

Galbraith



SEVEN ACRES MILL COTTAGE
KILWINNING, NORTH AYRSHIRE



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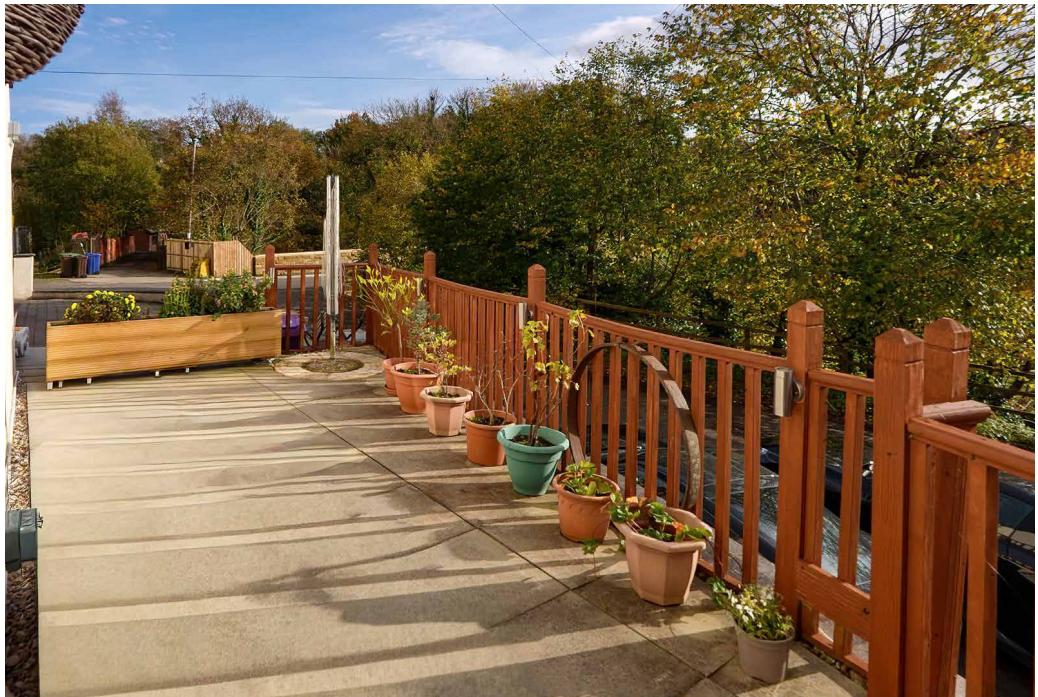
A charming country cottage in a quiet location

Kilwinning 2.4 miles ■ Ayr 20 miles ■ Glasgow 24 miles

Offers Over £350,000

- 1 Reception Room. 4 Bedrooms (one en suite). Kitchen. Shower Room.
- Peaceful rural location.
- Well-presented accommodation.
- EV charge point.
- Low maintenance garden and enclosed terrace.

Please note that the front shot image has been digitally enhanced for illustration purposes.



Galbraith

Ayr
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OnTheMarket

SITUATION

Seven Acres Mill Cottage is situated in a quiet, peaceful location on the banks of the meandering River Lugton in North Ayrshire yet well placed for commuting. It is some 24 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. Schooling is available at both Kilwinning and Irvine. Independent schooling is available at Wellington in Ayr and Hutchesons in 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. There are good equestrian facilities including Fergushill and Greenacres Riding Centres and Muirmill Equestrian Centre is about 12.5 miles distant. 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

Seven Acres Mill Cottage is a charming one and a half storey country cottage full of character with versatile living space and low maintenance gardens. The rich history of the cottage enhances its appeal along with the modern day comforts making it a wonderful place for a tranquil rural lifestyle. The land at Seven Acres and the associated mill was owned and operated by the monks of Kilwinning Abbey until it passed into secular hands in the 16th century. Seven Acres Mill Cottage is thought to have been built sometime in the late 1700s to early 1800s to house the mill owners. The mill ceased production in 1960, and approximately 20 years ago Seven Acres Mill Cottage went through a significant renovation turning it into a private rural home steeped in local history.

