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STANLEY
WRIGHT

Bankend Lodge

Ayr Road
Cumnock
Ayrshire
KA18 1SD

A former lodge house in a secluded location on the edge of Cumnock

- Detached single story property with ornamental features
- 2 bedrooms
- Open fire
- Garden



Bankend Lodge is a former lodge house for Dumfries House on the outskirts of Cumnock, East Ayrshire.

Cumnock is an historic market town in the south of East Ayrshire with a good selection of amenities including a variety of shops, supermarkets, hotels, bars and a community hospital. There are several primary schools and a new 'super school' for secondary education, The Robert Burns Academy.

Cumnock town centre 0.5 miles Kilmarnock 15 miles
Ayr 15 miles Glasgow 37 miles

Bankend Lodge is accessed from the Ayr Road down a private walled driveway known as The Avenue. The entrance has attractive metal gates with sandstone posts.



The property is a late 19th century Italianate lodge built of sandstone under a slate roof. Ornamentation includes overhanging low-pitched roof with bracketed eaves and arched windows. A small sympathetic extension has been made to the north side of the property at a later date and forms the kitchen.

Bankend Lodge is included in the Historic Environment Scotland as part of the Dumfries House and Landscape listing (GDLo0149).

The living accommodation is all on one level with kitchen, sitting room, bathroom and 2 bedrooms and would benefit from some upgrading.

In the hallway there is a loft hatch with ramsay ladder to generous loft space where the gas central heating boiler is located.



Rear door opens to:

Kitchen (Approx. 3.6 x 3.6m)

Fitted with a range of pine units and laminate worktop.

Door to hallway

Bathroom (Approx 1.7 x 2.0m)

Door from hallway. Three piece bathroom with electric shower over bath, WC and basin.

Bedroom 2 (Approx. 3.5 x 3.5m)

Double bedroom with original sash and case windows. Built in cupboard with shelves.

Bedroom 1 (Approx. 4.1 x 3m)

Double bedroom with south facing original arched sash and case windows.

Sitting Room (Approx. 4.1 x 4.1m)

Large bright room with dual aspect windows. Arched sash and case windows to south and extremely decorative large window to the east. Working fireplace.





Services

Mains electricity and water.

Private drainage with septic tank.

EPC: F (37)

Council Tax Band: C

Outside

Wooden garage, wooden storage shed and log store.

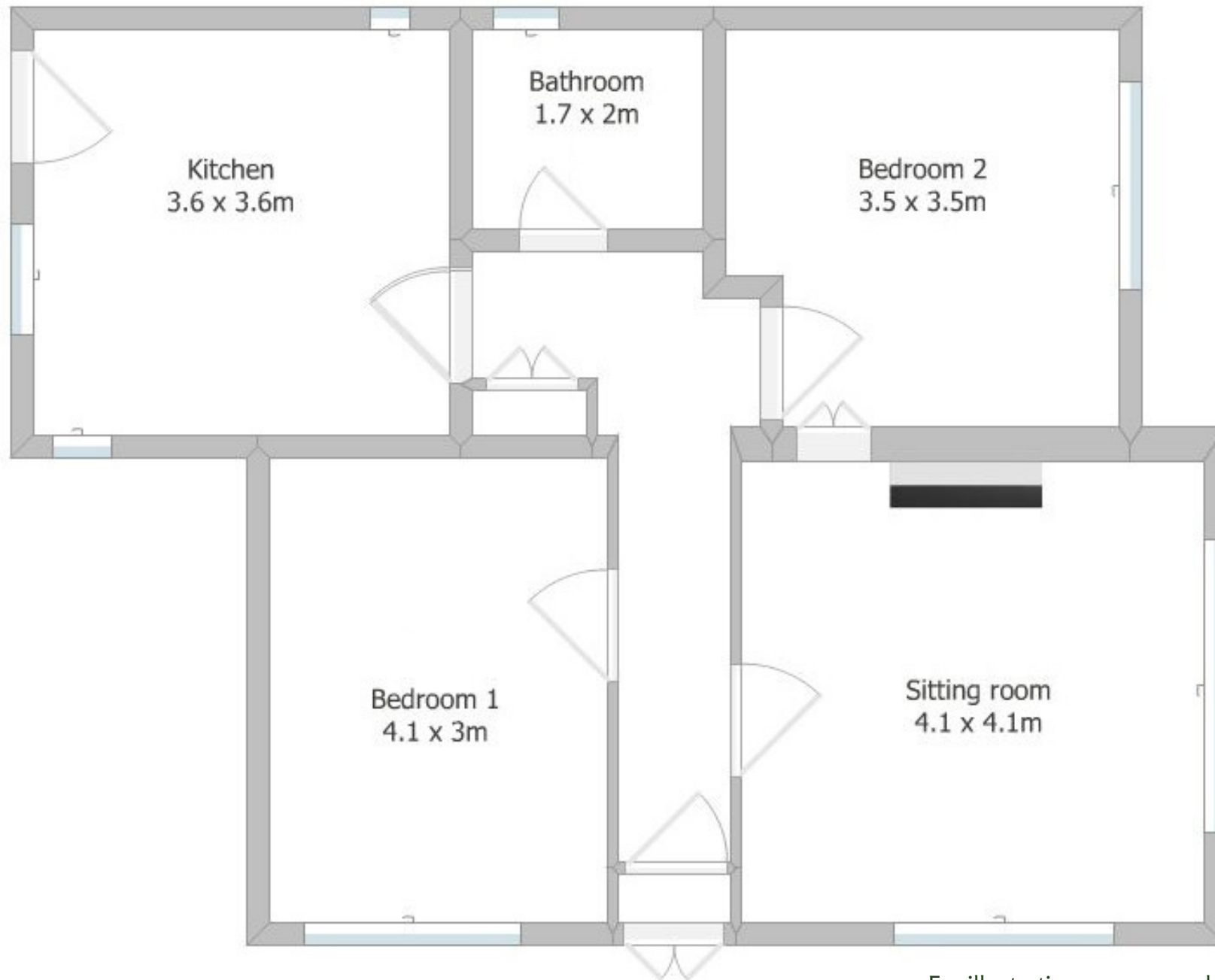
There is a triangular gravel area to the east of the house. The garden to the west is mostly laid out in grass and includes 2 striking Wellingtonias.

