



Dunduff House, Dunure, Ayr

Offers Over £550,000



Dunduff House, Dunure

Ayr, KA7

KEY FEATURES

- Grade B listed farmhouse
- Incredible views over Firth of Clyde to Arran
- 2 acre paddock
- Immaculate, mature walled garden
- Extensive outbuildings suitable for stabling or workshops

Dunduff House is a grade B listed farmhouse benefitting from 4/5 bedrooms and sitting in an enviable position above Fisherton with panoramic views of the Firth of Clyde. With the benefit of a 2 acre paddock and extensive traditional outbuildings this property offers scope for a multitude of uses.

Council Tax band: F

Tenure: Freehold





Dunduff House, Dunure

Ayr

Dunduff Farmhouse

Dunduff Farmhouse sits on the hill above Dunure providing it with enviable and uninterrupted views across the Firth of Clyde to Arran and beyond. This Grade B listed Farmhouse is of stone construction under a slate roof with a bow fronted centre section. Internally the accommodation is spacious and flexible but does require some modernisation. The accommodation briefly comprises front door to vestibule and internal hallway. The central hallway leads to the large dining room and to the living room benefitting from large windows in the bowed front of the house providing panoramic views and with an open fireplace currently with an inset electric fire. There is a large dining kitchen with wood burning stove with back boiler supplying hot water and a walk in pantry cupboard. The pantry is fitted with base and wall units with integrated hob, double over, stainless steel sink and space for a dishwasher. There is a further cosy sitting room beyond the kitchen with electric fire and a laundry/boot room with shower room off completes the ground floor accommodation.





Returning to the central hallway the main staircase leads to the first floor with 2 large double bedrooms and a family bathroom at the top of the stairs. Both bedrooms benefit from en-suite shower rooms with electric showers, WC's and basins. The principal bedroom is situated in the bowed centre section giving it the best views in the house. A corridor leads to bedroom 3 which benefits from a wash hand basin. The 4th bedroom is located via a second staircase accessed from the kitchen and a central area between bedroom 3 and bedroom 4 can currently be accessed via either staircase and could be utilised as a 5th bedroom, turned into a cosy study nook or utilised as storage.

Outside

To the front of the house is a wonderful walled garden, full of a variety of plants and flowers and immaculately well maintained. This delightful space is a real haven of peace and tranquillity whilst still making the most of the enviable situation that Dunduff House sits in.

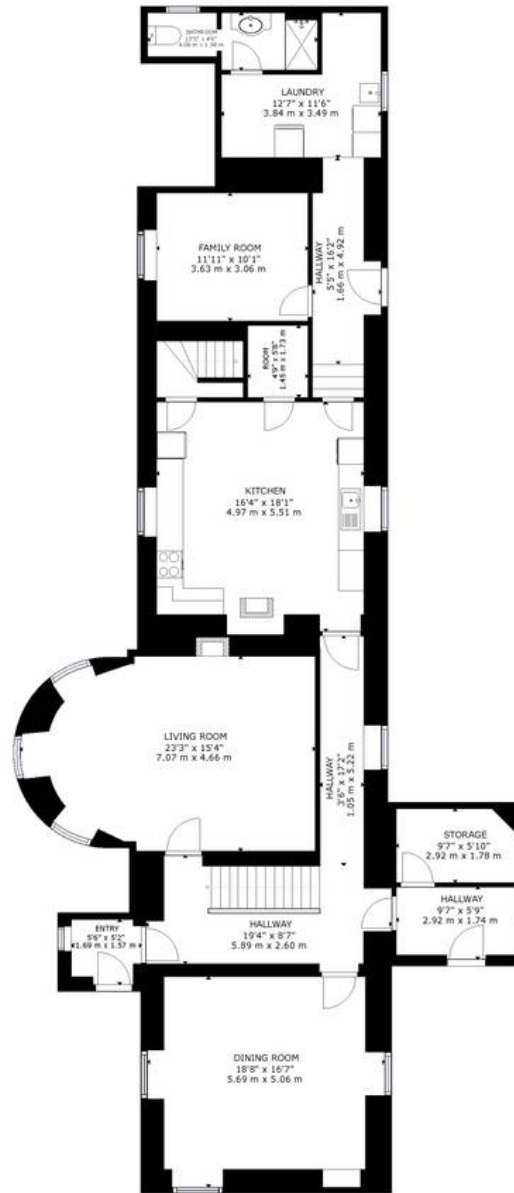
To the rear of the house there is a large stone built courtyard with buildings to 3 sides. These buildings are all in the vernacular style and one remains fitted with traditional coaching stalls. These buildings offer scope for conversion, stabling, workshops, home offices or simply as storage and there is extensive parking in the central courtyard.

There is a paddock in front of the house extending to approximately 2acres which is included in the sale.

