



THE
CHAPEL

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Certain to appeal to anyone looking for striking and flexible accommodation with character in a spectacular setting; the former Chapel provides potential for combining living, working and leisure space. The original and painstakingly restored stonework features with extensive use of glass and wood combine the classic and contemporary perfectly. To make the most of the spectacular views over the lake, the full scale windows have been retained. This property of 319 sq. metres will undoubtedly seduce those with an eye for something totally different and is guaranteed to be especially impressive for entertaining.

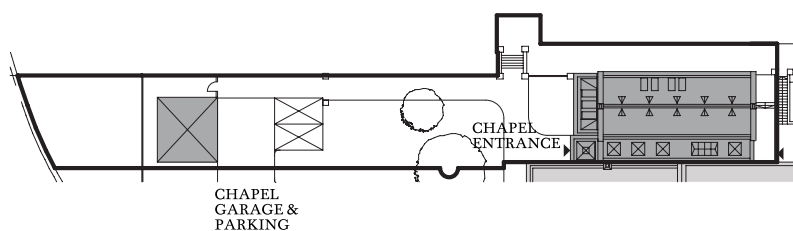
The splendid entrance foyer and main hall with marble flooring are flooded with natural light from a series of cupolas high above and running the length of this space. Floors are formed over different levels with best use made of open areas to create a light, bright space, staircases accessing areas that overlook private garden, lawns, lake and woodlands.

The Chapel provides four bedrooms, two with en suite bathrooms, the other two sharing a bathroom. It features a double height formal living area with gas fire and full height arched windows overlooking the lake.

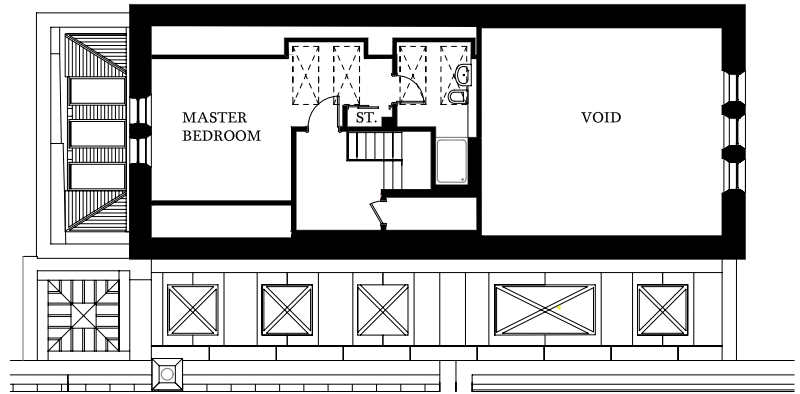
Intelligent lighting is installed, allowing the creation of different lighting moods at the touch of a button, combining with an advanced multimedia system to ensure an ultimate lifestyle experience.

Fully tiled, sumptuously decorated bathrooms are installed. A choice of kitchen and appliances may be specified from the luxury ranges available.

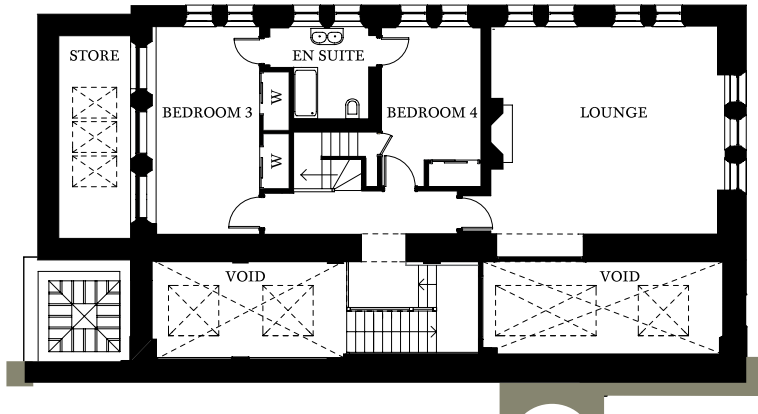
The extensive private garden, unique location on the edge of Coodham lake, the state of the art interior styling working in harmony with the retained and restored original stonework all contribute to contemporary country living at its very best. Equally suited to those who seek to savour the simple and flaunt the fabulous.



