

Mounthope Cottage

Mansfield Road | New Cumnock | East Ayrshire

Galbraith



A detached cottage requiring full refurbishment with development potential in a lovely rural location.



New Cumnock 2.4 miles | Ayr 22 miles | Glasgow 45 miles
(All distances are approximate)

About 0.42 acres

Living Room, Sitting Room, Kitchen, Bathroom, 2 Attic Bedrooms.

Presently not habitable.

Development opportunity.

Lovely open countryside views.

Outbuilding.

Offers Over £75,000

Galbraith

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Living Room



Kitchen



Hall

Situation

Mounthope Cottage sits in an elevated position by New Cumnock, New Cumnock (about 2 miles) has a range of local shops and services, nursery, primary schooling and a health centre. Cumnock which has a wider range of facilities and the county town of Ayr is about 22 miles to the west offering excellent amenities including a good private school. The Barony Campus in Cumnock (about 8 miles) has primary schooling, supported learning centre and secondary schooling, medical practice and local shops. The New Cumnock outdoor swimming pool (The Tamar Manoukian Pool) is open for the community to enjoy.

There are excellent transport links in the area with a regular train service to Glasgow from New Cumnock and Ayr (22 miles), Glasgow Prestwick Airport is about 26 miles away with regular scheduled flights and Glasgow International Airport is approximately 48 miles.

Ayrshire is renowned for its many golf courses, including the world-famous courses at Royal Troon and Turnberry. There is the popular Racecourse in Ayr and excellent yachting facilities at the Marina in Troon. The enchanting Dumfries House Estate (about 9 miles) is one of Britain's most beautiful stately homes with an outstanding collection of 18th century furniture, beautiful walled gardens, pleasant walks and a coffee house. Auchinleck Estate (12 miles) has a popular coffee shop (Boswell's Coach House) within the Estate grounds, along with enjoyable riverside walks.

The New Cumnock Access Network Paths has developed some interesting local walks in the area including the Knockshinnoch Lagoons which goes round a 130 hectare Scottish Wildlife Trust reserve, Burns Cairn and Glen Afton. Blackcraig Hill, is one of Ayrshire's highest hills at 2,296 feet above sea level, along with three neighbouring hills all over 2,000 feet which can also be climbed. The views down the glen from Blackcraig Hill are particularly stunning on a clear day.

Description

Mounthope Cottage is a traditional stone and slate cottage which is currently not habitable. It requires extensive repair and upgrading, or alternatively, subject to the appropriate consents being obtained, demolition and rebuilding. The flat roof extension has been badly damaged in a recent storm. The cottage was originally the Factor's cottage for Mansfield Estate and it has been in our client's ownership for some 57 years.

Its present accommodation includes entrance porch, kitchen, sitting room, living room, bathroom and store room on the ground floor with stairs to two attic coombed rooms. Externally there is a boiler house.

The grounds total about 0.42 acres in all bounded by a stone wall to the east. There is off road parking.

Buildings

Shed: About 6.25m x 5.77m and 9.52m x 6.10m
Corrugated frame with inspection pit.

Tenure

Freehold

Local Authority

East Ayrshire Council,

Council Tax

Band D

Services

Mains water and electricity | Private drainage (septic tank) | Solid fuel heating
FTTC (Fibre to the Cabinet) | Mobile Signal

Note: There is no water / power connection to the property presently.

Flood Risk

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>
Surface water - each year this area has a 10% chance of flooding.

Access

The road leading from Mansfield Road is the responsibility of all residents.



Directions

From the A76 just North of New Cumnock at Pathhead, continue straight on to Mansfield Road. Continue along this road for about 0.8 miles and turn left at the sign for Hall of Mansfield. Continue straight ahead for about 0.5 mile and Mounthope Cottage is on your right hand side.



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Postcode: KA18 4NT

Solicitors

Robert Wilson & Son, 47-49 High Street, Sanquhar, DG4 6DJ

Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

Note

There is a proposed development at Blackwood Farm, New Cumnock to include seven wind turbines reaching up to 200 metres in height, alongside a Battery Energy Storage System (BESS) and a single substation.

Viewings

Strictly by appointment with the Selling Agents.

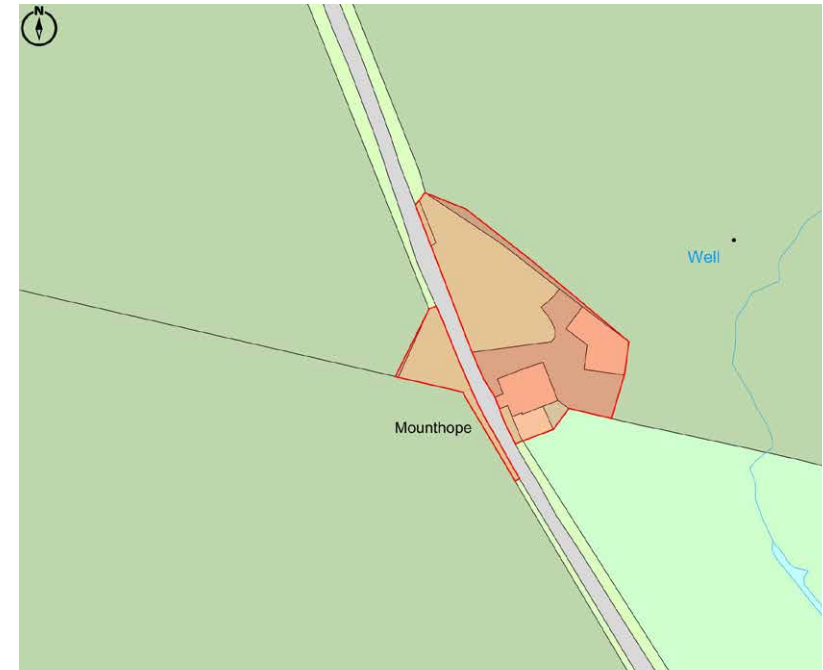
Health & Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present near the property.

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.



Mounthope Cottage, Mansfield Road, New Cumnock, East Ayrshire

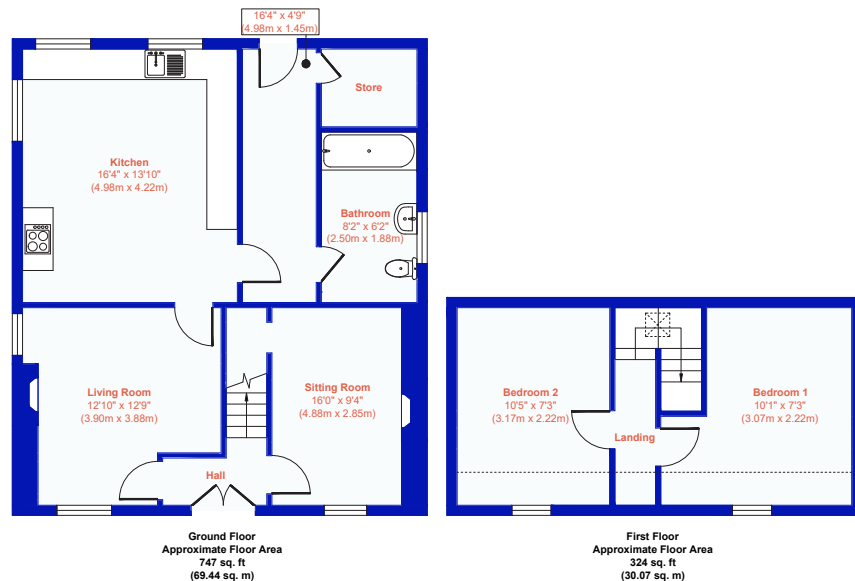
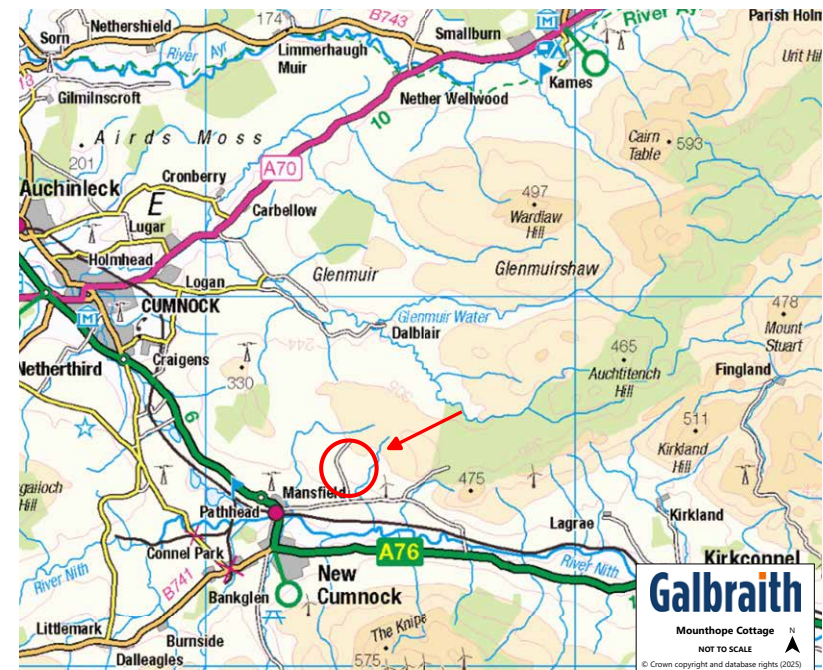


Illustration for guidance only, measurements are approximate, not to scale.

Produced by Elements Property



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Mounthope Cottage
NOT TO SCALE



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 2026

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