ACCOMMODATION

The accommodation comprises a large welcoming hallway with American hardwood flooring which is currently utilised as a dining room. The living room is a warm and welcoming space, filled with natural light from its dual-aspect windows. At its centre, a woodburning stove rests within the original stone surround, framed by a sandstone fireplace. A perfect spot to unwind as the fire crackles on quiet evenings. It's a room that invites you to slow down, curl up, and feel at home. The living room then leads to the galley style dining kitchen which is fitted with a range of floor and wall mounted units, electric oven, hob and extractor fan, fridge/freezer, washing machine, dishwasher and a useful pantry. The exposed stonework wall adds a touch of rustic charm, echoing the home's history and lending warmth and character to the space. The master bedroom (currently used as an office/music room) has laminate flooring and a recently installed en suite bathroom with wash hand basin set in vanity unit, bath and w.c. The shower room is fully tiled and flooded with light from the Velux window and a stained-glass effect window and comprises a shower with dual head, wash hand basin set in vanity unit, w.c. and heated towel rail. Stairs rise from the hall to three bedrooms each with bespoke built-in wardrobes.

GARDEN (AND GROUNDS)

Externally, Seven Acres Mill Cottage benefits from a south-westerly facing terrace with wood store lean-to, perfectly positioned to enjoy the gentle murmur of the nearby River Lugton, a tranquil backdrop for outdoor living. An original mill stone is set in the ground and currently an impressive setting for the clothes drier. A substantial mono-block driveway provides private parking for multiple vehicles. The garden grounds lie predominantly to the front and sides of the cottage, where well-tended vegetable beds and mature apple trees, heavy with fruit, lend a charming and productive character to the landscape. In addition there are two original metal wheels from the mill positioned at the front of the property enhancing the character and charm of this lovely mill house.

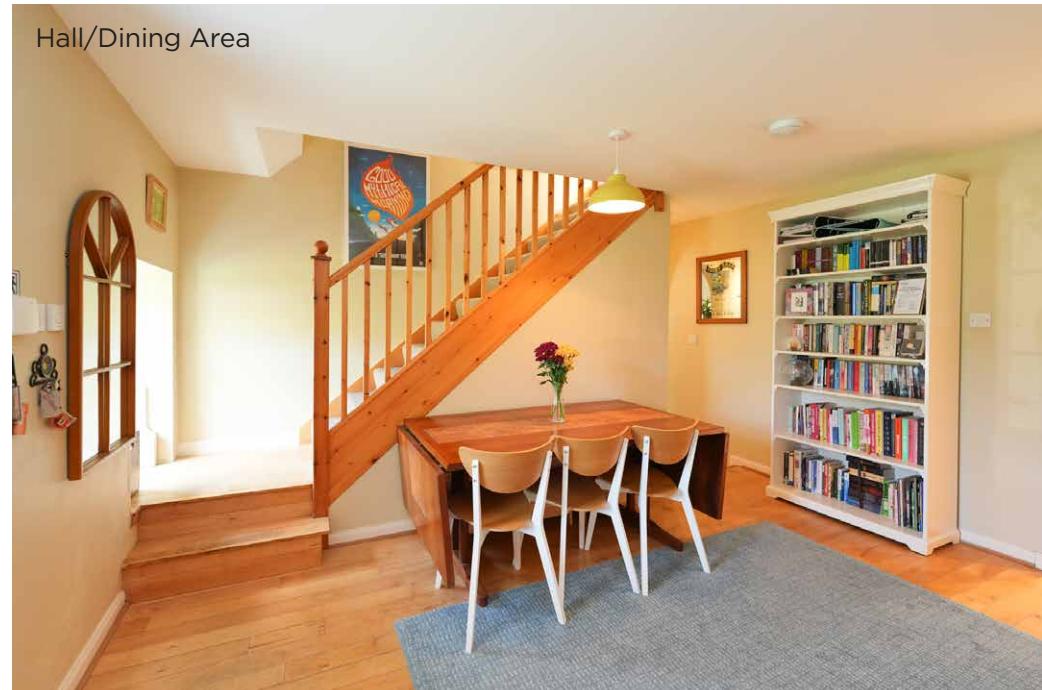
Metal Shed (About 1.3m x 2.3m)

Provides outdoor storage space.