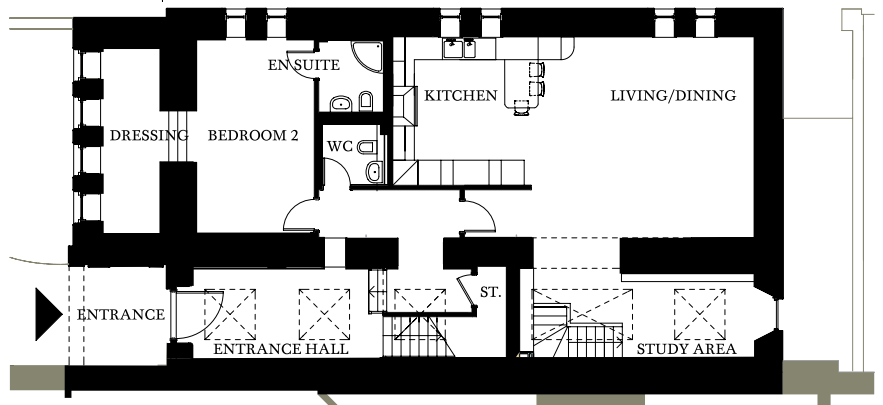
PLAN VIEW



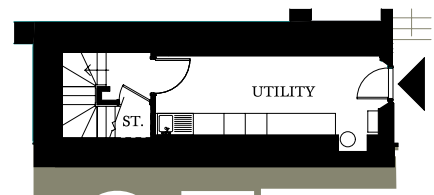
SECOND FLOOR
44m² (474 ft²)



FIRST FLOOR
