



HAZELBANK HOUSE

DUNLOP, KILMARNOCK

Galbraith



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An attractive Georgian country house set within beautiful private gardens with excellent equestrian facilities

Dunlop 2.5 miles ■ Glasgow Airport 12 miles ■ Glasgow 16 miles

About 11.8 acres (4.77 hectares)

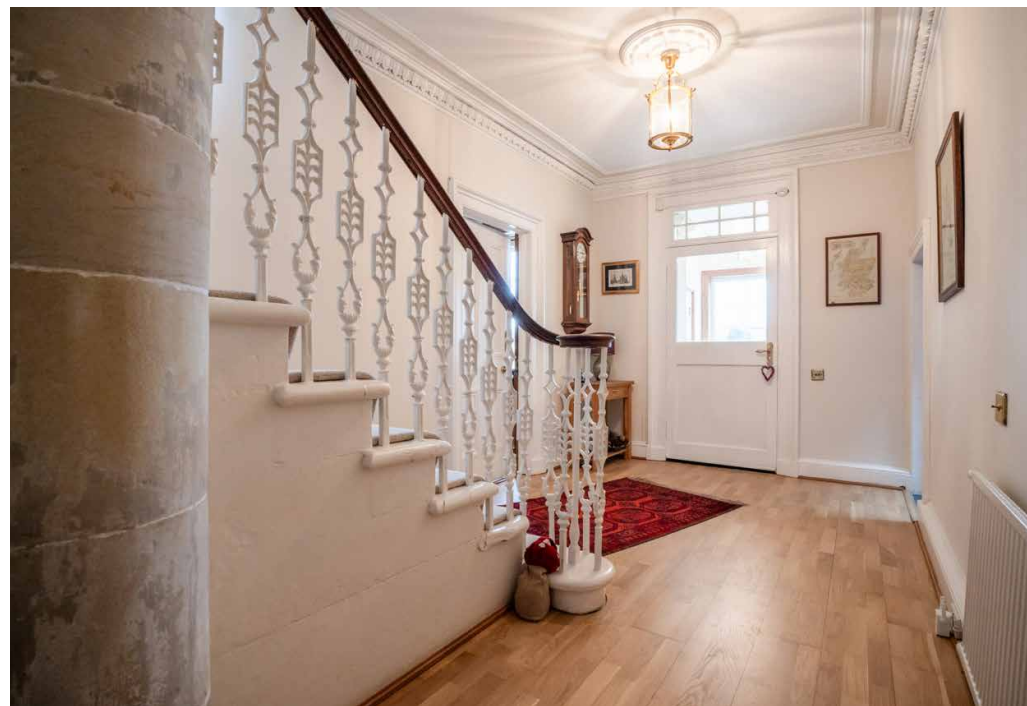
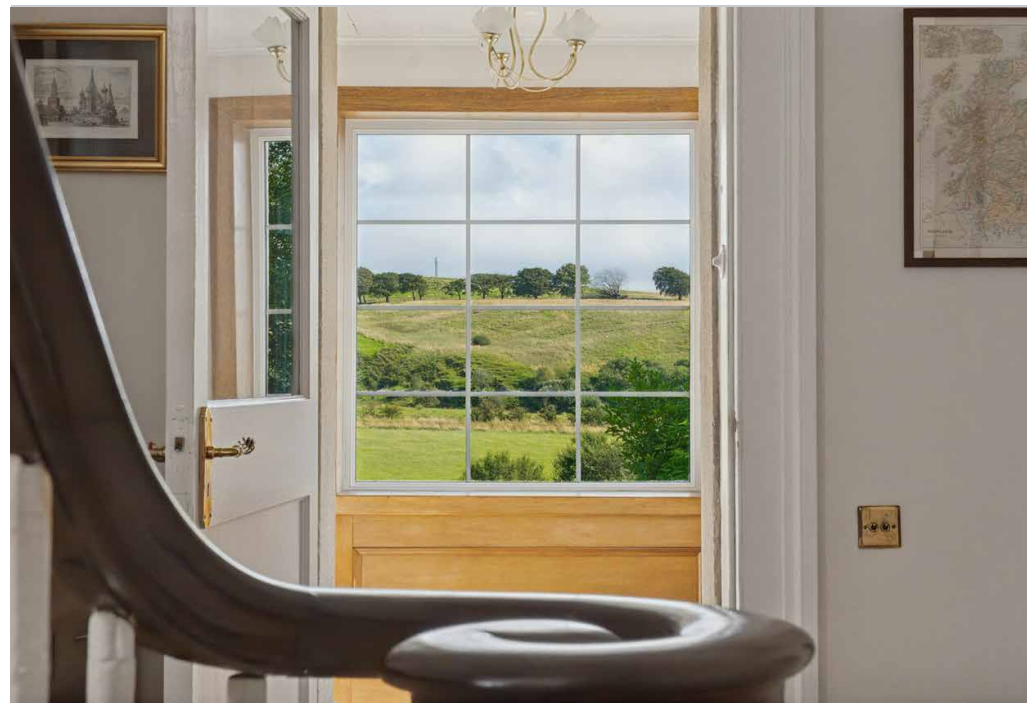
Offers Over £660,000

Entrance Vestibule. Entrance Hall. Living Room. Kitchen/Dining/Living area. 5 Bedrooms. Office. Shower Room. Bathroom. Utility Room. Porch.

- Beautifully presented family accommodation.
- Private gardens with stunning views over the land and wider countryside.
- Stable yard with 7 stables, tack room, hay store and outdoor riding arena.
- 9.89 acres grazing land.
- Additional 2.88 acres available to rent.
- Easily accessible location.

Galbraith

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SITUATION

Hazelbank House is a beautifully appointed detached Georgian country house with superb equestrian facilities set in a peaceful rural situation yet very well connected location with splendid views across open countryside, boasting a purpose-built stable block, outdoor riding arena and adjoining paddocks. South facing with a wonderful open outlook across its own land, Hazelbank House is situated within a cluster of country properties about 2.5 miles north of Dunlop in Ayrshire. It is some 16 miles from Glasgow City Centre which is easily accessible via the A736 Glasgow/Irvine Road. The popular conservation village of Dunlop has a post office, village shop, bakery and restaurant, an excellent primary school and railway station with regular services to Glasgow. The house is situated close to the popular town of Stewarton (6 miles) with primary and secondary schooling and the private schools of Belmont House and Hutchesons' are within easy travelling distance. Prestwick and Glasgow Airports are easily reachable being 24 and 12 miles distant respectively.

Ayrshire is renowned for its golf courses which include Turnberry, Royal Troon and Prestwick. The Morris Equestrian Centre is about 10 miles distant. Yachting facilities can be found at the marinas in Troon, Ardrossan and Largs and some of Ayrshire's most beautiful beaches are close by at Troon, Ayr and Irvine.

DESCRIPTION

Hazelbank House dates from 1826 and is built over two storeys with a single storey extension, of stone under a pitched slate roof, it was the original farmhouse for Hazelbank Farm. It has substantial and flexible accommodation including entrance hall, kitchen/dining/living area, living room, utility room, office, two bedrooms and shower room on the ground floor and three bedrooms and a bathroom on the first floor. There is a sheltered and private garden with beautiful lawns and grounds, an outdoor riding arena, 7 stables, tack room and hay store and about 9.89 acres of grazing land with stunning rural views.

Internally the property comprises well-proportioned rooms, the entrance vestibule leads through a half-glazed door to an impressive and welcoming entrance hall with stone pillar, oak flooring, ornate cornicing and ceiling rose. The bright living room also has oak flooring, sash and case



windows, original deep skirtings and shutters and a stone open fireplace. The heart of the home is the stunning kitchen/dining/living room with vaulted beamed ceiling, tiled flooring with under floor heating and a range of fitted base and wall units and Quartz worktops, butler sink with Quooker tap, integrated dishwasher, AEG fridge/freezer, electric Rangemaster with double oven, grill and 6 ring gas hob. The living area has a Jotul multi fuel stove set in stone backdrop with slate hearth and oak mantel. There is a glazed door to the gardens and patio area from which the fabulous views can be fully appreciated. The office is fitted with half height wood panelling. The utility room has tiled flooring, plumbing for a washing machine, tumble drier and additional fridge and freezer if required. There is access to the garden via a porch from the utility room. The single storey extension is from the kitchen where there are two double bedrooms and a fully tiled shower room with circular shower enclosure, w.c., wash hand basin, underfloor heating and heated towel rail. There is access to a small enclosed garden from this wing of the house making it suitable as a self-contained annexe if required. A beautiful sweeping staircase rises from the hall to the first floor with ornate cornicing and ceiling rose. There are three spacious double bedrooms, the master having dual aspect windows. The bathroom is fully tiled with bath, separate shower cubicle, w.c., wash hand basin, two heated towel rails and benefits from electric underfloor heating. The property is fully double glazed and benefits from ample cupboard space.

GARDEN (AND GROUNDS)

Gates lead to the extensive gravel drive to the front of the property where there is parking space for several cars. The extensive well-established and beautifully maintained gardens with breathtaking views are bounded by a partially walled garden and an evergreen laurel hedge, there is an area of lawn, pathways, mature trees and shrubbery providing year-round colour. The patio has steps leading down to the formal lawn and beyond to the grazing land.

LAND

There are 9.89 acres of grazing land over two paddocks with the Glazert Burn running through both fields, there is also a small area of mixed woodland and a field shelter. There is access to the land from the gardens and a gate from the track. The land is between 185m to 195m above sea level and classified as a mix of 4(2) and 5(1) by the James Hutton Institute.

STABLES

The superb u-shaped courtyard stable block with clock tower comprises 7 stables in total and hay store. 5 stables (3: 12' x 12' and 2: 14' x 13') of breezeblock and 2 stables (12' x 12'), timber framed, 4 automatic drinker bowls, secure insulated tack room (11'9" x 10'6") with saddle racks and bridle hooks and storage. The equestrian facilities benefit from outside water, electricity, a concrete yard area and parking for a number of vehicles and horse boxes.

Adjacent to the stables is the all-weather outdoor riding area (about 42m x 22m) with sand and rubber surface and large mirror (2.4m x 1.2m). The stables and riding arena can be reached by a separate access from the main house.

OUTBUILDINGS

The outbuildings include a lean-to Greenhouse (attached to the house) currently used as a log store. An insulated timber shed which houses the boiler and a stone built bike store.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private – Septic tank	Freehold	Biomass	Band F	F36	4G*	Yes

*Full Fibre is available in the area.

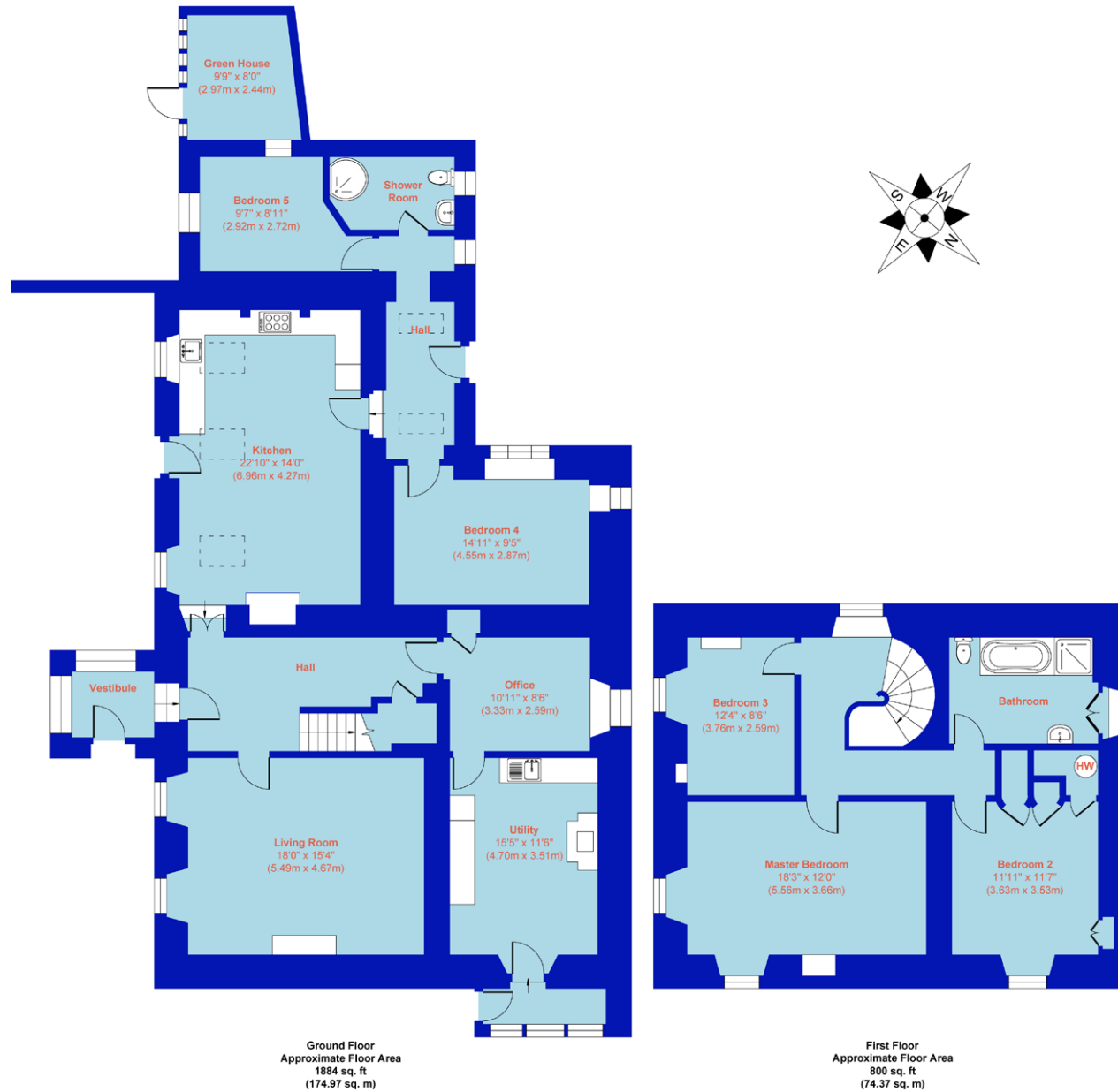
FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>
There is a 10% chance of surface flooding in the land adjacent to the Glazert Burn each year.





Hazelbank House



Approx. Gross Internal Floor Area 2684 sq. ft / 249.34 sq. m

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

Produced by Elements Property

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

There is shared maintenance over the drive to Hazelbank House between each of the 5 residents marked A-B on the site plan. Hazelbank House has sole maintenance for the road from the House leading to the small bridge beyond the stable block marked B-C on the site plan.

DIRECTIONS

From Glasgow proceed south along the A736 towards the village of Lugton. At Lugton turn left signposted Dunlop and Stewarton. Proceed up the hill passing under the old railway bridge. Turn left and follow this road up the hill for approximately 1.5 miles. Towards the top of the hill as the road levels out proceed straight through the crossroads and pass Hazelbank Cottage on your right hand side. Hazelbank House is straight in front through the automatic gates.

POST CODE

KA3 4EG

WHAT3WORDS

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

SOLICITORS

To be confirmed

LOCAL AUTHORITY

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

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. All carpets and blinds are included. All curtains and the light fittings in the hall and landing are excluded from 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

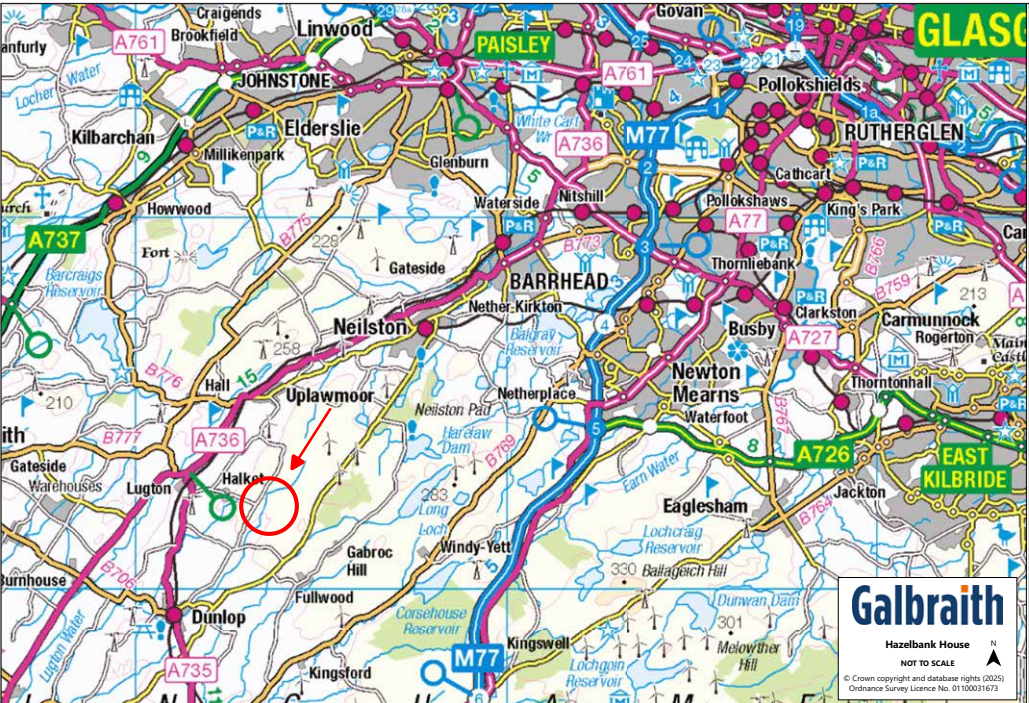
Failure to provide required identification may result in an offer not being considered.

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.

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 August 2025.





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