



BLACKBUSH KENNELS

DOCTORS ROAD, OCHILTREE, CUMNOCK, EAST AYRSHIRE



BLACKBUSH KENNELS, DOCTORS ROAD, OCHILTREE, CUMNOCK, EAST AYRSHIRE

A characterful edge of village house with beautiful views.

Cumnock 4 miles ■ Ayr 11 miles ■ Glasgow 35 miles

About 0.47 acres

- 4 Reception Rooms. 4 Bedrooms. Bathroom. Kitchen. Conservatory. Utility Room. Shower Room. Store. w.c.
- Popular kennels business
- Gardens with countryside views.
- Fully enclosed exercise paddock.

Offers over **£370,000**



Galbraith

Ayr
01292 268181
ayr@galbraithgroup.com

 OnTheMarket

SITUATION

Blackbush Kennels is a Category C listed cottage nestled in a private position on the outskirts of the conservation village of Ochiltree, which has a primary school, local shop and community hub. Secondary schooling is available at Auchinleck (about 3.5 miles). The County Town of Ayr is about 11 miles distant with an excellent range of amenities and facilities including cinema, hospital, a wide range of shops and supermarkets and a well-regarded private school. Glasgow, about 39 miles to the north, is within easily commuting distance via the M77 motorway. There are railway stations at Auchinleck and Ayr with regular services to Glasgow and beyond. Glasgow Prestwick Airport is served by a good range of international flights.

Ayrshire is renowned for its range of outdoor pursuits. There are a number of world-renowned golf courses including Royal Troon, Turnberry and Prestwick Golf Club. The racecourse at Ayr provides regular fixtures. Excellent yachting facilities are available at the marinas in Ardrossan, Troon, Largs and Inverkip. Ayrshire is famous as the birthplace of Robert Burns.

At Auchinleck Estate there are enjoyable riverside walks to Wallace's Cave and Peden's Cave and the River Ayr gorge walk at Mauchline is close by. Auchinleck Mansion House, was built by Lord Auchinleck, James Boswell in the late 1700s. The Scottish classic-style mansion was designed by Robert Adam, one of Scotland's most famous architects, there is a popular coffee shop (Boswell's Coach House) within the Estate grounds. Dumfries House Estate (about 4 miles) is one of Britain's most beautiful stately homes with an outstanding collection of 18th century furniture, beautiful walled gardens and coffee house.

DESCRIPTION

Blackbush built in the 1800's of stone under a slate roof exudes character and period charm, with the potential for modern update to create a truly delightful home. The front door opens into a vestibule with an attractive stained-glass door into the hall. The internal layout is adaptable and offers spacious accommodation over two floors, the ground floor comprises a comfortable living room with wood burning stove set in a wooden surround, ornate cornicing, ceiling rose and laminate flooring which flows into the dining room. The sitting room has a beautiful ornate ceiling,



open fire set in cast iron and wooden surround, French doors open into a study/bedroom 5. The kitchen is fitted with base and wall units, integral fridge freezer, dishwasher, electric hob and extractor fan and a lovely porcelain tiled floor. The conservatory is a wonderful space from which to enjoy the countryside views and opens into the garden. Ancillary accommodation in the form of a shower room, porch/storage area and staff w.c., puppy room, dog conservatory complete the ground floor. Stairs rise from the hall to four bedrooms, the master with fitted wardrobes and a walk-in cupboard, the bathroom is fully tiled with bath, w.c. and wash hand basin. There is a separate staircase from the kitchen to a store room.

There is a double garage with roller door, power, light and water which is currently being utilised as part of the business. There is access from here to the 25 kennels. (The property has a licence for 30 kennels).

Currently operating as a reputable boarding kennels business. This presents a fantastic opportunity for those seeking a lifestyle change or an existing business looking to expand.

GARDEN

Step outside and be captivated by the breathtaking panoramic views that stretch across rolling fields and verdant landscapes from the private garden. To the rear there is a fully enclosed exercise paddock.

SOLAR PANELS

There are 16 solar panels.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Oil	Band F	F36	Copper	Yes



RATEABLE VALUE

The kennels currently have a rateable value of £3,050.