Living Room



Hall/Dining Area



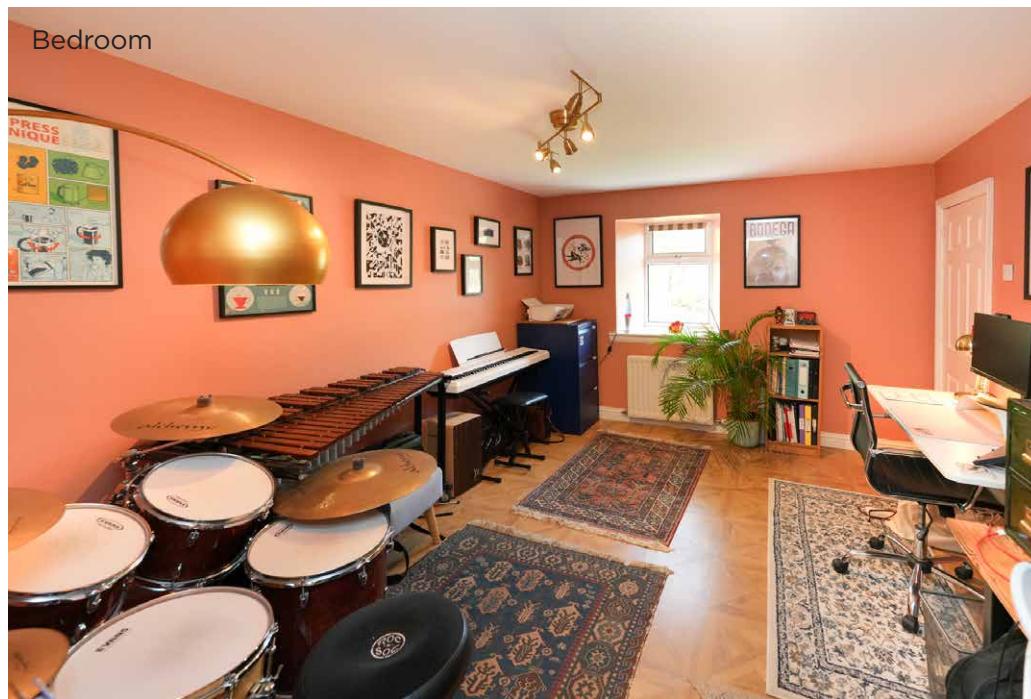
Bedroom



Ensuite



Bedroom



Shower Room



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private Septic Tank	Freehold	Oil Fired	Band E	D63	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>
Each year this area has a 0.5% chance of flooding.

DIRECTIONS

From Glasgow take the A736, through Burnhouse then turn right onto the B778 (just before) The Blair. Travel for about 2.5 miles, then turn left opposite the caravan park and follow the road for just under a mile to Seven Acres Mill Cottage.

POST CODE

KA13 7RG

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///tanks.spacing.blatantly

LOCAL AUTHORITY

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

SOLICITORS

McLennan, Adam, Davies, 13 Alloway Place, Ayr, South Ayrshire, KA7 2AA

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

NOTE

The external image of the property has been digitally enhanced to illustrate one possible way the area to the left of the driveway could be utilised. This enhancement is for indicative purposes only and does not represent the current layout. The land on both sides of the house offers clear potential for increasing the usable garden space, subject to any necessary consents. With relatively straightforward landscaping, such as levelling or re-turfing, the outdoor areas could be adapted to create larger, more functional garden zones, giving prospective buyers flexibility in how they might wish to develop and enjoy the plot.

VIEWINGS

Strictly by appointment with the Selling Agents.

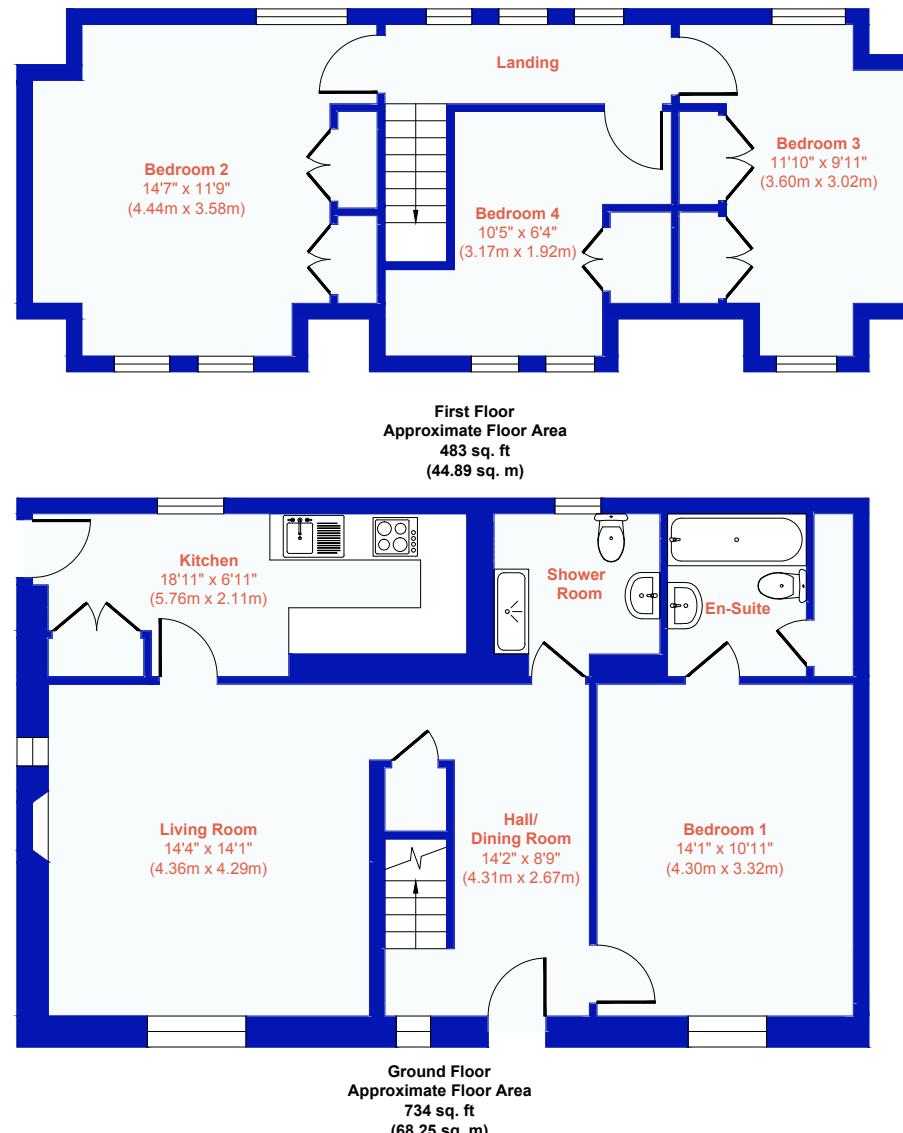
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.



