

An aerial photograph of a large, modern house with a complex roofline featuring multiple gables and skylights. The house is surrounded by a mix of green lawns and bare trees, suggesting an autumn or winter setting. In the background, there are rolling green hills and a small white building. The overall scene is captured from a high angle, providing a comprehensive view of the property and its surroundings.

Galbraith

REDWOOD HOUSE

CROSSHILL MOUNT, SKARES, BY CUMNOCK, EAST AYRSHIRE



REDWOOD HOUSE, CROSSHILL MOUNT, SKARES, BY CUMNOCK, EAST AYRSHIRE

An impressive country house in a private rural setting.

Ayr 13 miles ■ Kilmarnock 17 miles ■ Glasgow 40 miles ■ Edinburgh 66 miles

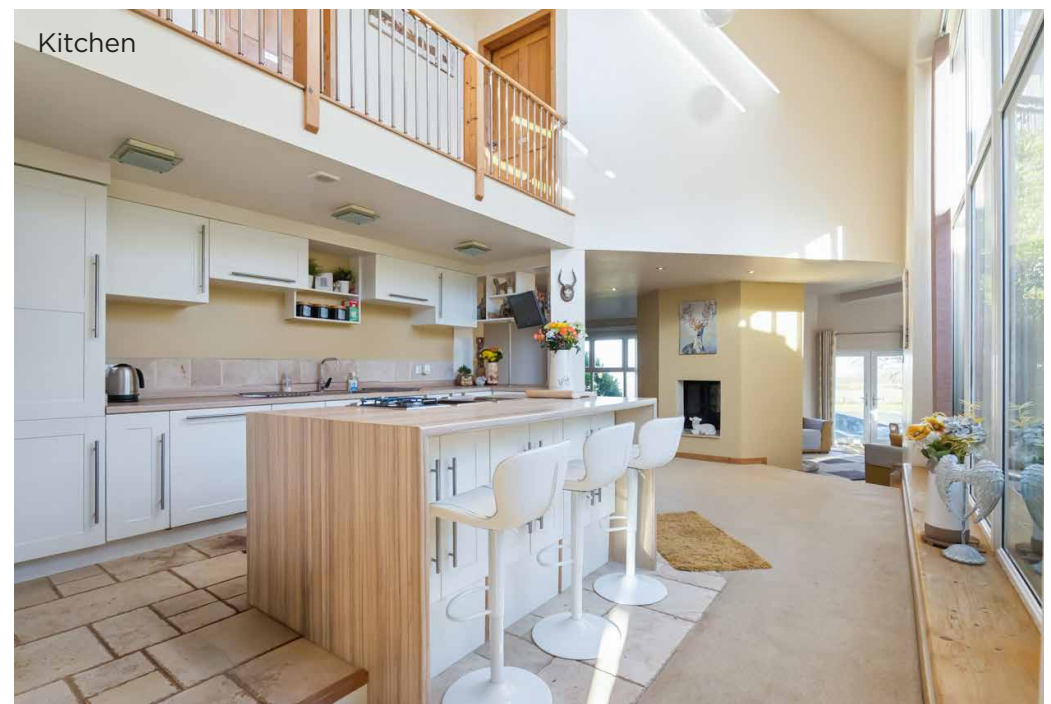
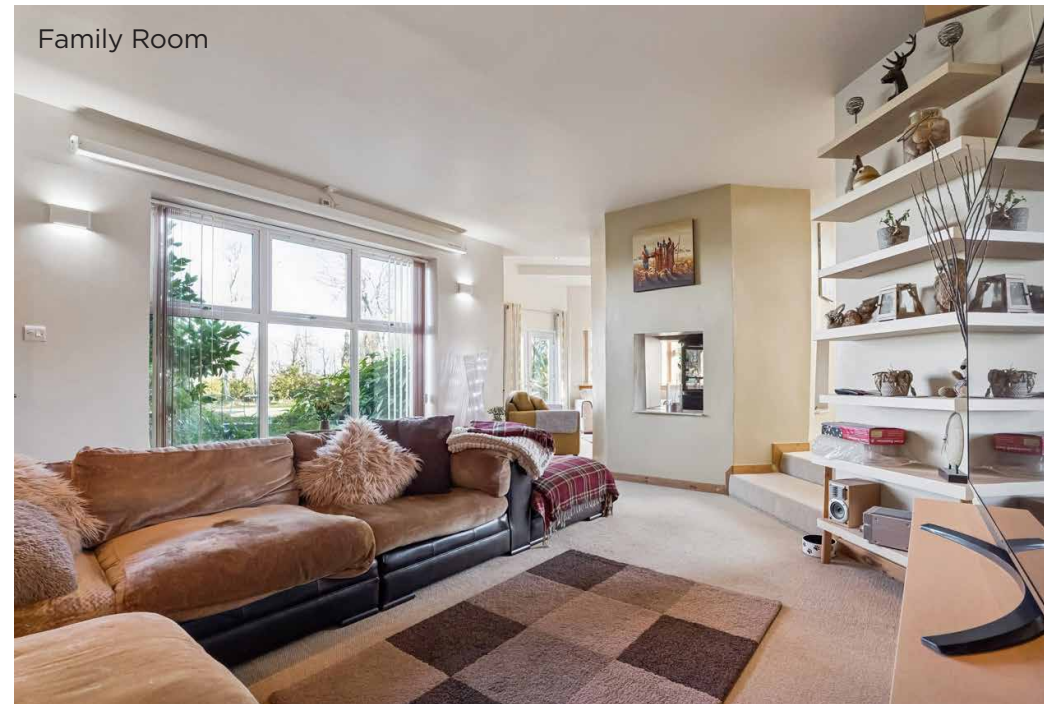
- 2 Reception Rooms. 5 Bedrooms (2 Jack and Jill Bathrooms, 2 En suite). Family Bathroom. Utility Room. Pantry.
- Generous lawned gardens with pond.
- Double garage.
- Fitness suite with Swimming pool and gym area.
- Delightful views over the surrounding Ayrshire countryside.