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>
There is no flood risk at Blackbush Kennels.

HISTORIC ENVIRONMENT SCOTLAND

Blackbush is designated as a Category C Listed Building.

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

There is a shared right of access over the private road with shared maintenance.

DIRECTIONS

From Ayr take the A70 towards Cumnock. On reaching Ochiltree take the first road on the left on to Main Street. Turn left (just before the 'School Patrol' sign onto a private road. Blackbush Kennels is at the end on the right hand side.

POSTCODE

KA18 2PT

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [///classified.garage.ironic](https://www.what3words.com/)

SOLICITORS

DW Shaw, 5 Kilmarnock Road, Mauchline, East Ayrshire, KA5 5DB

LOCAL AUTHORITY

East Ayrshire Council, London Road, Kilmarnock, East Ayrshire, 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.

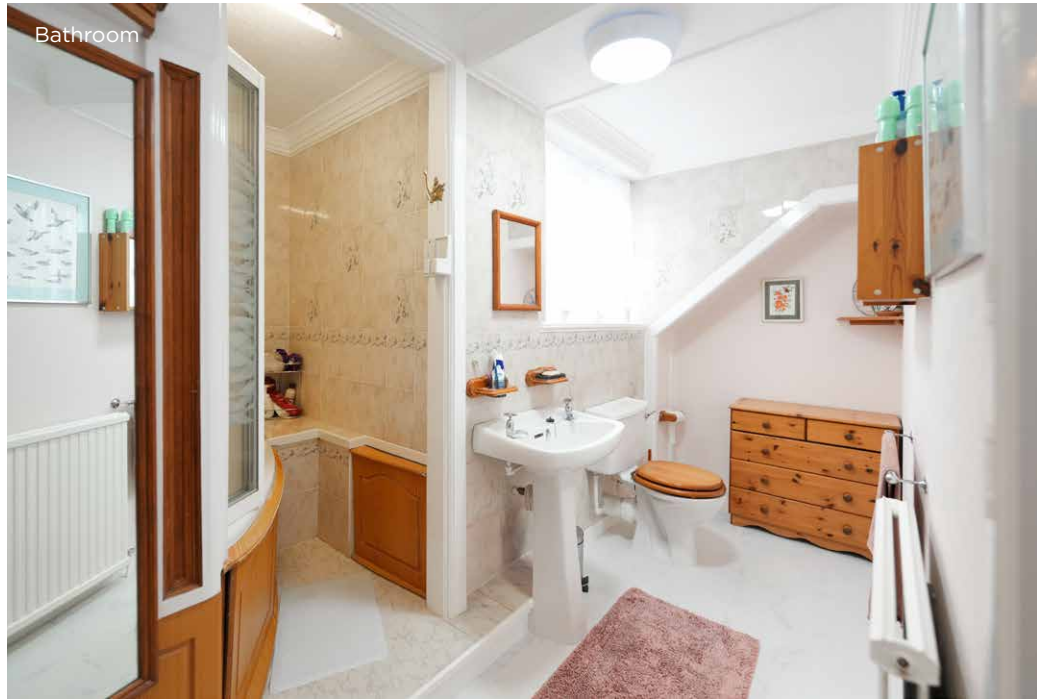
HEALTH & SAFETY

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.