Public Access

Whilst the drive is not a recognised core path it is used by the local community to walk into the woods. This is permitted under the Right to Roam, although the garden being the curtilage of a residential property remains private.

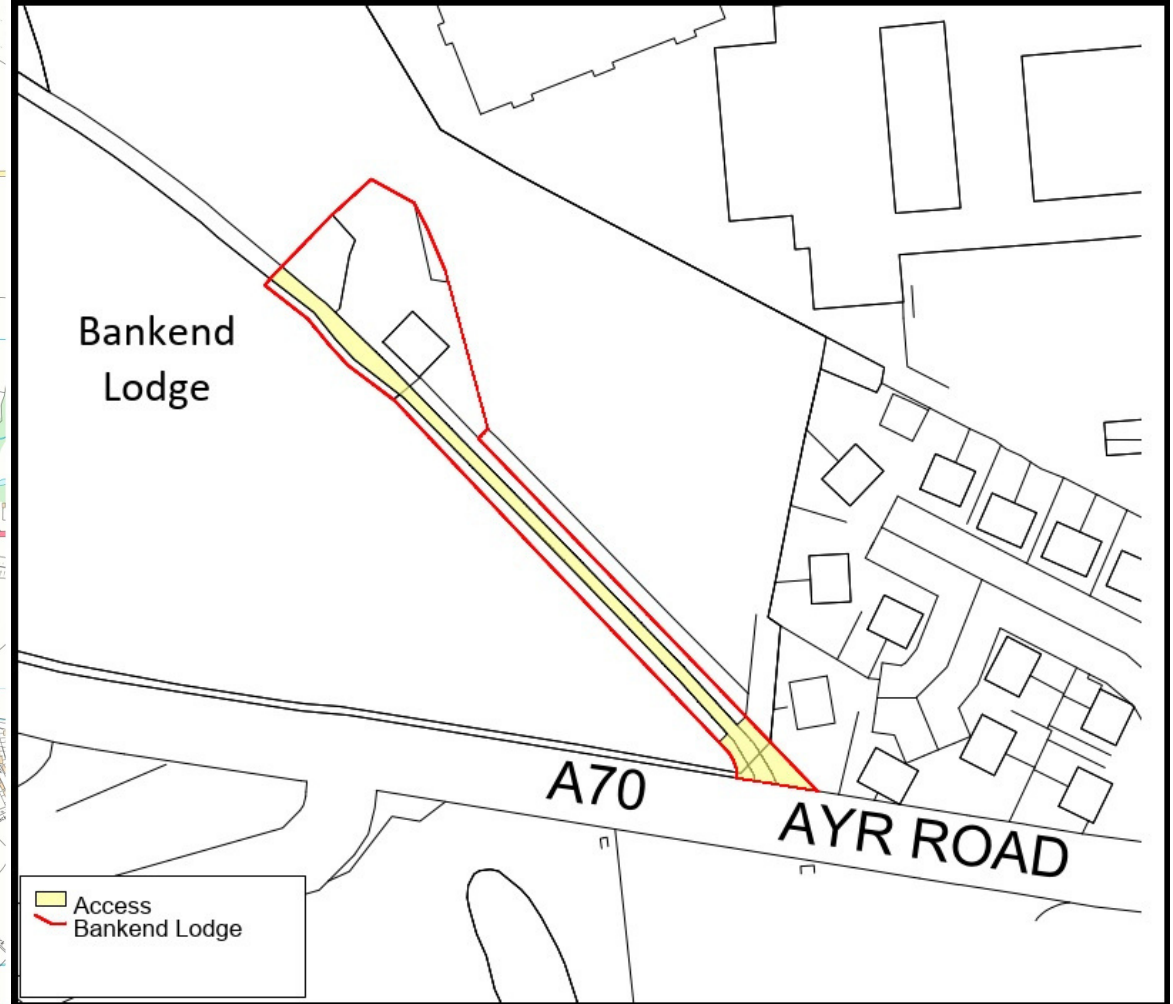
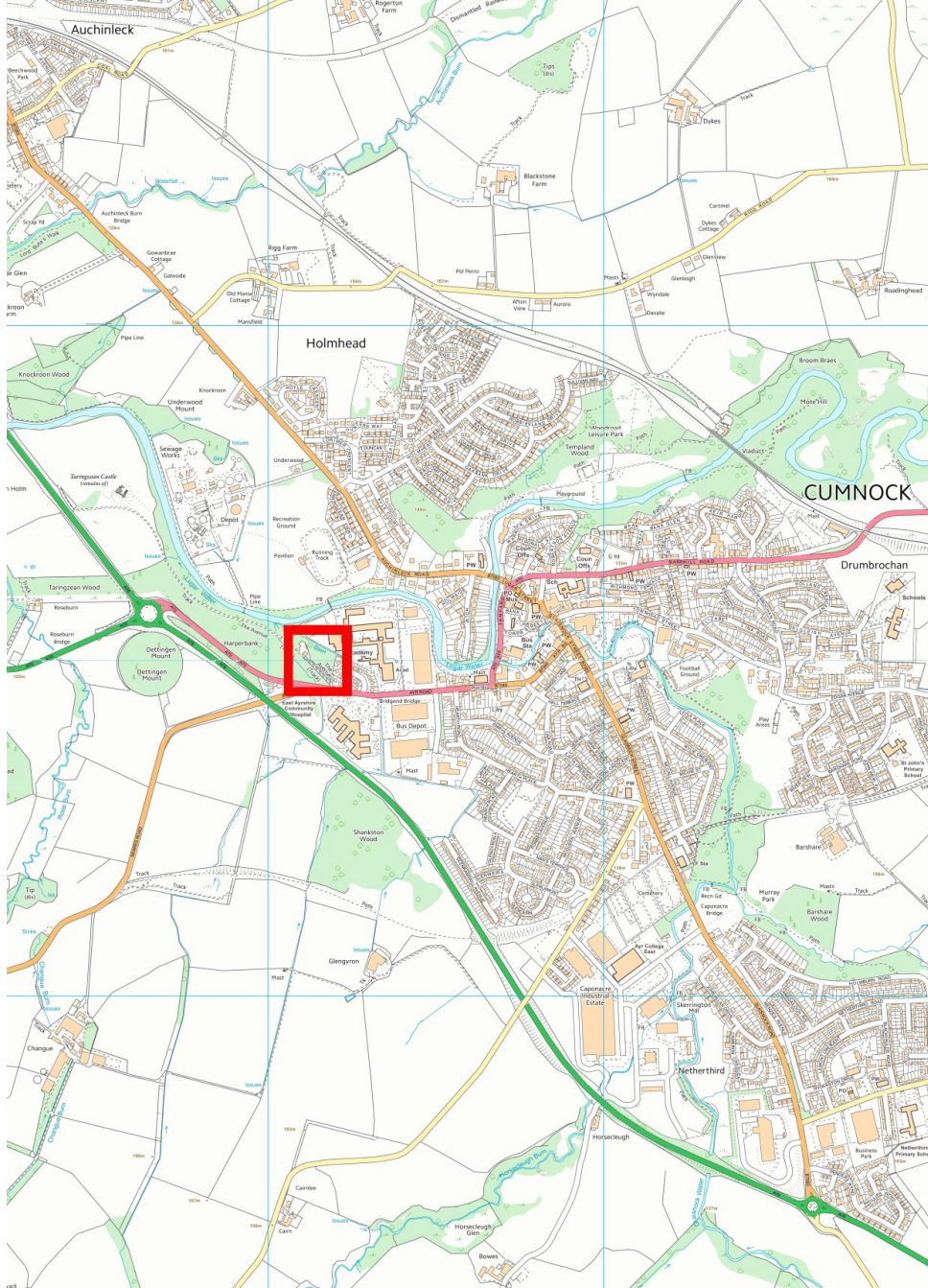


Floor plans



For illustrative purposes only, not to scale

Location and Property Plan



Not to scale

Sale information

Home Report

Available on request from Stanley Wright 01659 58697.

Viewing

Strictly by appointment with Stanley Wright 01659 58697.

Entry and Possession

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

Offers

Offers in Scottish Legal Form are to be submitted to the selling agents. A closing date for offers may be fixed and prospective purchasers are advised to register their formal interest with the selling agents. The seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The seller will not be liable for any costs incurred by interest parties.

Third Party Rights & Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise and purchasers will be deemed as satisfied themselves in respect thereof. The vendor reserves a servitude right of access, as shaded yellow on the plan for access to retained land.

The Consumer Protection from Unfair Trading Regulations 2008

These particulars do not form any part of any contract and whilst they have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described. Plans are not to scale.

None of the items included in the sale of a working or mechanical nature or the like (where included) have been tested by us and no warranty is given of such items.

All photographs are for illustrative purposes only and are not to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.



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