112m² (1206 ft²)



GROUND FLOOR
142m² (1528 ft²)

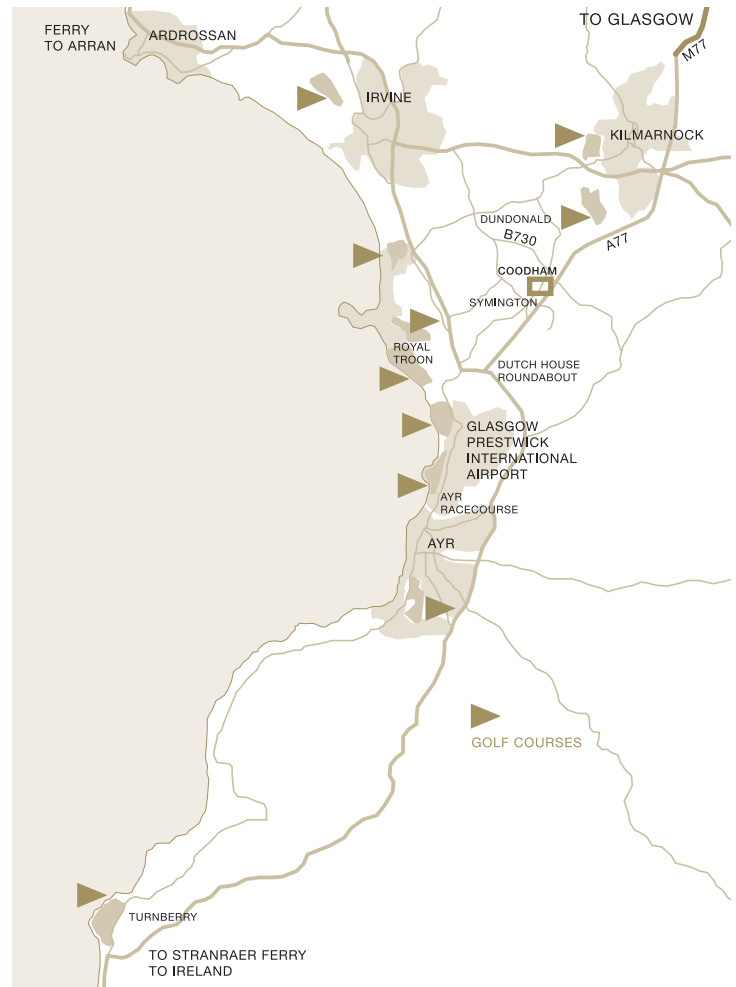
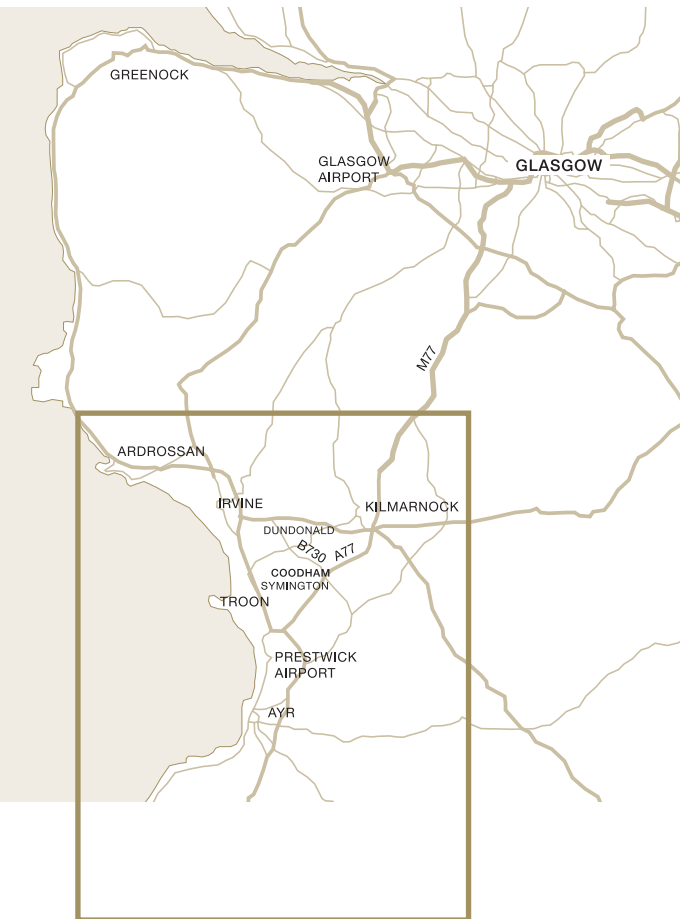


