

An aerial photograph of a large, lush green estate. The central part of the image is dominated by a dense, mature woodland. To the left of the woodland, a small white house with a grey roof is visible. The estate is surrounded by bright green fields, some of which are divided by stone walls. In the background, there are rolling hills and a few more buildings under a clear blue sky.

Galbraith

MILL OF TRABBOCH
COALHALL, AYR, EAST AYRSHIRE



MILL OF TRABBOCH, COALHALL, AYR, EAST AYRSHIRE

An enchanting 1960s detached house set within its own private wooded grounds.

Ayr 6 miles ■ Coylton 1.9 miles ■ Prestwick Airport 11.5 miles
Glasgow 39 miles

About 4.89 acres (1.97 hectares)

Open plan kitchen/dining room, living room, sitting room,
3 bedrooms (master en suite), bathroom, office.

Offers Over £450,000

- Individually designed and built.
- Established landscaped gardens and woodland.
- Very private and secluded setting.
- Fishing rights.
- Easily accessible to Ayr and the M77 for Glasgow.



Galbraith

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 OnTheMarket

SITUATION

Mill of Trabboch enjoys a sought after private rural position close to the county town of Ayr (about 6 miles). The popular village of Coylton has local amenities including primary schooling, doctor's surgery and shops and it is situated close to the A77 with its excellent links to Glasgow and beyond. Ayr offers a wide range of excellent services including cinema, shops and a private co-educational school, as well as mainline railway station with regular services to Glasgow and beyond. Prestwick Airport is about 11.5 miles. Glasgow itself is easily accessible by rail and road via the A/M77. Ayrshire is renowned for its range of outdoor activities. The popular racecourse in Ayr holds the Scottish Grand National and there are yacht marinas at Troon, Ardrossan and Largs. Salmon and sea trout fishing is available on various Ayrshire rivers including the Doon and the Ayr and the enjoyable River Ayr Way Walk is close by. Alloway, south of Ayr, is famous as the birthplace of Robert Burns. In addition to golf and sailing, the Ayrshire coastline is renowned for its beautiful beaches and vistas all within a short drive of the property.

DESCRIPTION

Mill of Trabboch is a charming single storey house erected around 1964 which was built for a local teacher. The property has been comprehensively upgraded and extended in the 1990s by the current owners who have lived at the property for some 36 years. It was individually designed and is built of timber frame construction with a render finish and cladding canopy together with an interior courtyard, the accommodation is on a single level. Mill of Trabboch has only ever had 3 owners.

Formerly lying within the grounds of a flour mill dating back to the 15th century, there are remains of the mill race together with the old cart road which lead down to the mill and ruins of a former stone cottage. The hamlet of Trabboch itself was later established as a mining village in the 1880s with around 94 dwellings at the time.

Step into a piece of history with this exceptional property, which retains all the characteristic charm of its decade. Designed for both entertaining and tranquil living, this home offers a seamless blend of open-plan spaces and private retreats. The heart of the home is the open-plan kitchen/dining room, a versatile space perfect for family meals or lively gatherings. The dining room boasts an impressive feature brick wall fireplace with a wood burning stove and beech flooring, creating a warm and inviting ambiance. Glass sliding doors lead to the spacious sitting room which also benefits from full-length picture windows, ensuring a constant connection to the outdoors. The living room complete with full length picture windows floods the space with natural light which also has a convenient door which leads directly out to a small terrace, offering a peaceful spot to enjoy views of the lovely landscaped gardens.

This delightful property features three well-proportioned bedrooms. Two of the bedrooms are bright and spacious, offering comfortable and inviting personal havens. The master bedroom is a true sanctuary, generously sized and bathed in natural light with pine floor, with captivating views of the lush greenery from the garden, also giving private access to the sitting room with oak flooring. A sliding door opens onto a magnificent wrap-around terrace, providing expansive views of the garden and grounds – an ideal setting for al fresco dining or simply soaking up the serene surroundings.

The spacious ensuite bathroom is well-appointed with a shower, corner bath, sink unit with plentiful storage underneath, WC and pine floor. A further tiled bathroom serves the other bedrooms, featuring a charming claw-foot bath, WC, and sink. There is also an office which has separate access from the courtyard with patio doors.



