



BIRKHILL, 15 FOULPAPPLE ROAD

NEWMILNS, KA16 9LB



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An architecturally designed home with land in an idyllic countryside setting.

Newmilns 1 mile ■ Kilmarnock 8 miles ■ Glasgow 27 miles

About 10.22 acres (4.13 hectares)

Offers Over £395,000

3 Reception Rooms, 4 Bedrooms, Guest Suite, Dining Kitchen, Bathroom, Shower Room, Utility Room.

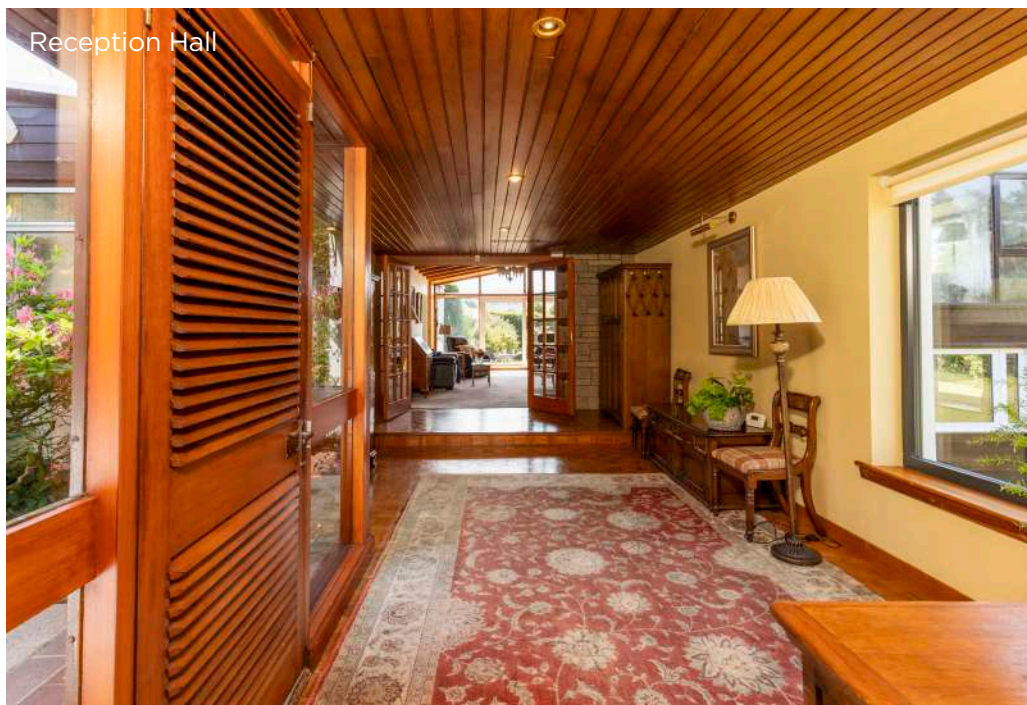
- Mature well maintained gardens.
- Beautiful views.
- 8.43 acres of grazings and woodland.



Galbraith

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Reception Hall



Morning Room

SITUATION

Birkhill is nestled privately in substantial well maintained and stocked garden grounds and with commanding views over the Irvine Valley and beyond to the Isle of Arran. It benefits from an elevated position in the fringes of the village of Newmilns which has a good range of local shops and facilities including a primary school. Newmilns also has a snow and sports complex complete with dry ski slope. The town centre is designated an Outstanding Conservation Area by Historic Scotland and there are a number of listed buildings including the Newmilns Keep (referred to as Newmilns Tower). Secondary schooling is available at Loudoun Academy in nearby Galston (3.5 miles) or private schooling at Wellington School (20 miles) in Ayr or Hutchieson Grammar (23 miles) in Glasgow. Kilmarnock has a wider range of amenities including a theatre, cinema and sports complex. Galston also has a leisure centre with a swimming pool. Glasgow Prestwick Airport is 15 miles distant whilst Glasgow Airport is about 31 miles. There are good road links to Glasgow via the A/M77 and the railway station in Kilmarnock has regular connections to Glasgow and beyond.