LOWER GROUND FLOOR
21m² (226 ft²)

MEASUREMENTS

Lounge	6.70m x 5.78m	(22' x 19')
Kitchen	3.86m x 4.14m	(12'8" x 13'7")
Living/dining	5.60m x 8.07m	(18'3" x 26'7")
Master bedroom	3.95m x 3.84m	(12'11" x 12'7")
Bedroom 2	3.33m x 3.50m	(10'11" x 11'6")
Dressing room	1.55m x 5.17m	(6'1" x 16'11")
Bedroom 3	3.12m x 5.80m	(10'3" x 19')
Bedroom 4	4.50m x 2.77m	(14'9" x 9'1")
Utility	2.20m x 6.24m	(7'2" x 20'6")

HOW TO FIND US

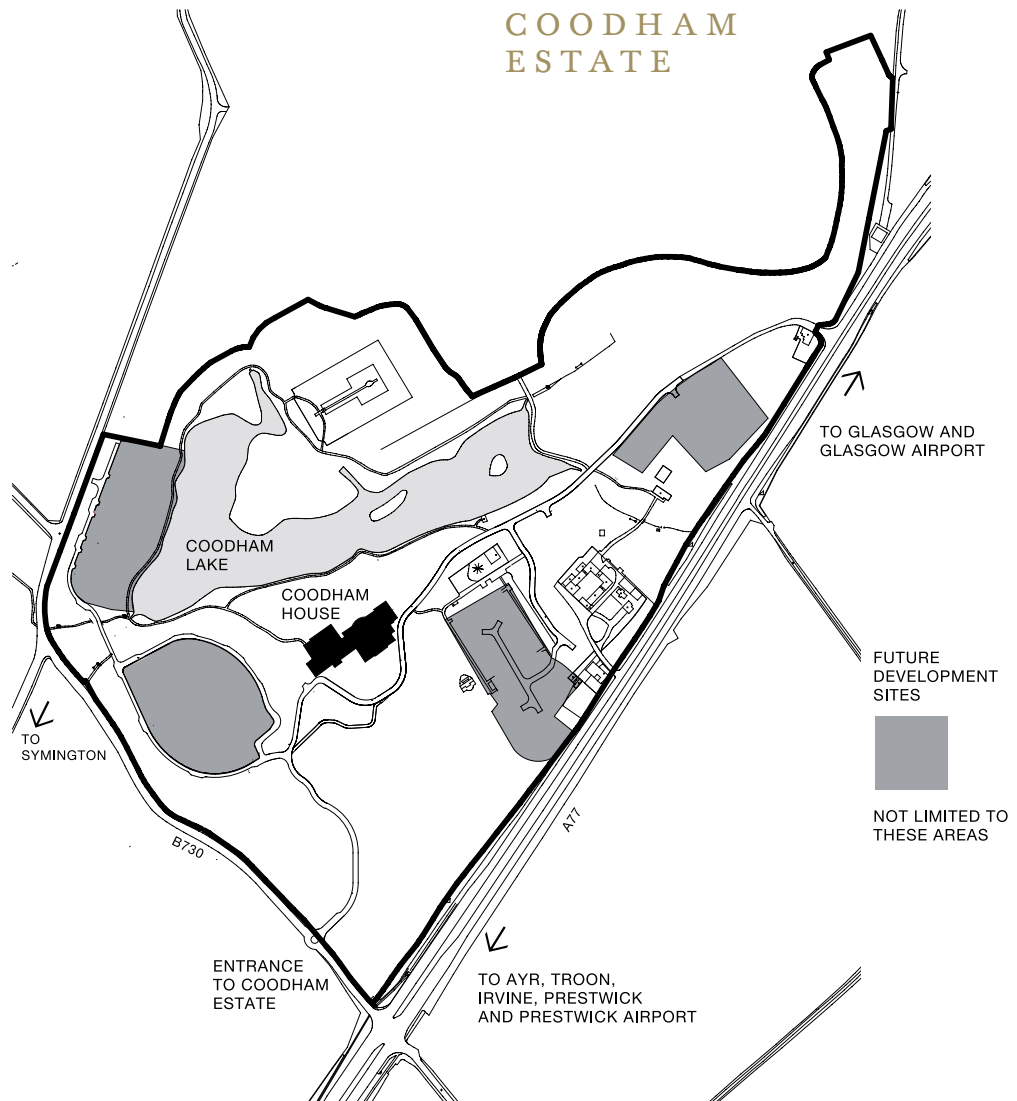


GLASGOW

Glasgow's emerging cultural, exciting social and vibrant creative, business and shopping reputation is built on the solid foundation of this once thriving industrial and international trading port. Situated on the Clyde, Glasgow's resurgence owes as much to its city centre and riverside regeneration as it does to the demand for homes in leafy suburbs and surrounding countryside. And all this is only 27 miles drive from Coodham via the new M77. Exceptional road, rail and air communications place Glasgow at the hub of the main access routes into, out of and around Scotland. With a choice of international airports; Prestwick (less than a ten minute drive) and Glasgow, major UK cities, Europe and America are accessible by direct flights.

SOUTH AYRSHIRE

South Ayrshire has benefited hugely from the substantial investment in the new M77 excellent road links from Glasgow. Like Glasgow, within Scotland and indeed worldwide, Ayr, Prestwick, Troon and Turnberry are all highly regarded. Each with a special place in history and of current interest. Known as the birthplace of Robert Burns and the home of golf, these attractive coastal towns are easily accessible from Coodham. As are west coast beaches and the gently rolling South Ayrshire countryside.



DIRECTIONS TO COODHAM

From Glasgow head south on the M77, this becomes the A77. At the Bogend Toll junction turn right across the east bound carriageway onto the B730 signposted Dundonald. If approaching from the West Coast on the A77, you will turn left onto the B730. The entrance to Coodham Estate is immediately on your right.

COODHAM CONTACT DETAILS

Please contact Lindy Leburn, our VIP representative, on 07733 334373 for viewing times and appointments, brochures and any information required on Coodham Estate.

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