About 1.37 acres.

Offers Over £575,000

Galbraith

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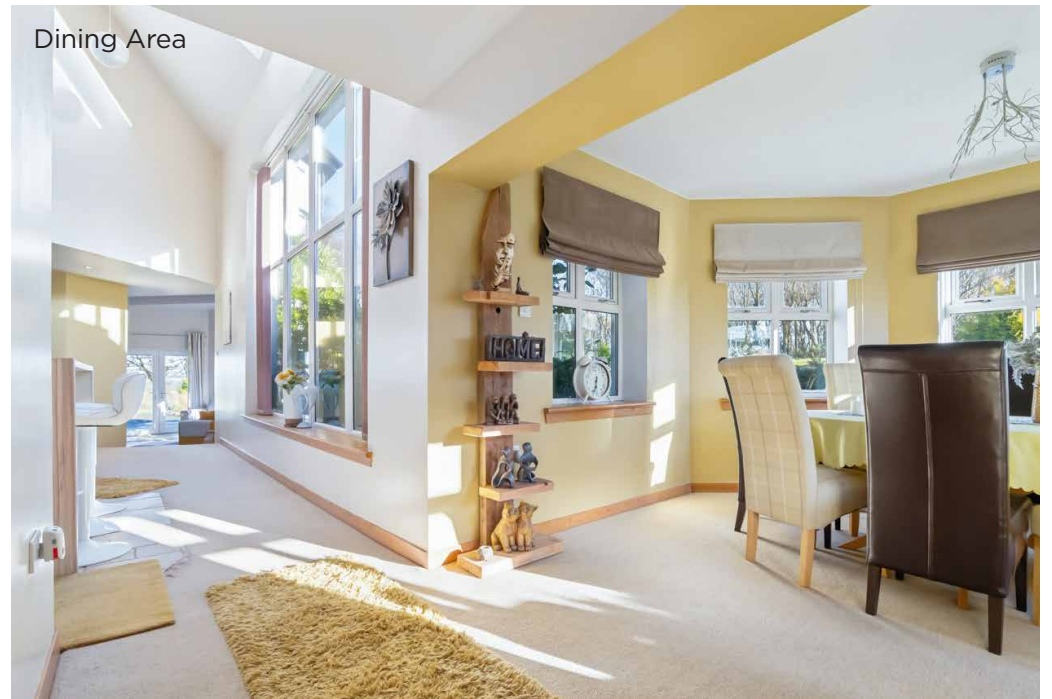
Open plan Kitchen



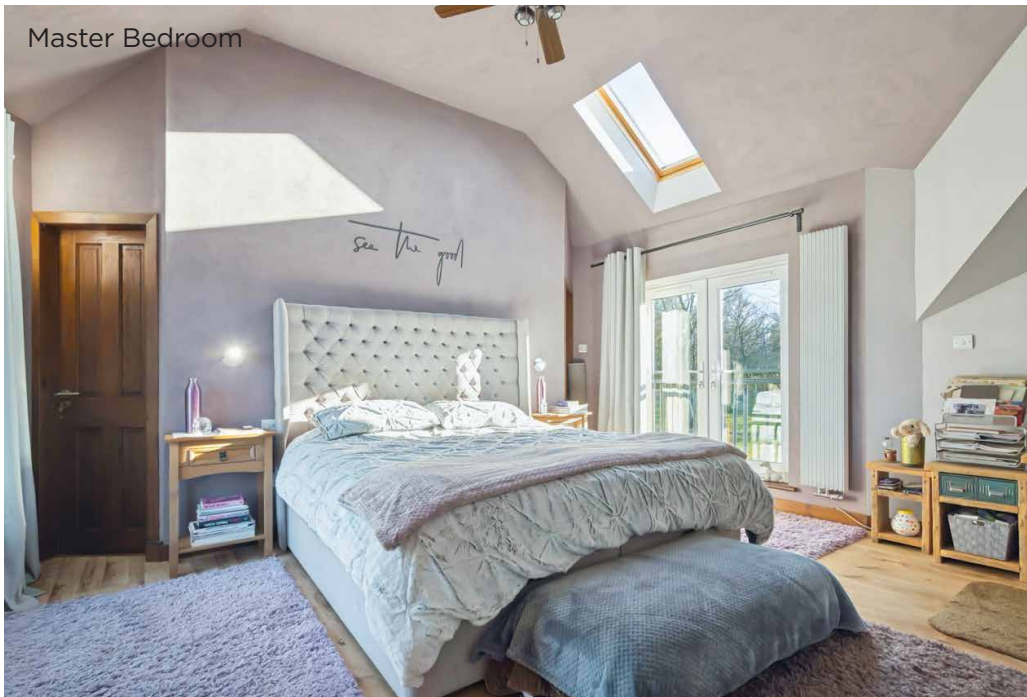
Living Room



Dining Area



Master Bedroom



Spa Bath



SITUATION

Redwood House is a superb private country property located about 2.7 miles from Ochiltree, East Ayrshire. Local services and facilities are available in both Ochiltree and Cumnock (3.5 miles). Ochiltree and Cumnock have primary schooling, local shops and other services. Secondary schooling is located in Cumnock at the Barony Campus which includes schooling and early childhood centres. The County Town of Ayr is about 13 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. Kilmarnock offers a wide range of amenities including schooling, cinema, hospital and an excellent range of shops and professional services and a sports centre with gymnastics and football facilities. Redwood House is an easy drive via the A70 trunk road whilst Glasgow is about 40 miles to the north via the M77 and Edinburgh is about 66 miles. There is a railway station at Auchinleck (5 miles), with regular services to Glasgow and beyond. Glasgow Airport has regular scheduled flights and is 43 miles and Prestwick Airport is 17 miles distant.

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. Redwood House has views towards the stunning Dumfries House Estate (about 4 miles) and is one of Britain's most beautiful stately homes with an outstanding collection of 18th century Chippendale furniture and Coach House cafe. The house is open for guided tours, and the 2,000-acre estate, including beautiful walled gardens, an adventure playground, walking paths, is open to the public year-round. The estate is also a focus for a range of training opportunities for young people using traditional skills and crafts.

DESCRIPTION

With a pitched slate roof on two storeys, Redwood House is a very impressive country residence protected by extensive garden grounds. It is approached via a shared drive with pillars leading to a large gravelled parking area for several vehicles.

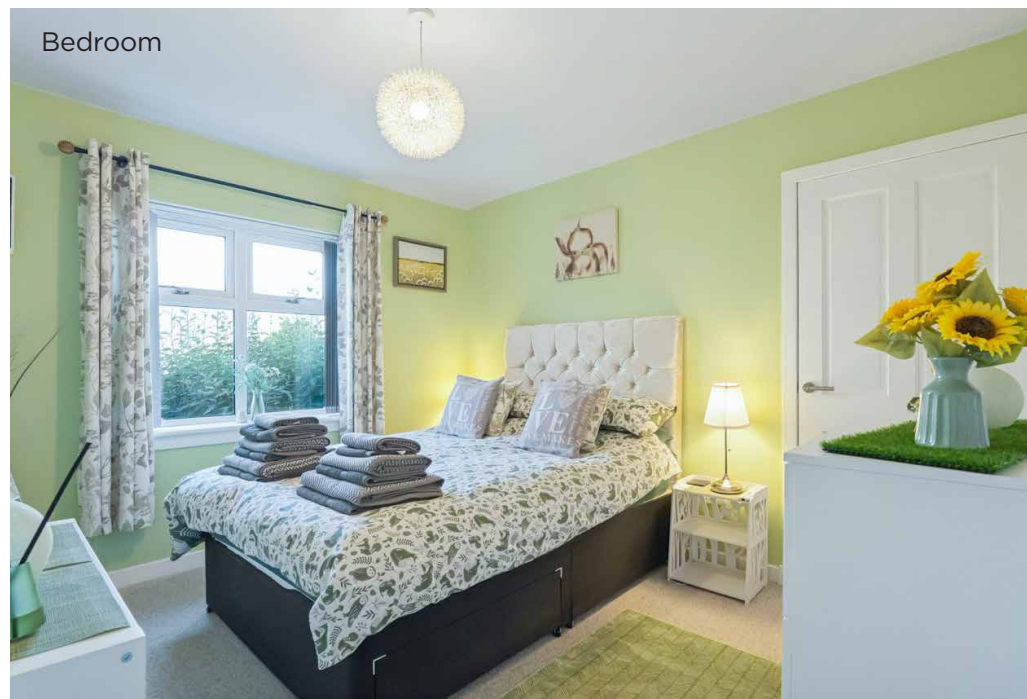
ACCOMMODATION

Ground Floor: Kitchen, Dining Area, 2 Bedrooms (one en suite), Bathroom, Living / Family Room, Utility Room, Pantry.

First Floor: Galleried landing, Master Bedroom Suite with Spa bath, separate shower, dressing room. 2 Bedrooms (Jack and Jill bathroom).