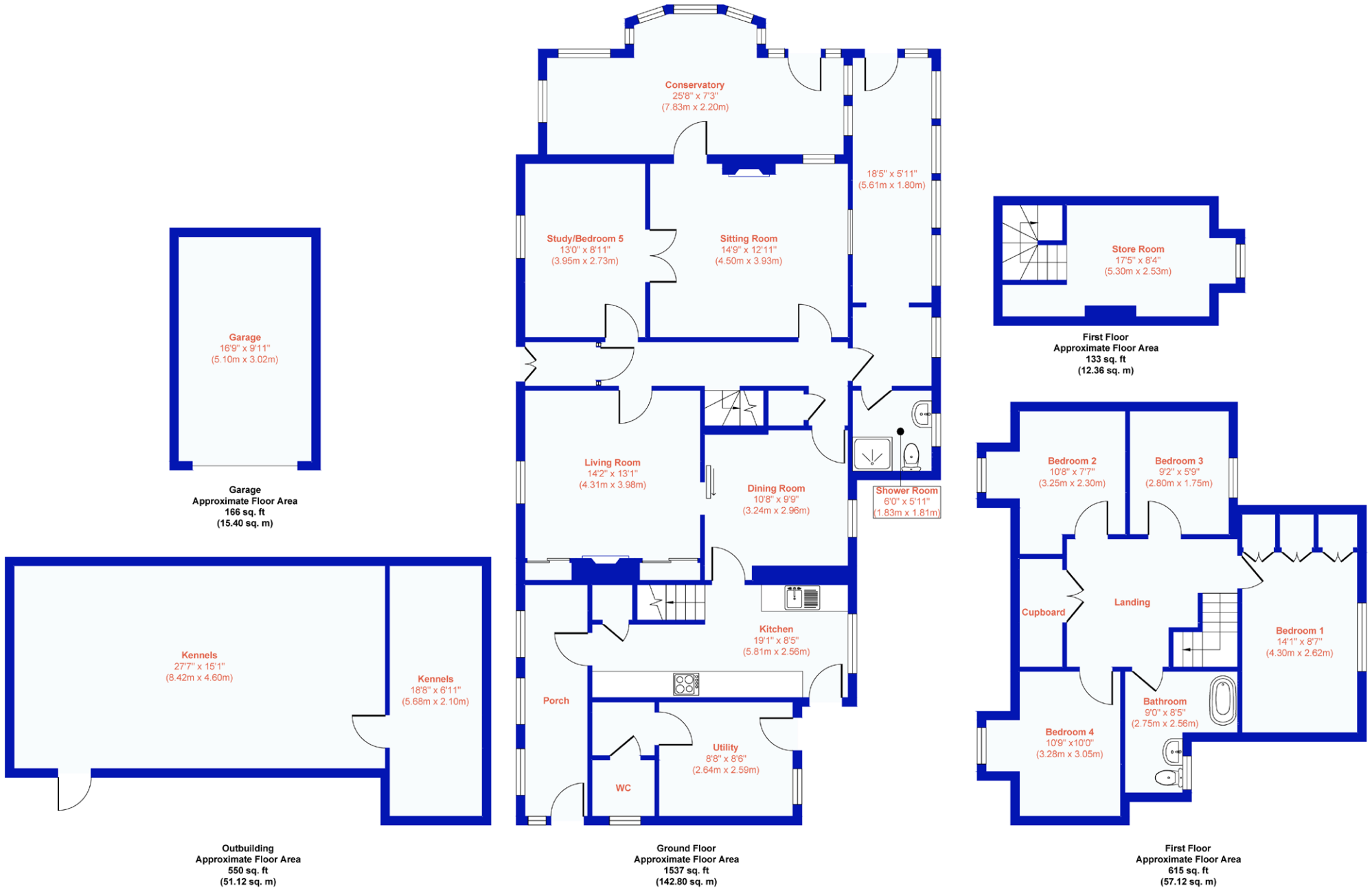
IMPORTANT NOTES

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 March 2025.





