

NEWMILL HOUSE

DUNLOP, KILMARNOCK, EAST AYRSHIRE



NEWMILL HOUSE DUNLOP, KILMARNOCK, EAST AYRSHIRE

An attractive country house with land in a most accessible location.

Dunlop 1.9 miles ■ Glasgow 14.9 miles ■ Glasgow Airport 16.6 miles

About 17.40 acres (7.04 hectares)

Offers Over £625,000

- 2 Reception Rooms. 5 Bedrooms (one en suite). Kitchen. Bathroom. Boiler Room, Utility Room, Cloakroom, Pantry.
- Beautiful private location.
- Outbuildings and stables.
- Large mature gardens.
- 16.37 acres of grazing land.
- Tennis court.
- Solar panels and biomass boiler.



Galbraith

Ayr
01292 268181
ayr@galbraithgroup.com

 OnTheMarket

Sitting Room/Sun Room



SITUATION

Newmill House is privately situated occupying a peaceful setting close to the conservation village of Dunlop in East Ayrshire and within easy travelling distance of Glasgow. Dunlop has a post office, village shop, artisan shop and bakery, well regarded restaurant (Struther Farmhouse), an excellent primary school and railway station with regular services to Glasgow. Stewarton (about 3.9 miles) has a primary and secondary school and private schooling is available at Belmont House, Wellington and Hutchesons which are within easy travelling distance. Glasgow and Prestwick Airports are easily reachable being 16.6 and 20.3 miles distant respectively.

Ayrshire is renowned for its many golf courses including the world famous courses at Turnberry, Prestwick and Royal Troon. There are excellent yachting facilities at the marinas at Ardrossan, Largs, Inverkip and Troon. The racecourse in Ayr is home to the Scottish Grand National and there are several fixtures throughout the year. The Morris Equestrian Centre (7.8 miles) is a state of the art equestrian facility with a comprehensive range of events and the country lanes around Newmill House are excellent for hacking, walking and cycling.

DESCRIPTION

Newmill House is a large country house built over two storeys of stone with an attractive white render finish under a pitched slate roof. It is privately nestled amid mature, well-stocked garden grounds with a sweeping drive to garaging, outbuildings and stables with direct access to the grazing land. The house requires modernisation and comprises a beautiful sitting room with coal fire opening to a sun room with triple aspect windows and an exposed stone feature wall, there is an office or fifth bedroom, bathroom with walk-in shower, the dining room has dual aspect windows and wall lights with a hatch to the large kitchen which has an oil fired Aga, double oven, fridge and dishwasher. Ancillary rooms including a utility room with chest freezer, washing machine and tumble drier, boiler room, w.c. and large pantry lead from the back hallway. The main staircase rises to the first floor where there are four bedrooms, three have been fitted with bespoke 'Beithcraft' furniture whilst the fourth has modern fitted furniture and benefits from an en suite bathroom with shower over. There is a shower room with walk-in shower cubicle, wash hand basin and wc.

Living Room



ACCOMMODATION

Ground Floor: Sitting Room with Sun Room, Dining Room, Office/Bedroom, Kitchen, Bathroom, Utility Room, Boiler Room and Pantry.

First Floor: 4 Bedrooms (one en suite), Shower Room.

BUILDINGS

Garage/Storage (About 5.2m x 11.36m)

Brick construction, concrete floor and pitched slate roof with solar panels. Power and electric door.

Biomass Pellet Room (adjoining garage)

Potting Shed (About 6.4m x 3.7m)

Brick and glass construction.

Outbuilding (About 7.3m x 5.7m)

Breeze block construction, concrete floor and corrugated sheet roof. Light and power.

Double Garage (About 6m x 5.7m)

Prefabricated construction. Power and light.

Stables (About 7.75m x 4.73m)

Timber construction. Water, power and light.

GARDENS AND GROUNDS

Newmill House is approached via a private driveway sweeping around the property. The well-established garden has areas of lawn, a delightful collection of well stocked herbaceous planting areas and shrubbery giving colour throughout spring and summer, and many mature trees as well as a former orchard with fruit trees. The tennis court is at the rear of the property and would benefit from some refurbishment. The former swimming pool was covered to form a croquet lawn however this requires refurbishment. There was a 6 hole golf course to the north of the property which could be re-instated. The water turbine within the grounds is not currently in commission.

The land lies to the south of the steading and extends to about 16.37 acres and is predominately graded by the James Hutton Institute as Grade 4(1) and 5(3). It is currently used for grazing with water available from the Clerkland Burn.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Newmill House	Private	Mains and solar panels.	Private - Septic tank	Freehold	Oil and Biomass	Band G	F23

DIRECTIONS

From Glasgow take the M77 southbound towards Kilmarnock/Prestwick Airport, at Junction 2 take the B762 exit to Barrhead. Turn right onto Barrhead Road/B762. At the roundabout, take the 2nd exit and stay on Barrhead Road/B762 until Hurler Road A736, then left on to Glasgow Road/A736. Go through 1 roundabout then turn left onto Neilston Road. In Neilston turn left onto High Street then continue onto Kingston Road, then left onto Harelaw Road. The property is on the left hand side.



Kitchen



Bedroom



Bedroom

POST CODE

KA3 4BQ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///brambles.crop.gulped

SOLICITORS

Harper Macleod, The Ca'D'oro, 45 Gordon Street, Glasgow, G1 3PE

LOCAL AUTHORITY

East Ayrshire Council, Council Headquarters, London Road, Kilmarnock, KA3 7BU
Tel: 01563 576000

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

AMC PLC FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alistair Christie in our Galbraith Stirling Office on 01786 435047. Email: Alistair.Christie@galbraithgroup.com

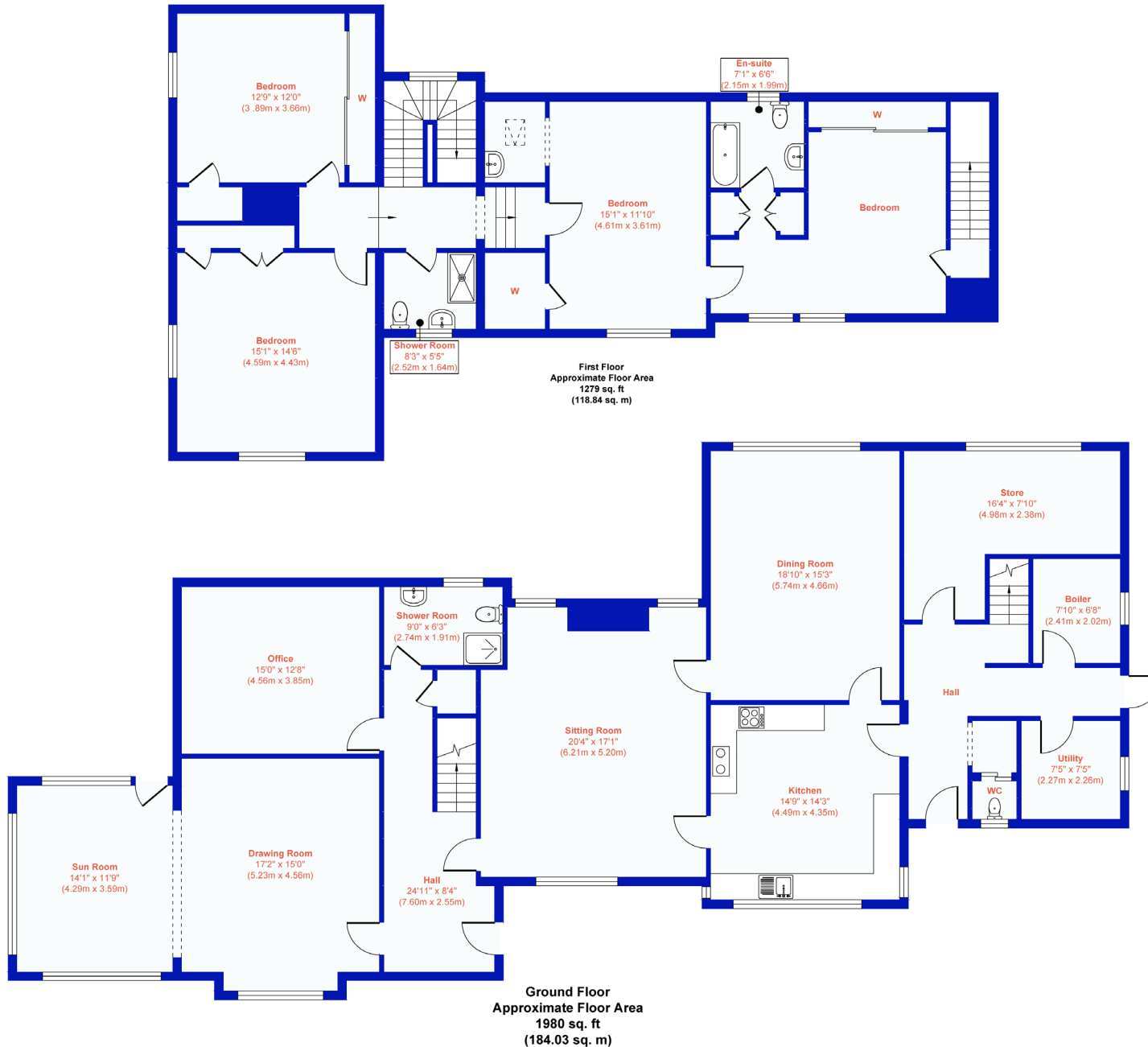
IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. 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 interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and 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 to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in September 2023.





Newmill House



Approx. Gross Internal Floor Area 3259 sq. ft / 302.87 sq. m

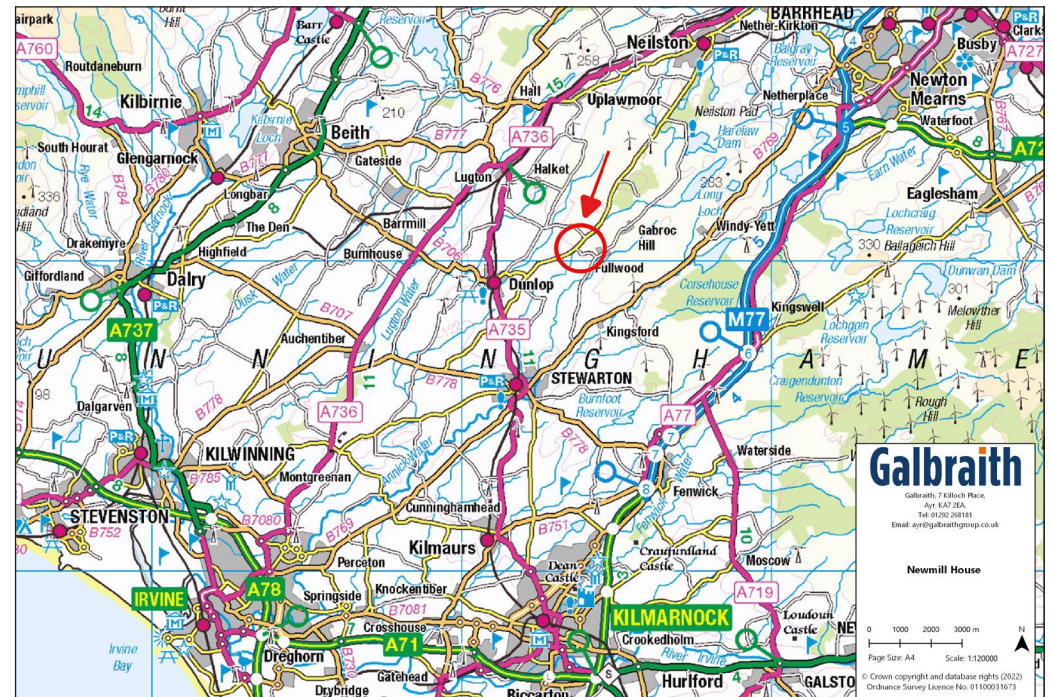
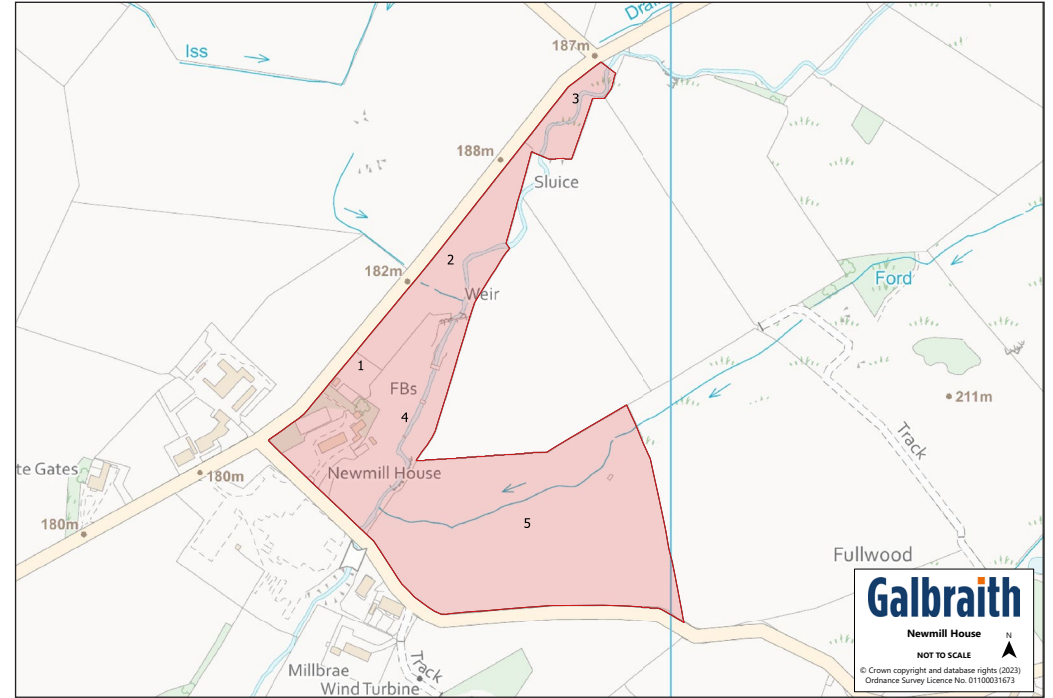
Illustration for guidance only, measurements are approximate, not to scale.

Produced by Elements Property

SCHEDULE OF ACREAGES

Newmill House and Land

Field Number	Hectares	Acres
1	0.10	0.25
2	1.00	2.47
3	0.33	0.82
4	1.23	3.04
5	3.96	9.79
House, Buildings & Roads	0.42	1.04
TOTAL	7.04	17.40





Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE