

An aerial photograph showing a large, multi-story stone house with a grey roof, surrounded by lush green trees and a well-manicured lawn. A river flows through the property, and a stone bridge with multiple arches crosses it. The surrounding landscape is a mix of green fields, some with yellow wildflowers, and patches of brown earth. In the background, a railway line runs horizontally across the frame.

Galbraith

**LONGFORD COTTAGE**  
NETHERMAINS ROAD, KILWINNING







# LONGFORD COTTAGE, NETHERMAINS ROAD, KILWINNING

A charming rural cottage set on the banks of the River Garnock, offering tranquil surroundings and extensive garden grounds — a rare opportunity to enjoy countryside living with excellent connectivity.

Kilwinning 3 miles ■ Irvine 5 miles ■ Glasgow Airport 24 miles

**About 1.9 acres**

**Offers over £415,000**

- 1 Reception Room. 4 Bedrooms (master en suite). Kitchen/Dining area. Shower Room. Utility Room. Cloakroom /w.c. Home Office/Study. 3 Storage Rooms.
- Immaculately presented.
- Large shed offering flexible use.
- Extensive, well maintained garden grounds.
- Easily accessible location.



**Galbraith**

Ayr  
01292 268181  
ayr@galbraithgroup.com

 **OnTheMarket**





Sitting Room



Sitting Room

## SITUATION

Longford Cottage enjoys a private and picturesque setting on the banks of the River Garnock while benefiting from an easily accessible location close to North Ayrshire road networks and both Glasgow and Prestwick Airports. Both nearby towns of Kilwinning and Irvine have main line railway stations with regular services north to Glasgow or south to the Ayrshire coast. The towns are well serviced with primary and secondary schools and have a good range of shops and sporting facilities. Ayrshire is renowned for its many golf courses including the world-famous facilities at Turnberry and Royal Troon, and locally, The Irvine Golf Club and Western Gailes both have reputable 18 hole courses. There are excellent yachting facilities at the marinas at Ardrossan, Largs, Inverkip and Troon and there are also many opportunities for game sports in the region with some of south-west Scotland's best salmon and trout fishing available in the area's lochs and rivers. Ayrshire is famous as the birthplace of Robert Burns.

Nearby is Eglinton Country Park with over 400 hectares of countryside including established walks and cycle paths in woodlands, around the loch and through Clement Wilson Gardens. There is also a Visitor Centre and cafe which holds local exhibitions.

## DESCRIPTION

Longford Cottage is an attractive stone-built home beneath a traditional slate roof offering a harmonious blend of historic charm and modern comfort. The original part of the cottage dates back to the 17th century with later extensions. Beautifully maintained and immaculately presented throughout, this home boasts spacious and characterful accommodation, with viewing highly recommended to fully appreciate its setting and interior quality. It comprises a kitchen/dining area with an exposed stone wall, ample floor and wall mounted units and woodblock worktops, 'Belfast' style sink, DeLongi gas cooker, fridge and fridge freezer. The utility room, conveniently located off the kitchen, is fitted with cabinets and a washing machine. It leads to a W.C. and a tiled cloakroom. The impressive sitting room exudes traditional charm with a cathedral ceiling, beams, a cosy log burner and a stunning wrought iron spiral staircase rising to a gallery area and patio doors open out to the gardens. There is access to a workshop or office directly from the sitting room. The property offers four generously sized, immaculately presented bedrooms, including a luxurious master suite featuring a roll-top bath with ball and claw feet, twin wash hand basins, a W.C., and a separate shower cubicle. Bedroom two enjoys a bay window overlooking the garden and features an attractive fireplace. Completing downstairs there is a modern shower room and ample cupboard space. The upper floor is accessed via stairs from the hallway and offers two additional rooms, ideal for guests, along with a large storage room—presenting further potential for accommodation, hobbies, or home working.

## GARDEN (AND GROUNDS)

The extensive, mature gardens surrounding Longford Cottage are a true highlight of the property, to the front there is a generous lawned area with a variety of mature trees offering shelter, a pond which attracts wildlife, a polytunnel providing opportunities for home-growing and a metal garden shed. The River Garnock meanders along the boundary and the cottage benefits from fishing rights, including a licence for two rods, making it ideal for angling enthusiasts. The rear garden is an ideal entertaining space with decking and a superb outdoor seating area from which to enjoy the tranquillity

of the riverside setting. There are many establish plants and shrubs and mature trees including a most attractive Kilmarnock Willow. Pathways from the garden lead to a mature area of woodland which runs along the river bank. Ample private parking is available via the property's spacious driveway.

**Shed (About 45' x 25')**

A substantial and versatile outbuilding, constructed with durable box profile steel walls and roof, and set on a solid concrete base. The shed is fully equipped with power, internal lighting, and external lighting, making it suitable for a wide range of uses. Whether for business purposes, storage, a workshop, or hobbies, this space offers excellent potential.

**SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)**

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private – Septic tank	Freehold	Gas	Band E	E44	FTTC*	Yes

\* Fibre To The Cabinet is available

**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 10% chance of flooding.

**ACCESS**

The sellers have exclusive use of the driveway for vehicles and pedestrians.

**DIRECTIONS**

From Glasgow Airport take the A737 east towards Kilwinning. At Kilwinning take the B779, on reaching the T junction turn left onto the A78. Take the 4th exit towards Stevenston/Saltcoats. Longford Cottage is about 1.1 km on the left hand side of the road.

**POST CODE**

KA13 6PR

**WHAT3WORDS**

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

**SOLICITORS**

Holmes Mackillop, 2 Barns Street, Ayr, South Ayrshire, KA7 1XA

**LOCAL AUTHORITY**

North Ayrshire Council, Cunninghame House, Irvine, KA12 8EE. Tel: 01294 310000

**FIXTURES AND FITTINGS**

Carpets, curtains, blinds and light fittings are included in the sale.





## VIEWINGS

Strictly by appointment with the Selling Agents.

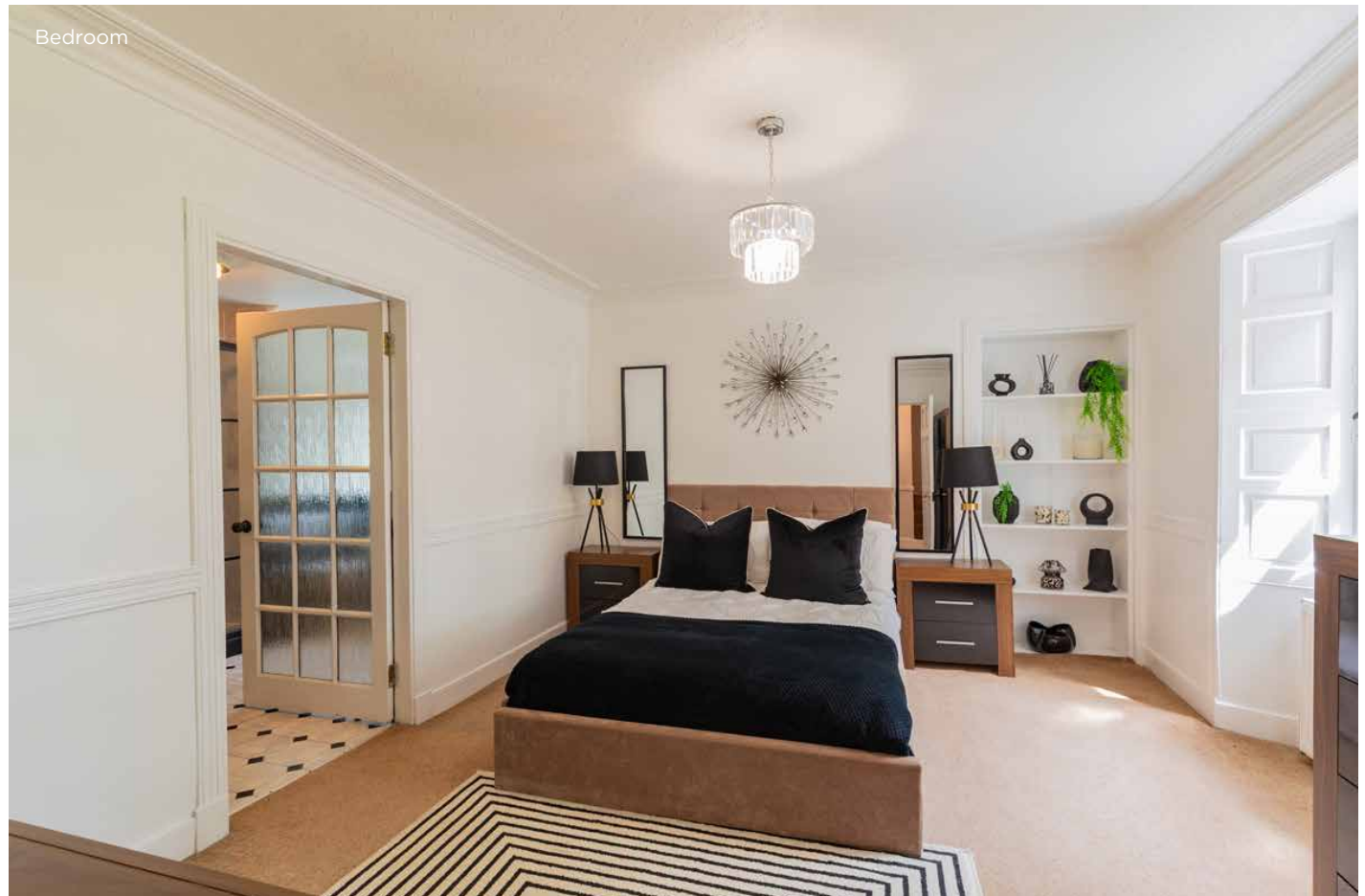
## ANTI MONEY LAUNDERING (AML) REGULATIONS

