

An aerial photograph of a large estate. The main house is a two-story building with a red-tiled roof and white walls, situated on a slight rise. To its left is a smaller, older building with a grey roof. In front of the main house is a large, rectangular riding school with a light-colored floor and a wooden fence. Several outbuildings, including a large shed and smaller barns, are located near the riding school. A white van and a red tractor are parked in a gravel area. The estate is surrounded by lush green fields and dense forests. A road is visible on the left side of the image.

Galbraith

SEVEN ACRES HOUSE
KILWINNING, NORTH AYRSHIRE



SEVEN ACRES HOUSE, KILWINNING, NORTH Ayrshire

An attractive one and a half storey villa with paddocks and stabling.

Kilwinning 2.4 miles ■ Ayr 20 miles ■ Glasgow 24 miles

About 2.84 acres (1.14 hectares)

Offers Over £390,000

- Living Room. Spacious Dining Kitchen. 5 Bedrooms. Bathroom. W.c.
- 8 stables and arena.
- About 1.96 acres grazing.
- Lovely mature wrap-around gardens.
- Garage.

Galbraith

Ayr
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SITUATION

Seven Acres House is a one and a half storey villa with about 2.84 acres in all with lovely private gardens. The house originally dates back to 1860 and was built for the Paymaster who worked for the local limestone quarry at Sevenacres.

Seven Acres House is well placed for commuting with its central location in Ayrshire. It is some 20 miles from Glasgow, easily accessible by the A736 Glasgow Irvine Road. Kilwinning, about 2 miles distant is well serviced with a wide range of local shops and facilities including restaurants and coffee shops, together with primary and secondary schools. Independent schooling is available at Wellington in Ayr and Glasgow. The railway station in Kilwinning is on the main line between Ayr and Glasgow with regular services. Prestwick and Glasgow Airports are easily reachable being 14 and 19 miles distant respectively. Eglinton Country Park with delightful walking trails and bridleways and permit fishing is available at Eglinton Loch (freshwater loch) and the River Lugton. Ayrshire is renowned for its golf courses which include Royal Troon, Prestwick and Turnberry. Sailing is popular on the Firth of Clyde with yacht marinas at Troon, Largs and Inverkip. Ayrshire is known for its beautiful sandy beaches, Troon and Irvine have lovely sweeping sandy beaches with stunning views over the Isle of Arran.

DESCRIPTION

Nestled in a peaceful quiet location, Seven Acres House is an attractive one and a half storey villa built of stone with a render finish under a tiled roof.

The entrance vestibule leads into the spacious entrance hall with tiled floor. The bright and airy living room also with tiled floor, feature fireplace with wood burning stove and bay window overlooking the lovely gardens. The open plan kitchen / dining / family room is complete with fitted floor and wall units, 1.5 bowl sink, Calor gas double oven with 7 ring burner and plumbing for dish washer, washing machine and tumble dryer.

The generous ground floor bedroom is complete with fitted furniture and there is a further cosy sitting room/bedroom 2, the family bathroom has bath, walk-in shower, w.c., sink with a wet wall cladding finish.

On the first floor, there are 2 bedrooms, office/bedroom 5 and a w.c.

ACCOMMODATION

Ground Floor: Kitchen/Dining/Family Room, Living Room, Master Bedroom, Sitting Room/Bedroom 2, Bathroom.

First Floor: 2 Bedrooms, Office/Bedroom 5, w.c.

GARDEN

The lovely large gardens at Seven Acres enjoy a bright and sunny aspect, with a south facing patio area, with a variety of well established shrubs including azalea, acer and fruit trees including pear and apple. A brick wall maximises privacy to the sides and there is ample parking for several vehicles, with immediate access to the paddocks.

BUILDINGS

Garage: About 5.67m x 6.31m
Brick with concrete floor, power.

Stables: About 3.52m x 3.65m each.
Timber framed stable block with extended overhang, comprising 6 stables with concrete floor and power. 2 further stables (about 3.27m x 3.2m each), timber framed.

Field Shelter: About 3.68m x 3.66m

Arena:
Riding arena: About 19.87m x 40.67m



Master Bedroom



Bedroom



Bathroom



LAND

There are 3 grazing paddocks comprising about 1.96 acres in all.
The land is graded predominantly 4.1, with a small area of 4.2 as per the James Hutton Soil Classification Map

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

| Water | Electricity | Drainage | Tenure | Heating | Council Tax | EPC | Broadband | Mobile |
|-------|-------------|--------------------------------|----------|---------------------------|-------------|-----|------------------------------|--------|
| Mains | Mains | Private drainage (septic tank) | Freehold | Oil fired central heating | Band F | F | FTTP (Fibre to the Premises) | Yes |

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>
There is no current risk of flooding at Seven Acres House.

DIRECTIONS

From Kilwinning, take the B778 north east towards Auchentiber, after about 1.4 miles turn right and Seven Acres House is then on the right hand side.

From Barrhead, take the A736 towards Irvine. At Auchentiber turn right onto the B778 and travel for about 2.5 miles and turn left. Seven Acres Mill is then on your right hand side.

POST CODE

KA13 7RG



WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://w3w.co/tone.highlight.reworked>

SOLICITORS

McSherry Halliday, Suite 1, Elliott House, Kilwinning Rd, Irvine KA12 8TG

LOCAL AUTHORITY

North Ayrshire Council, Cunninghame House, Friars Croft, Irvine KA12 8EE

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. Fitted blinds and curtains are included. The greenhouse and garden sheds in the front garden are excluded from the sale.

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.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.



Seven Acres House



Ground Floor
Approximate Floor Area
1522 sq. ft
(141.42 sq. m)

First Floor
Approximate Floor Area
493 sq. ft
(45.85 sq. m)

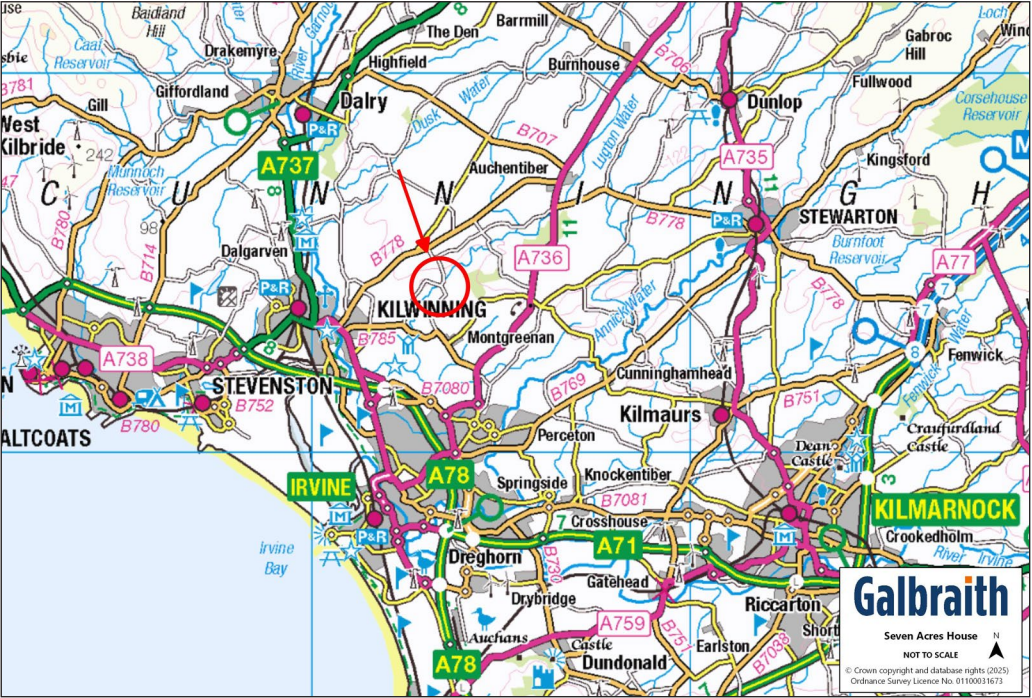
Approx. Gross Internal Floor Area 2015 sq. ft / 187.27 sq. m

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

Produced by Elements Property

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 May 2025.





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