This property offers a unique opportunity to own a home that perfectly encapsulates the design ethos of the 1960's, providing both comfortable living and a stylish setting for making new memories. Mill of Trabboch has gas fired central heating and plenty of storage throughout. The house is accessed via a shared private road with its own private drive leading to the house with a monobloc driveway offering an expansive parking area.

OUTBUILDING

Garage: (requiring refurbishment).
Concrete floor.

GARDEN (AND GROUNDS)

There are beautiful, expansive woodland gardens that gently slope down to the meandering Water of Coyle, all set in well-established and very private parkland garden grounds. There is a large patio with decorative wrought iron fencing, the wonderful mature gardens have a wealth of colour throughout spring and summer with shrubs and plants including rhododendron, azalea, buddleia, hostas and holly, together with a lawned area with a stone-built pond with iris. There are large lawned areas interspersed with a variety of trees species include willow, spruce, birch and acer and the gardens provide a haven for wildlife friendly habitat including birds, deer, squirrels and insects.

Part of the woodland is classified as Ancient Woodland, their flora and fauna may preserve elements of the natural composition of the original Atlantic forests.



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	Calor gas central heating and multi-fuel burning stove	Band E	F29	FTTP (Fibre To The Premises)	Yes

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 access road is shared with Mill of Trabboch and the neighbouring properties.

FISHING RIGHTS

Mill of Trabboch has fishing rights on the east bank of the Water of Coyle for brown trout.

DIRECTIONS

From Ayr, take the A70 towards Dumfries. After you leave Coylton, proceed for about 1 mile and turn left at the traffic bollards. Continue along the drive and Mill of Trabboch is on the left hand side onto the gravel drive and then to the private gates.
KA6 6NA

WHAT3WORDS

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

SOLICITORS

Holmes Mackillop, 2 Barns Street, Ayr, KA7 1DX

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. The washing machine, fridge with freezer, electric cooker and dishwasher are included in the sale. Some furniture may also be available.

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

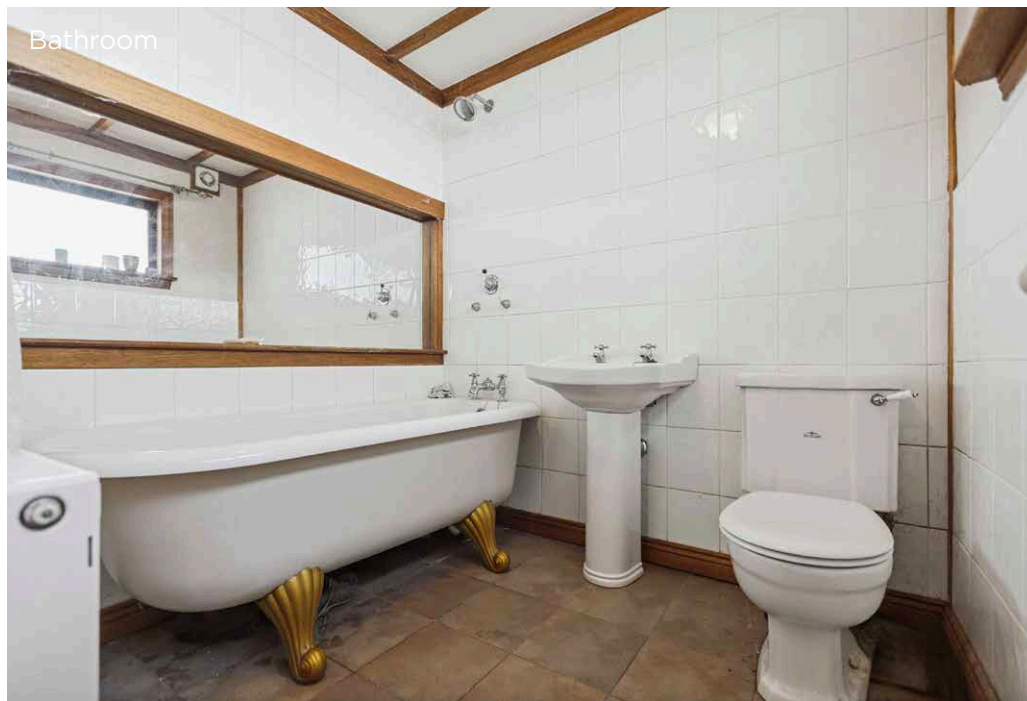
Appropriate caution should be exercised at all times during inspection.