Redwood House was designed by the current owner and has been equipped to a high standard. The ground floor is beautifully flooded with natural light, thanks to its open-plan design and south-facing dining area that frames tranquil views across the private gardens. The kitchen offers a range of fitted storage cupboards finished in cream with fitted appliances including integrated dishwasher, a large island unit with LPG gas hob, integrated oven and fitted storage. Set just off of the kitchen, there is a convenient walk-in pantry with four freezers and further storage. It has an impressive living / family room which opens out to the rear patio with a large deck seating area. Two spacious bedrooms with attached bathrooms are located on the ground floor. The utility room has a washing machine, tumble dryer and floor to ceiling cupboards providing ample storage. The ground floor has underfloor heating with panel radiators on the first floor. Stairs lead to the galleried first-floor hallway, where a further living / study area is beautifully illuminated by natural light streaming through Velux windows, creating a bright and inviting space. There are two bedrooms sharing a Jack and Jill bathroom, which then leads to the stunning master suite, a true sanctuary offering a spacious and elegant bedroom with dual doors opening onto a covered balcony seating area. From here, the outlook stretches across the landscaped garden grounds and pond, providing the perfect vantage point to observe wildlife and enjoy the changing seasons. The suite is enhanced by a deep-set spa bath with far-reaching countryside views, alongside a separate walk-in shower, w.c., wash hand basin, and a well-appointed dressing room.

Bedroom



Redwood House is fully double glazed with ample storage throughout. The main house has lpg gas central heating with underfloor heating on the ground floor. With substantial and flexible accommodation throughout, the property can be adjusted to suit a variety of interests.

Attached to the house, is the fabulous swimming pool complex which adds a resort-like dimension to daily life. This space is heated by a separate boiler. There is a gym area, shower/dressing area and a spiral staircase leads to the master suite.

Whether enjoying the warmth of underfloor heating in winter or the refreshing pool in summer, Redwood House embodies a refined yet flexible lifestyle, blending comfort, sophistication, and leisure in equal measure.

GARDEN AND GROUNDS

Patio doors lead to a large deck area providing excellent relaxing and entertaining space with views over the expansive gardens and surrounding countryside to the north and west. The well maintained established gardens wrap around the house and are mainly laid to lawn interspersed with areas of planting with mature trees and shrubs providing a wealth of colour throughout spring and summer and a garden pond.

Double Garage:
Concrete floor and electric doors.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private drainage to septic tank	Freehold	LPG heating (underfloor heating on ground floor)	Band G	D55	Broadband is available	Yes

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

ACCESS

There is a Right of Access over points AB on the plan.

There is an annual wayleave payment for the electricity pole.

DIRECTIONS

From Ayr take the A70 towards Cumnock. Pass through the village of Ochiltree and continue for about 1.5 miles and turn right (signed for Skares). Proceed along this road and continue up the hill passing the fork on the left hand side, Redwood House is then on the left hand side after about 0.22 mile.

POST CODE

KA18 2RE

WHAT3WORDS

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

SOLICITORS

Barnetts Solicitors, 7-9 Grange Place, Kilmarnock KA1 2BH

LOCAL AUTHORITY

East Ayrshire Council, Council Headquarters, London Road, Kilmarnock, East Ayrshire, KA3 7BU

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

NOTE

Please note that the site plan is indicative only.

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.