Seven Acres Mill Cottage



HEALTH & SAFETY

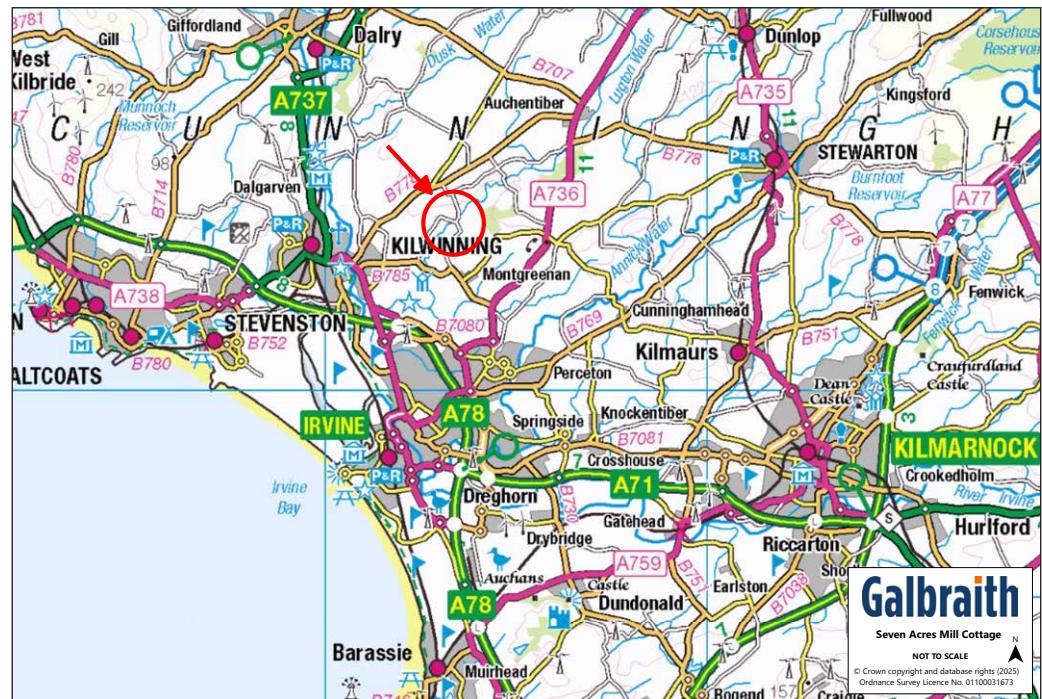
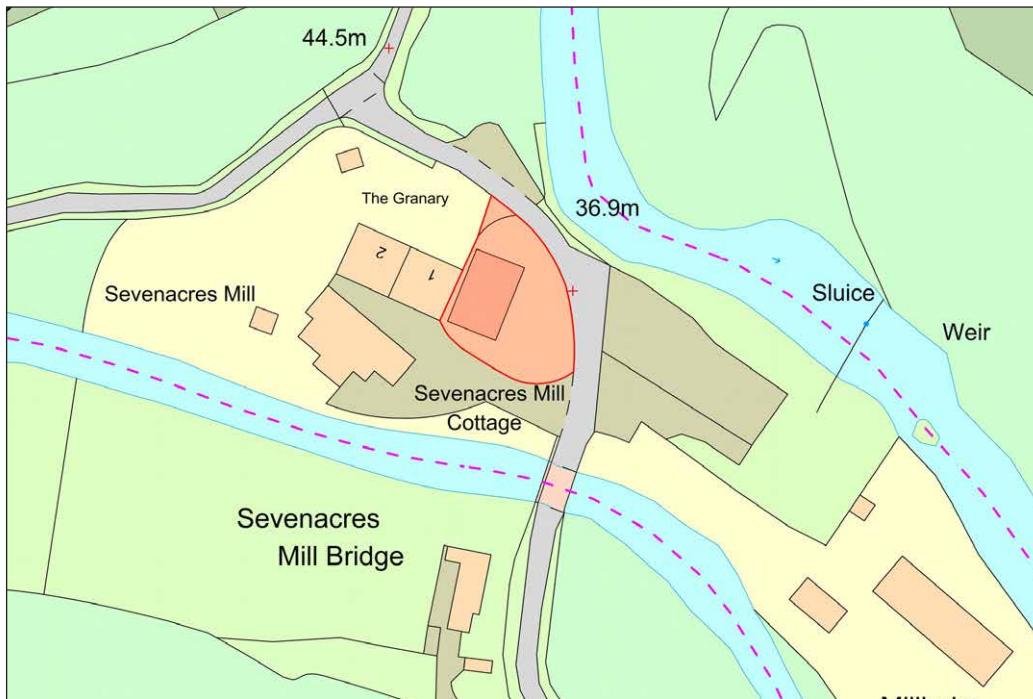
Appropriate caution should be exercised at all times during inspection.

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 October 2025.

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

Produced by Elements Property



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Seven Acres Mill Cottage
NOT TO SCALE
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