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

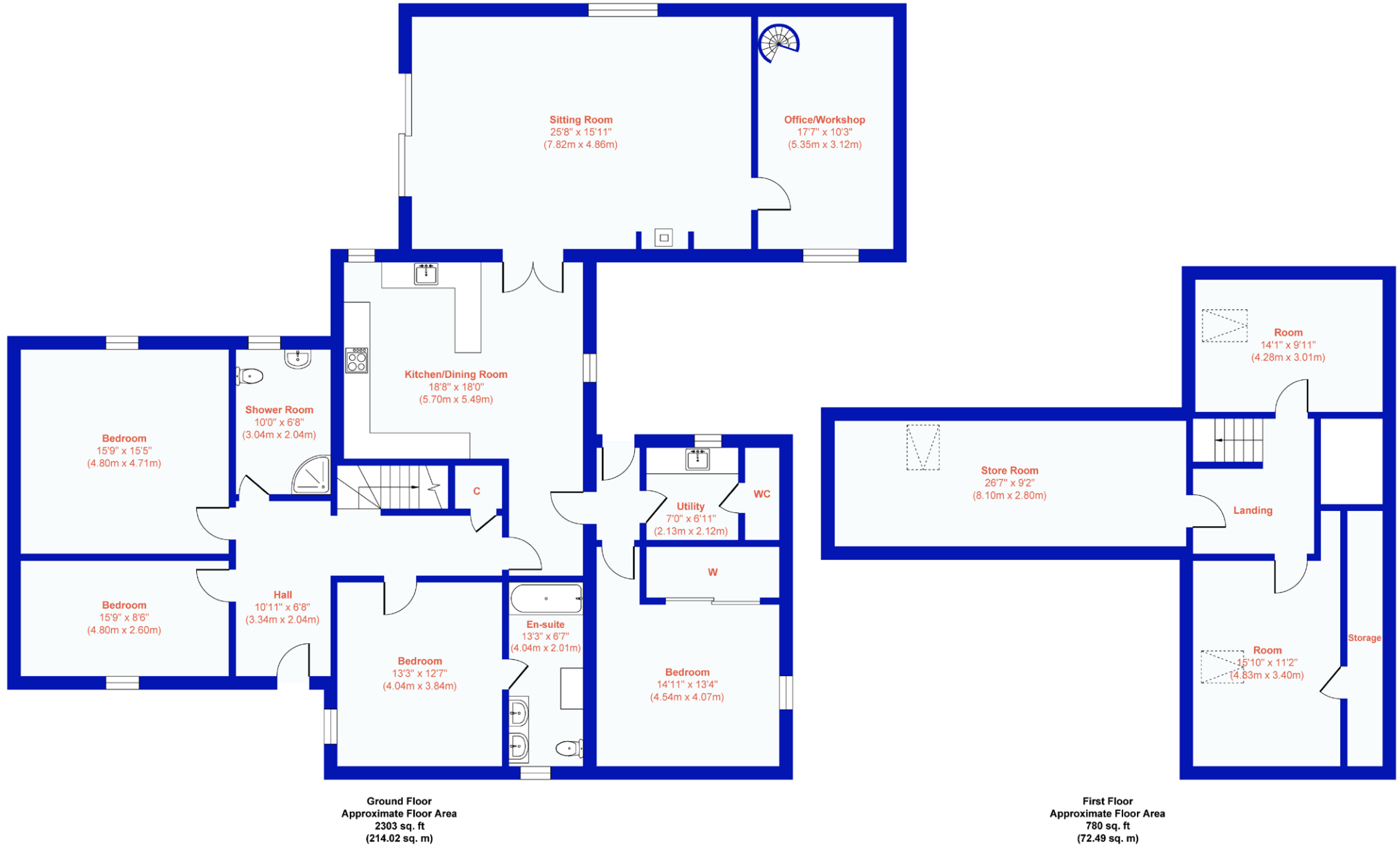
Failure to provide required identification may result in an offer not being considered.

## 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.



# Longford Cottage



**Approx. Gross Internal Floor Area 3083 sq. ft / 286.51 sq. m**

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

Produced by Elements Property

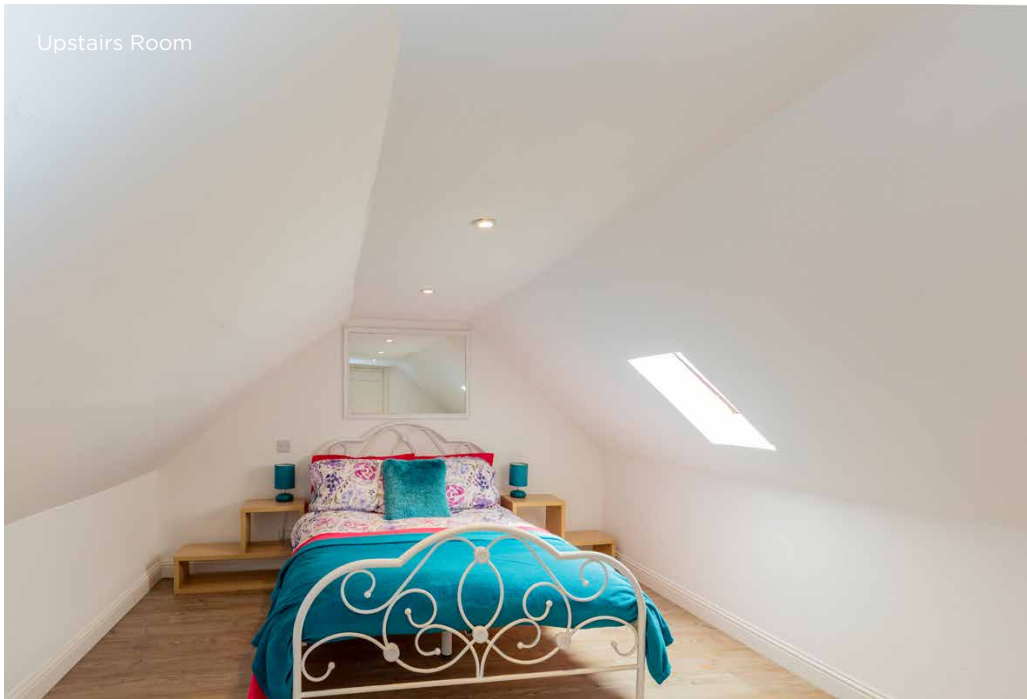
Office/Workshop



Bedroom



Upstairs Room



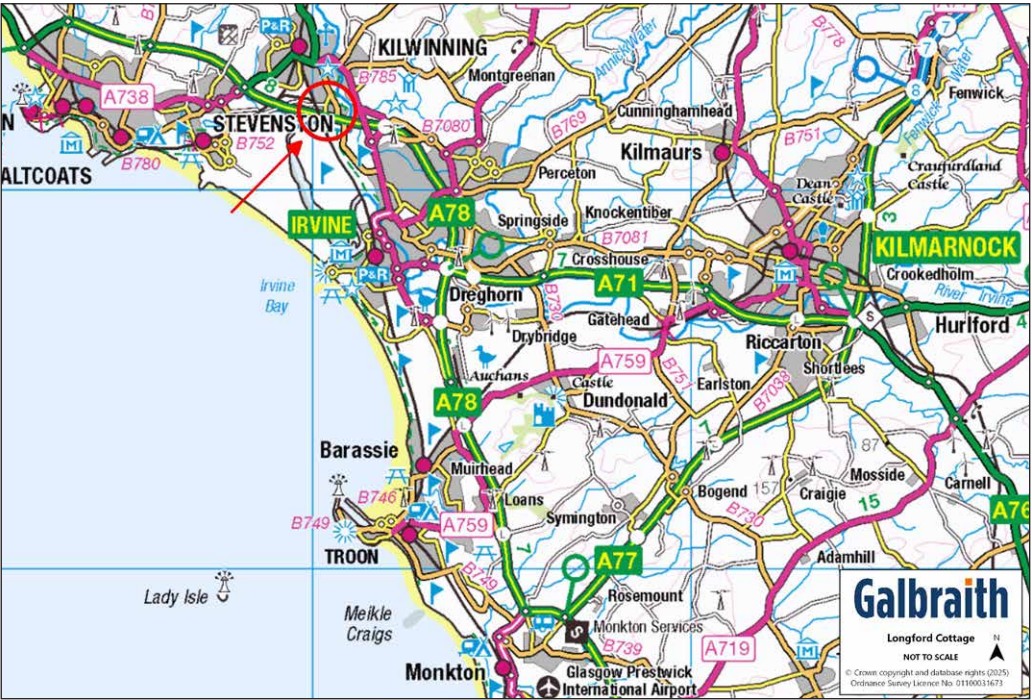
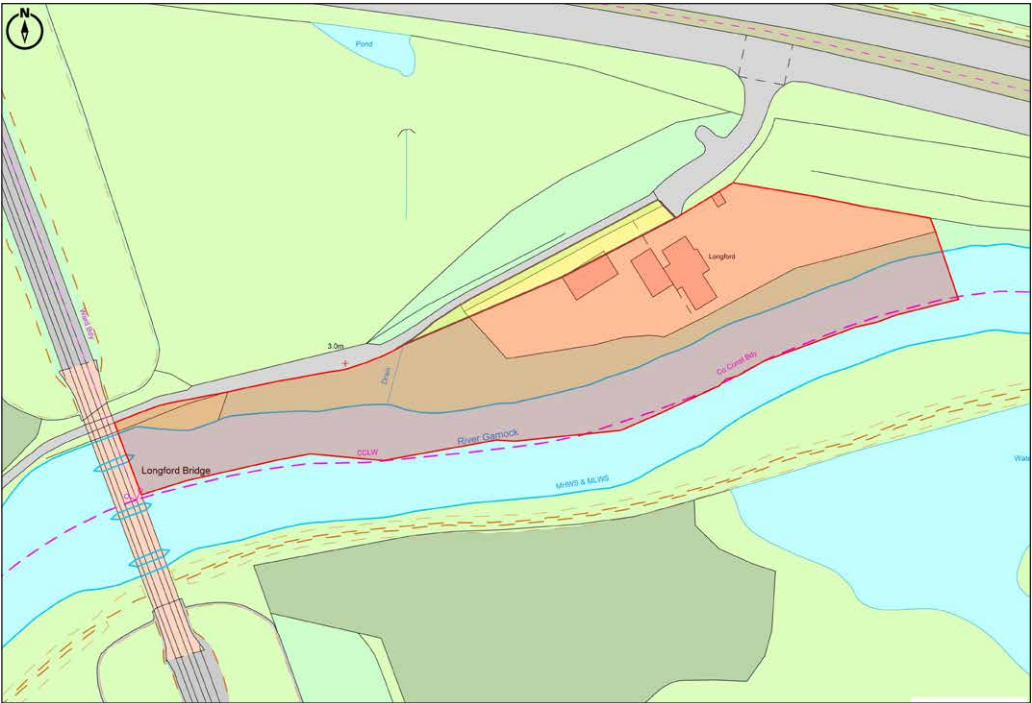
Upstairs Room





**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.











**Galbraith**



RESPONSIBLY PRINTED  
PLEASE RECYCLE