There is an extensive paths network within the Irvine Valley as well as the magnificent Lanfine Estate which has some delightful woodland walks and pathways with many exotic trees and conifers. Ayrshire is renowned for its golf courses which include Royal Troon, Prestwick and Turnberry and more locally at Loudoun Gowf Club (2 miles). There are excellent yachting facilities at the marinas in Troon, Ardrossan and Largs.

DESCRIPTION

Birkhill is a charming architecturally designed split level home, built in the 1960's of brick with a cream render finish under a combination roof. It offers bright and spacious accommodation and comprises a large reception hall with parquet flooring and glazed doors opening to the morning room which is a most comfortable room, bathed in natural light with feature timber panelled ceiling, gas fire set in brick surround and patio doors to the garden. There are a few stairs rising to the sitting room with triple aspect windows from which full advantage of the garden and views over the surrounding countryside can be enjoyed. The architect has incorporated beams into the pitched wood panelled ceiling and there is an open fire set in attractive stone surround. The dining room and kitchen are accessed via a few stairs from the morning room, with a most useful cellar being off the dining room. The fully fitted dining kitchen has a range of wall and base units and Smeg 5 burner stove and oven. There is a shower room with w.c. wash hand basin and shower cubicle. The family bathroom has beautiful fitted furniture, bath, wash hand basin and w.c. The master bedroom has dual aspect windows and fitted wardrobes and furniture. There are three further bedrooms all with fitted wardrobes. A guest suite complete with en-suite shower room and utility room further enhances this wonderful home and has been created at the other side of the reception hall. This adaptable accommodation could be used for a number of uses including a granny/teenager annex or holiday let if the utility room was converted into a kitchen with any necessary permissions being sought.

ACCOMMODATION

Ground Floor: Reception Hall, Morning Room, Sitting Room, Dining Room, Dining Kitchen, Bathroom, Shower Room, 4 Bedrooms, Guest Suite, Utility Room and Cellar.

GARDEN (AND GROUNDS)

The extensive gardens provide privacy and shelter being bounded by mature woodland yet still benefitting from the spectacular views. There is a large private tarmac driveway with ample parking.

Sitting Room



The gardens, mainly down to lawn, have an abundance of deciduous trees, Beech hedging and pretty herbaceous borders providing bursts of seasonal colour, in addition there is a fruit and herb garden with glass house and garden shed.

A pretty timber 'A' frame hut is currently being used as storage for garden tools/machinery.

LAND

There is approximately 8.43 acres of grazings and woodland with the Isles Burn running through the land providing a source of natural water.

ACCESS

The access drive is owned by Birkhill and the neighbouring property has a right of access from point A to B on the site plan.

GRAZING AGREEMENT

There is a grazing agreement on the land which terminates on the 27th December 2023.

DIRECTIONS

From Glasgow take the M77 south towards Kilmarnock. Leave at Junction 6 sign posted for Galston and turn right onto the A77. At Kingswell Interchange take the 1st exit onto Ayr Road (A77). Next turn left on to the A719. Drive on to the Galston roundabout then take the first exit towards Newmilns. Drive through Newmilns then take a left on to Alstonpapple, then right onto Foulpapple. The drive for Birkhill is on the left hand side.

POST CODE

KA16 9LB

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///honeybees.comic.vent

SOLICITORS

Sprang Terras
64 Kyle Street
Ayr
KA7 1RZ

LOCAL AUTHORITY

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

Dining Room



Sitting Room





SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Broadband	Council Tax	EPC
Mains	Mains	Private -Septic tank	Freehold	Gas	Yes	Band G	D55

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

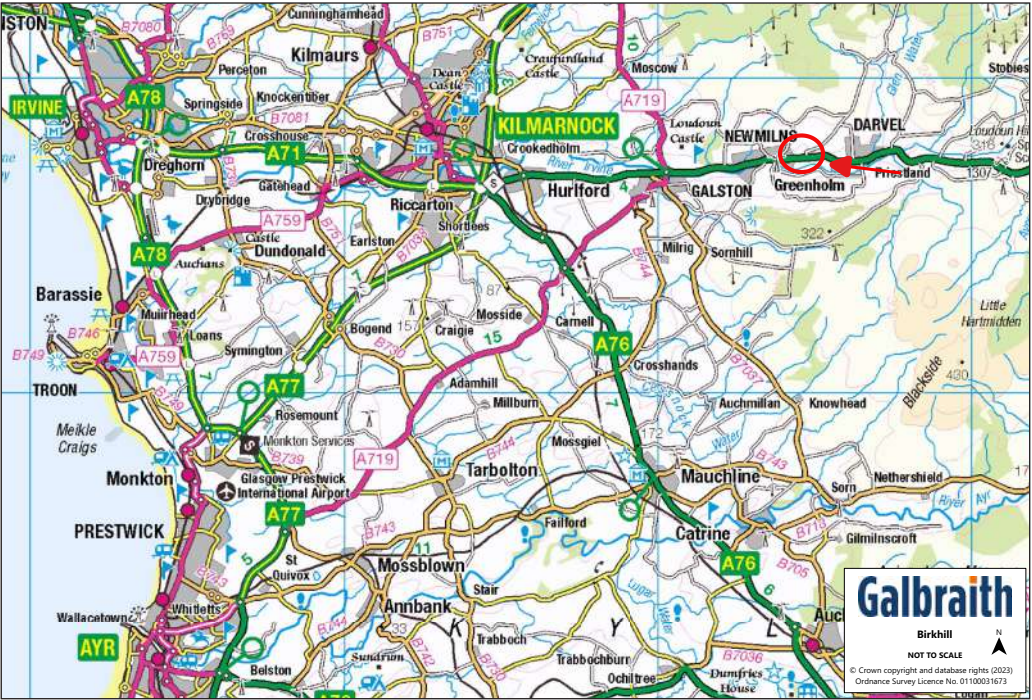
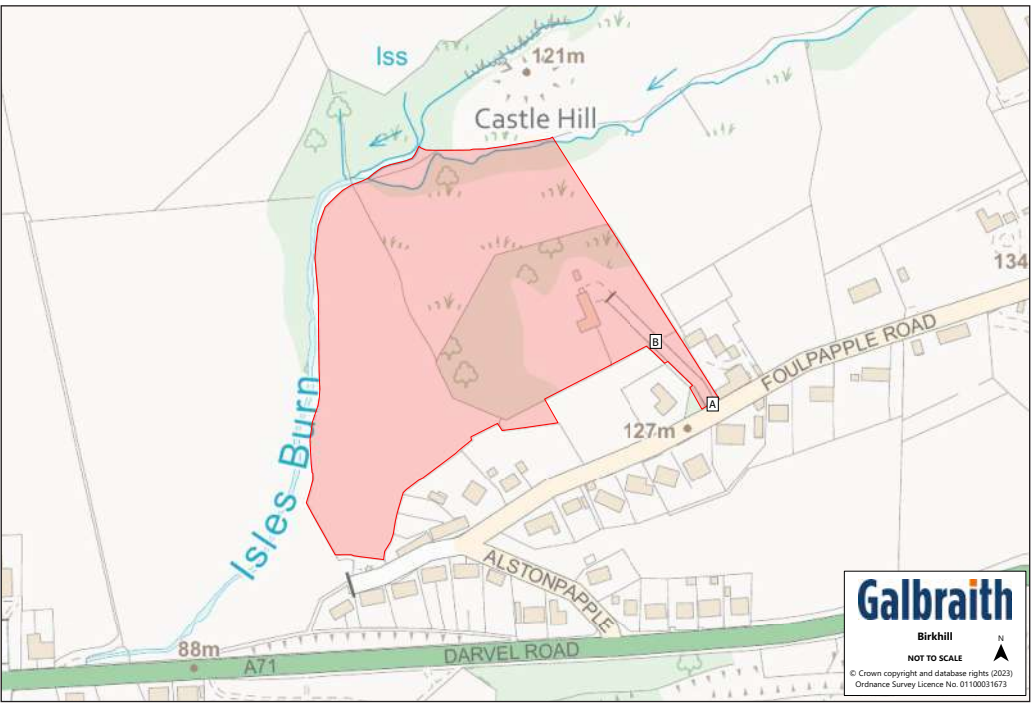
ANTI MONEY LAUNDERING (AML) REGULATIONS

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

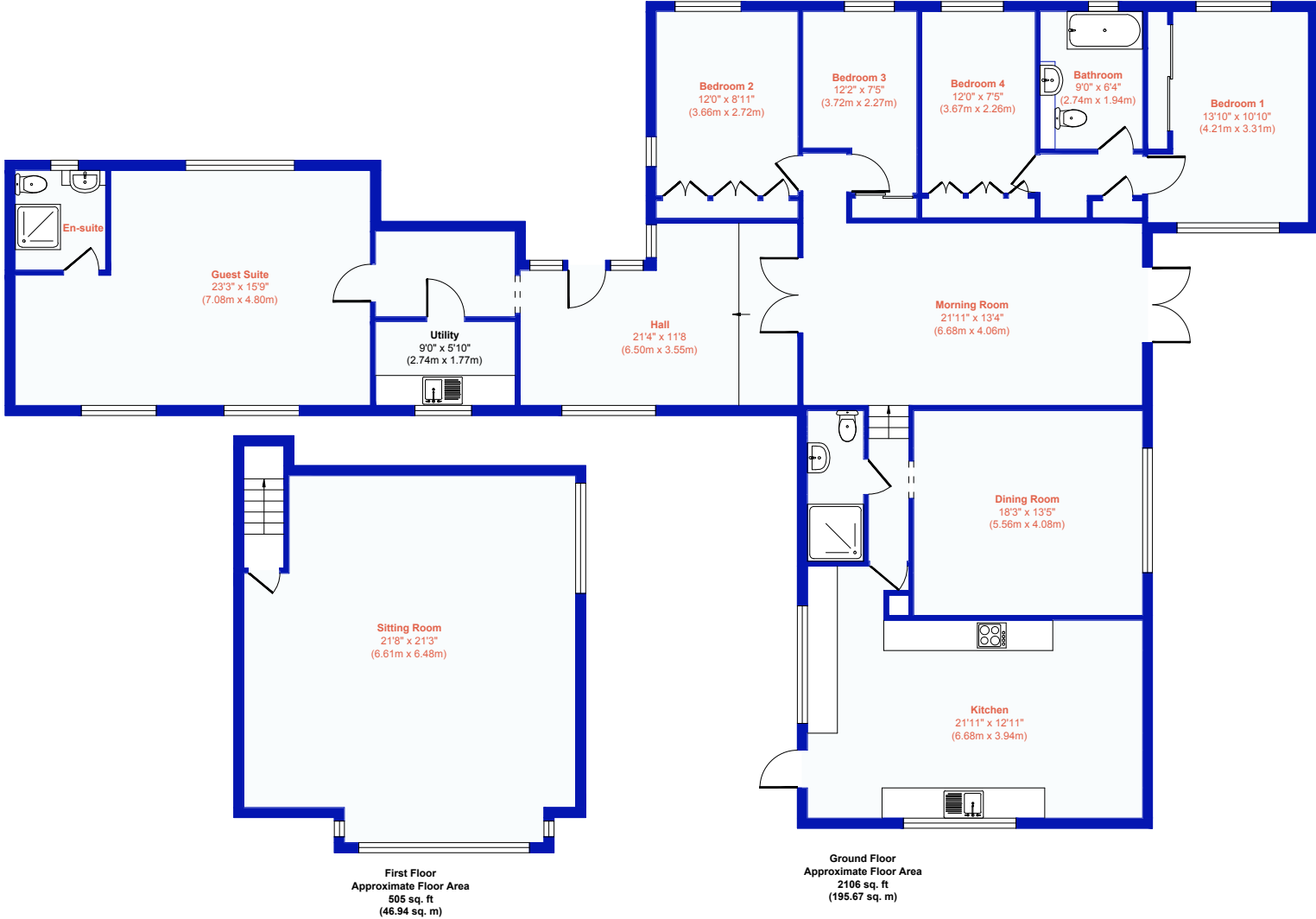
Failure to provide required identification may result in an offer not being considered.







Birkhill



Approx. Gross Internal Floor Area 2611 sq. ft / 242.61 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 June 2023.



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