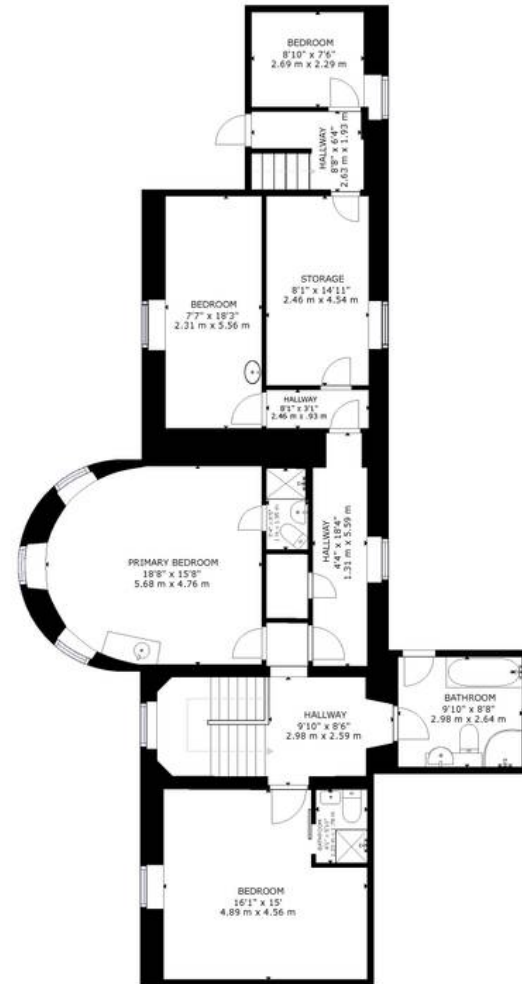
NOTE: The vendors are also marketing a further barn with a paddock which may be suitable for conversion, subject to obtaining consents which lies to the south side of the courtyard (shaded blue on the attached plan). The vendors are also marketing a block of 61 acres of land, located at Fisherton. Full details of both available on request.





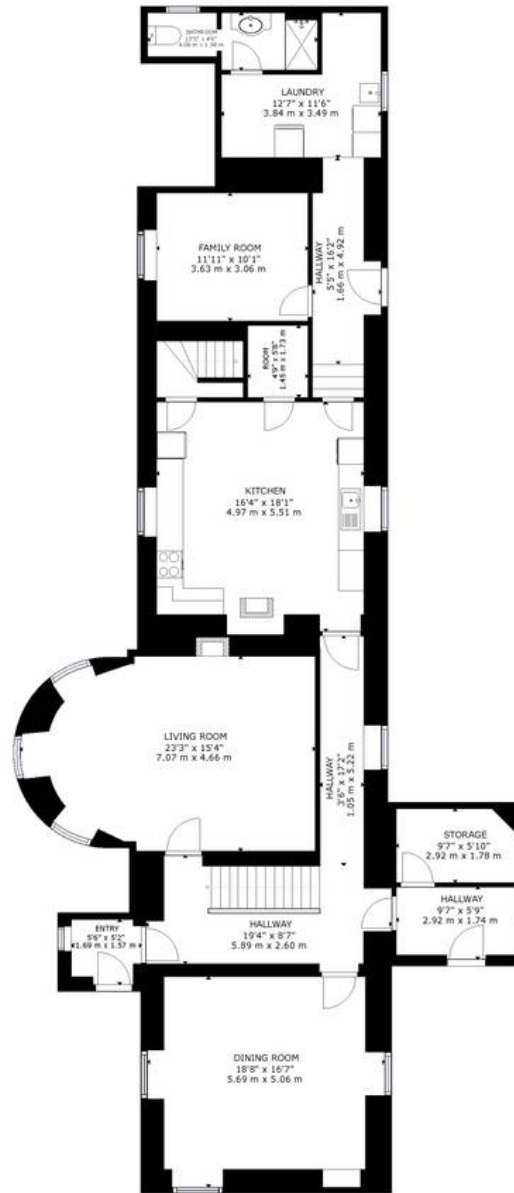


FLOOR 1

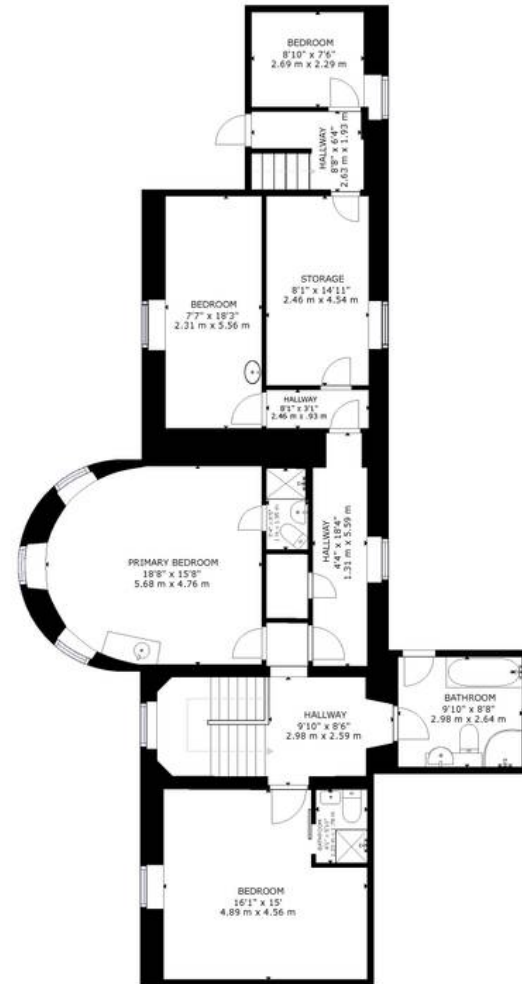


FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 1936 sq ft, 179.85 m², FLOOR 2: 1488 sq ft, 138.28 m²
 TOTAL: 3424 sq ft, 318.13 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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GENERAL REMARKS

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

EPC Rating: F

Services: Dunduff House is served by mains water, mains electricity, private drainage and LPG fired central heating with a wood burning stove with back boiler also providing hot water. There are Solar PV panels located on a shed roof providing electricity. The access track is shared with a number of other dwellings and maintenance is on a user basis. There is good 4G signal and Broadband is available.

Local Authority: South Ayrshire Council. Council Tax Band F.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on [@cdrural](https://instagram.com/cdrural).

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