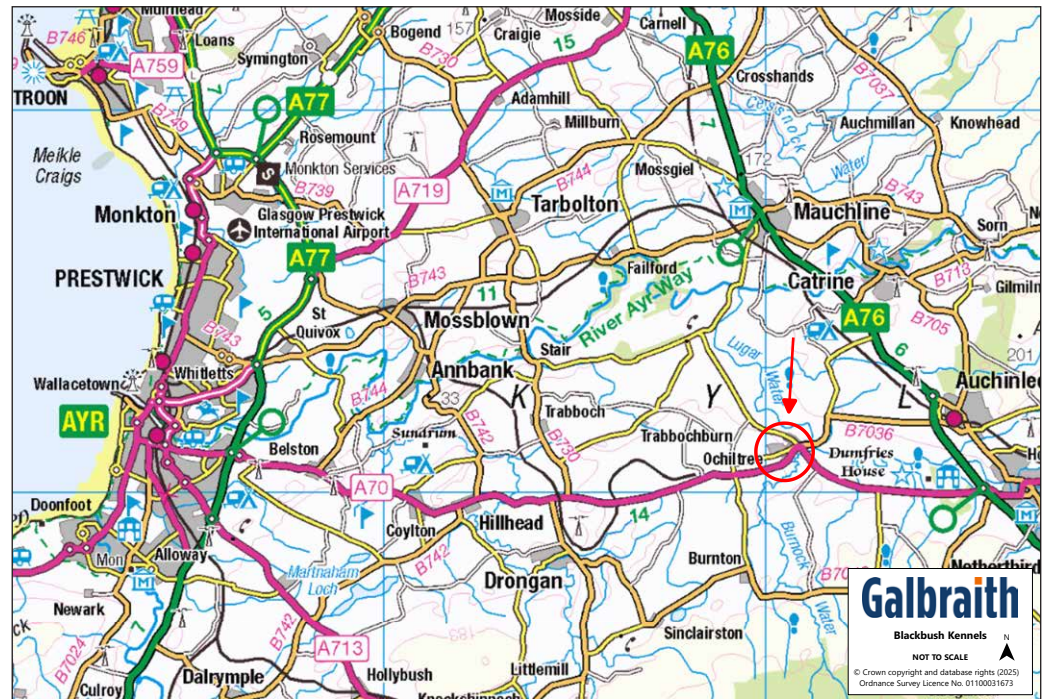
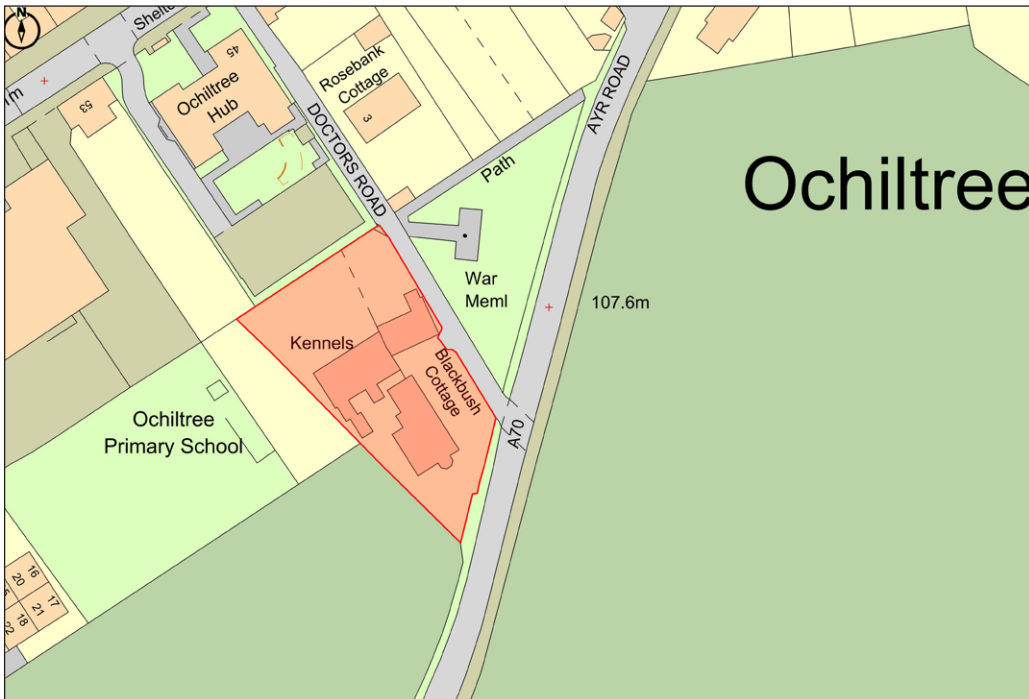
Blackbush Kennels



Approx. Gross Internal Floor Area 3001 sq. ft / 278.80 sq. m (Including Garage/Outbuilding)

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

Produced by Elements Property





Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE