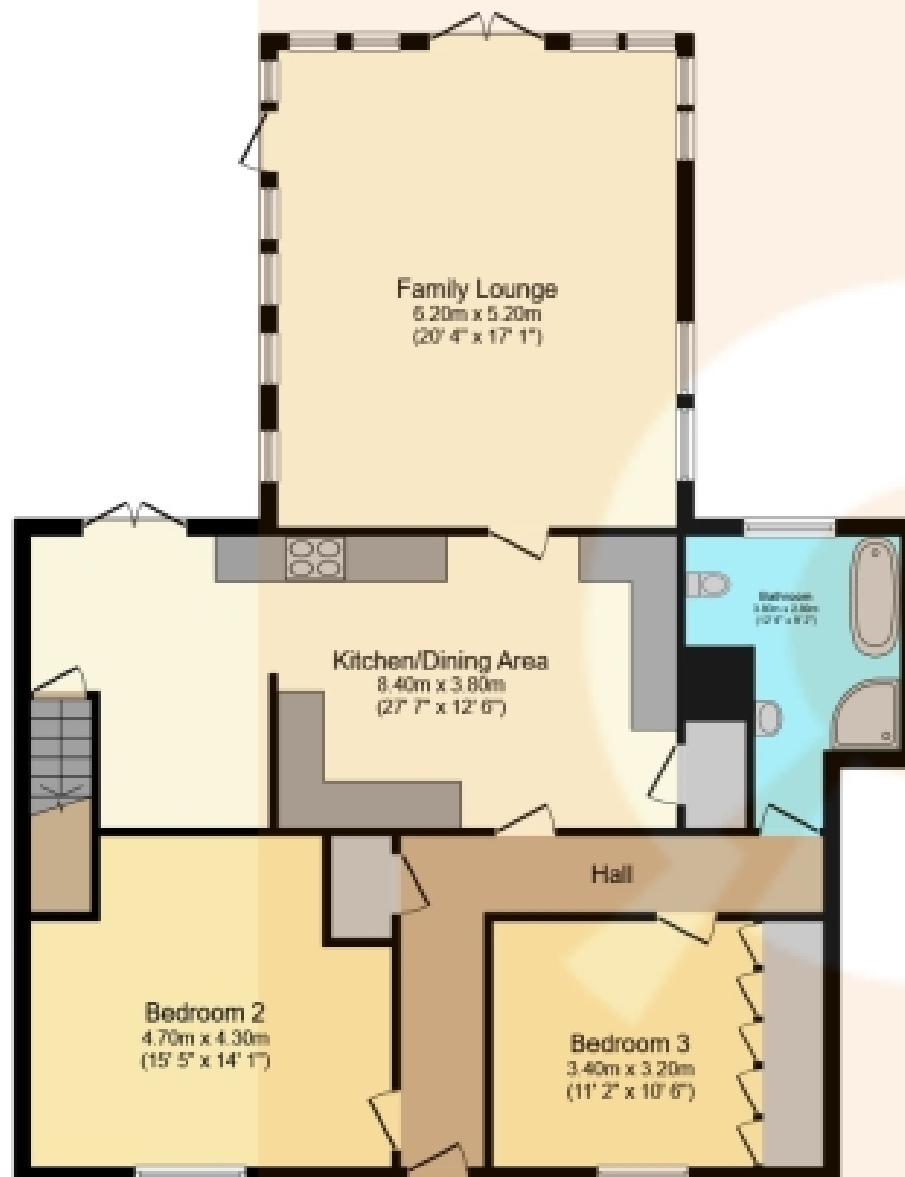
**Brackenhill Farm Cottage, Dalry Road, Beith**

**Offers Over £430,000**









**Ground Floor**



**First Floor**

Total floor area 172.5 sq.m. (1,856 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## THE PROPERTY

Discover the epitome of rural living in this impressive semi-detached farm cottage meticulously extended and modernized. Nestled within the heart of the picturesque Ayrshire countryside, this property spans approx. 8 acres of pristine land, equipped with top-tier equine facilities, making it a dream come true for horse enthusiasts. As you approach the grounds, a shared driveway leads you to the cottage, and you'll immediately notice the expansive monobloc multicar driveway space, offering ample parking for you and your guests. The journey begins at the warm and welcoming reception hallway, featuring a front door adorned with charming horse detail. Throughout the ground floor, solid oak flooring exudes elegance, leading you to the heart of the home - the kitchen.

The kitchen is a contemporary masterpiece, boasting sleek grey gloss wall and base mounted cabinetry, complemented by striking red brick style splashback tiles. Equipped with boiling tap, Rangemaster cooker surrounded by slate tiling; positively a chef's delight. An American diner-style seating nook and a large wood-burning stove create the perfect ambiance for family gatherings. Patio doors open to the rear, seamlessly connecting indoor and outdoor living.

The rear extension adds a substantial family lounge, providing flexible living space for various needs. On the ground floor, you'll also find two generous double bedrooms and a fully tiled four-piece family bathroom featuring a multi-use shower with coloured lights, a steam function, and even a radio.

Venturing to the upper level, you'll be greeted the impressive Master Bedroom, currently being utilised as a sitting room. Sliding patio doors with in-built blinds open to a flat roof, offering breathtaking panoramic views of the surrounding countryside. A Fire Belly stove adds warmth and charm to this bright and airy space, with a convenient W.C. just off the lounge.

The garden space surrounding the property is designed for low maintenance and leisure. The yard features four purpose-built stables with full electrics and a tap, complete with sealed rubber matting inside and split stable doors. An expansive sand and fibre schooling arena stands ready for equestrian training and enjoyment, while extensive fully enclosed fields stretch out behind, providing plenty of space for grazing.

A pleasant, enclosed garden area showcases shrubbery, a pond, and even a chicken coop, adding character and versatility to the outdoor space. An attached garage to the property provides ample storage, four more stables, hayloft, bothy, and log store can be found nearby, all equipped with electrics.

Surrounding this magnificent property is the stunning Ayrshire countryside, offering hacking routes for horse enthusiasts and nature lovers alike. Brackenhill Farm Cottage presents a rare opportunity to embrace a lifestyle of tranquillity, natural beauty, and equestrian excellence. Don't miss your chance to make this extraordinary property your own.

Ideally situated just a 5-minute drive from Beith Primary and the newly built secondary School, Garnock Community Campus with leisure suite and swimming pool. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

Park and ride facilities at Glengarnock train station are a five-minute drive and a regular bus service will have you in Glasgow City Centre in under 35 minutes. The West Coast with beautiful sandy beaches is only 20 minutes' drive or a short train journey away. The picturesque town of Beith is a delightful place with local cafes and an eclectic range of shops.

Viewing by appointment – please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

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