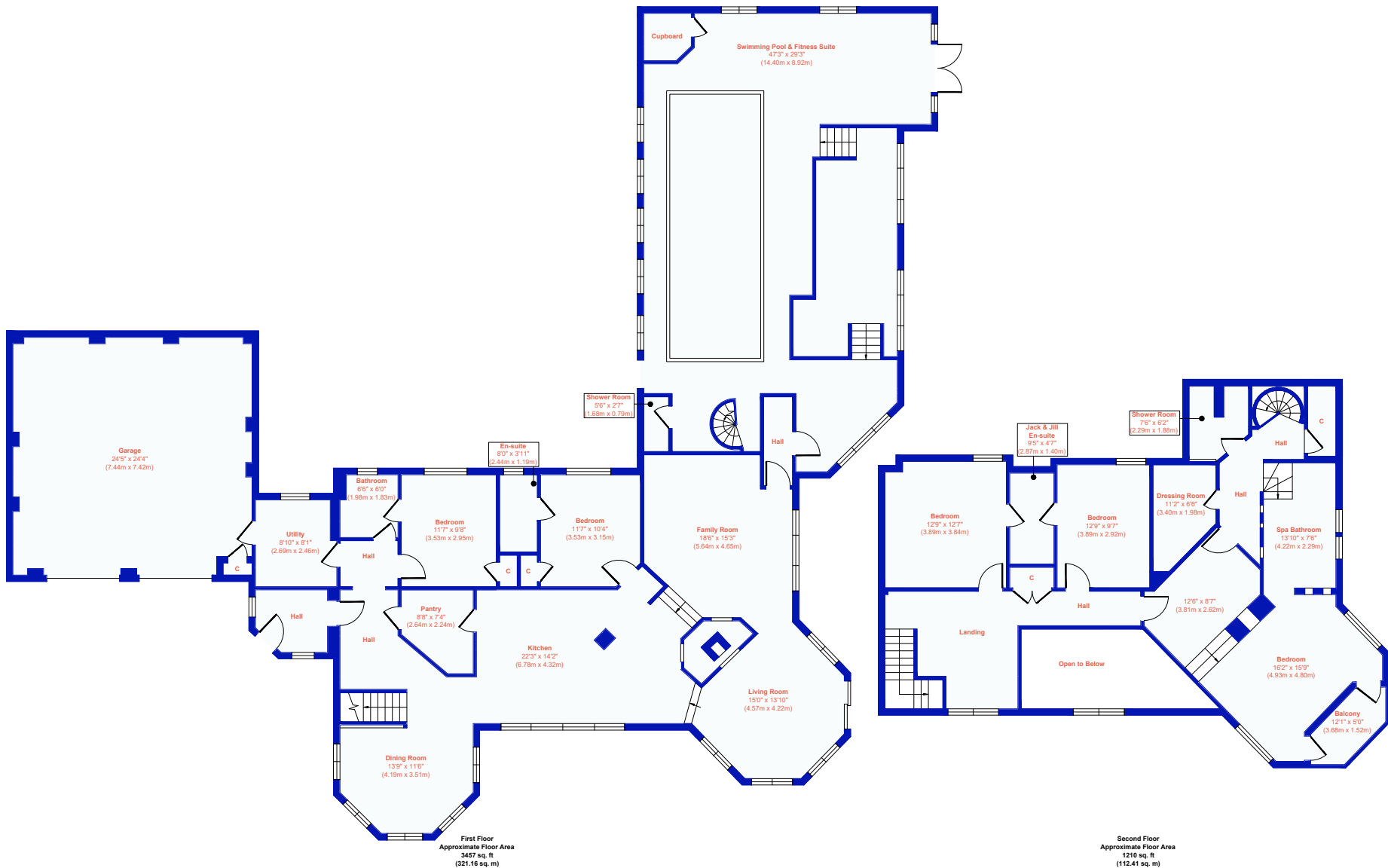
HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection.





Redwood House, Crosshill Mount, Skares, Cumnock, East Ayrshire, KA18 2RE



Approx. Gross Internal Floor Area 4667 sq. ft / 433.57 sq. m

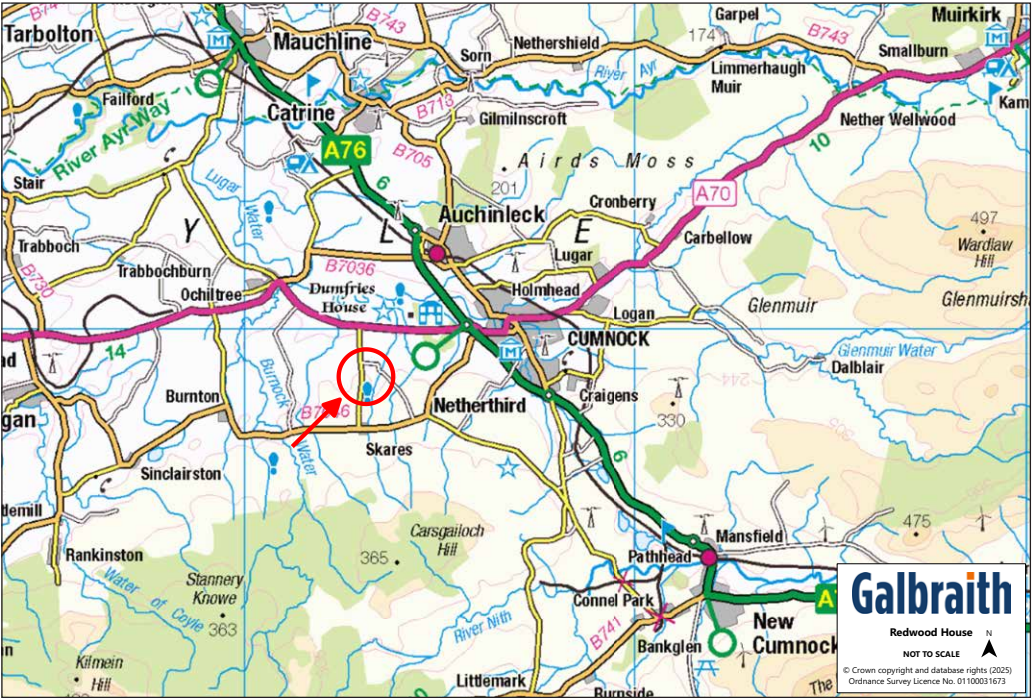
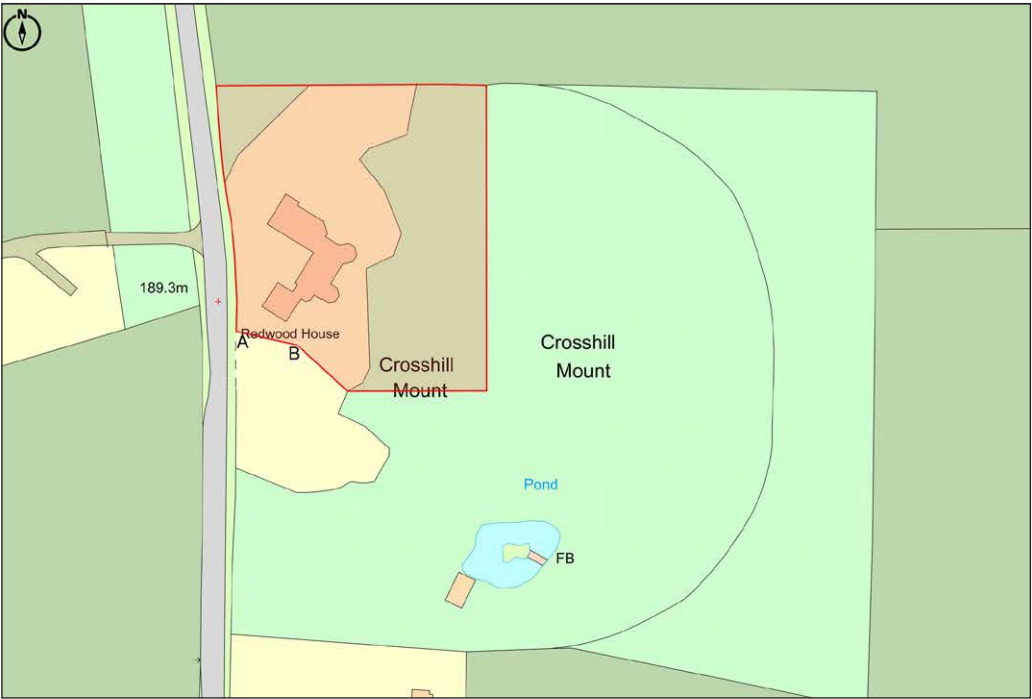
Illustration for guidance only, measurements are approximate, not to scale.

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 November 2025.







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