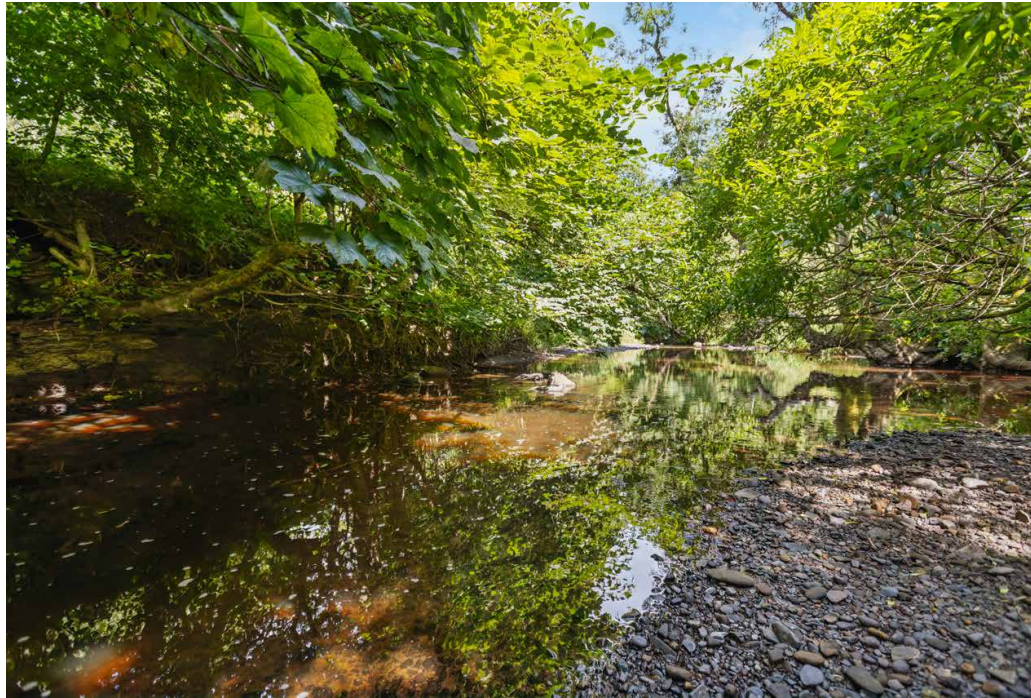


Bedroom

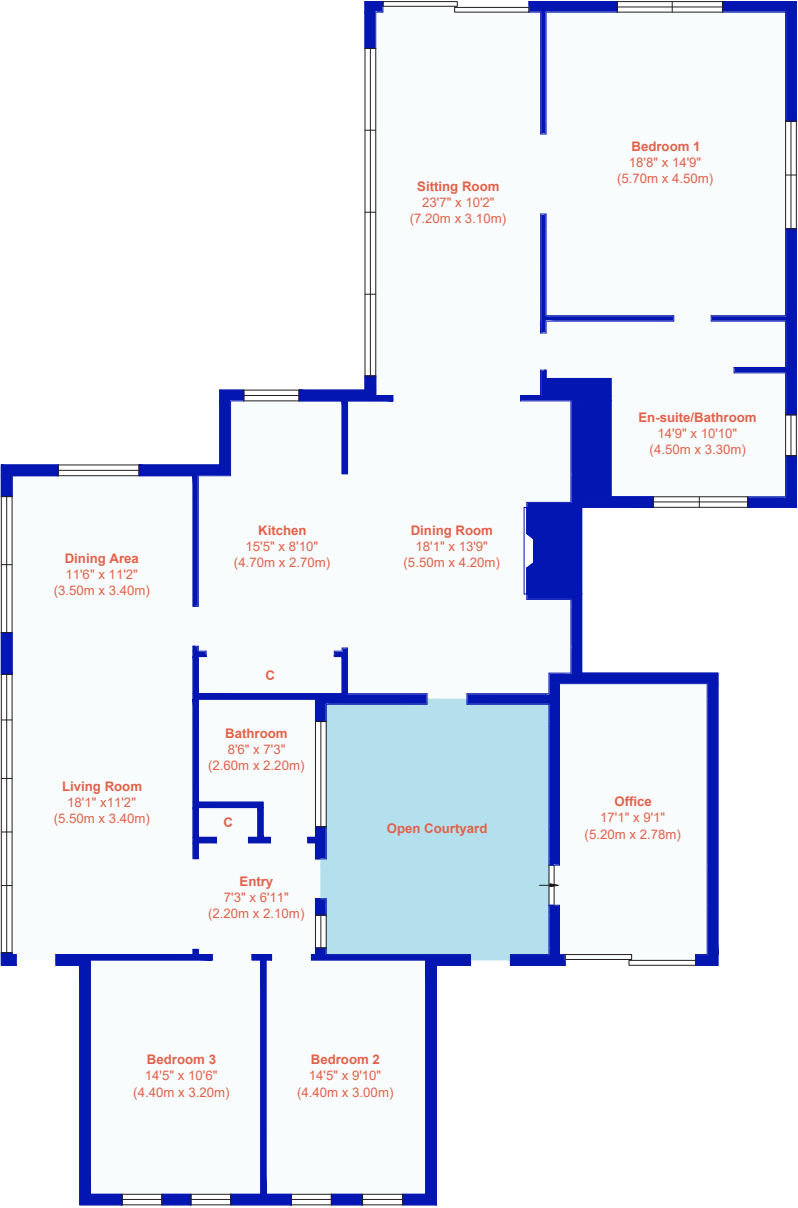


Bathroom





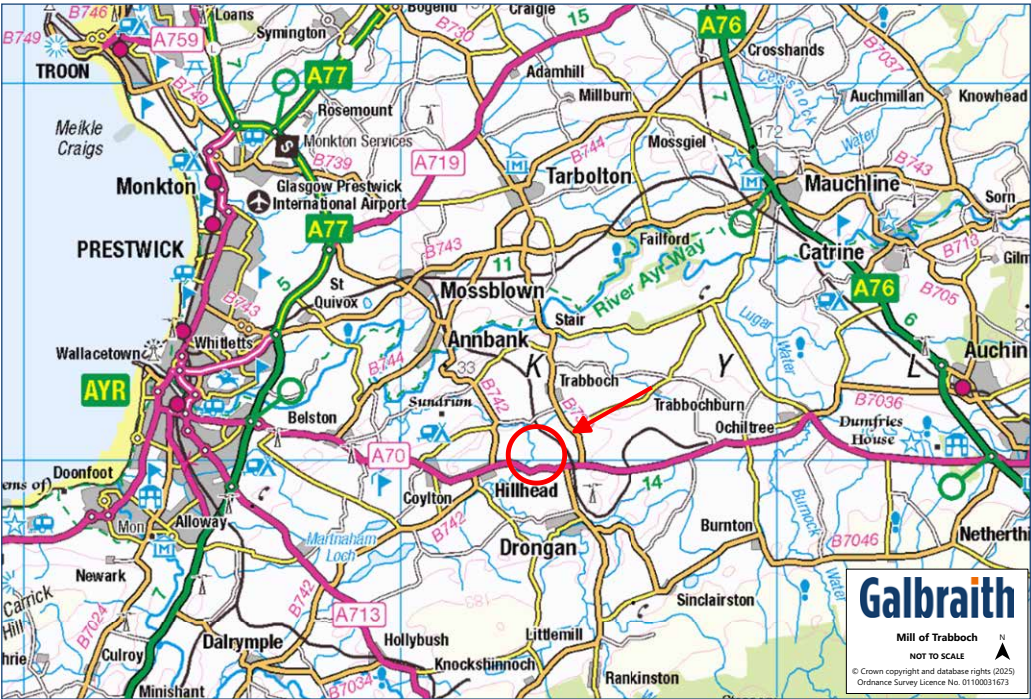
Mill Of Trabboch, Coalhall, Ayr, East Ayrshire, KA6 6NA



Floor Plan
Approximate Floor Area
2037 sq. ft
(189.28 sq. m)

Approx. Gross Internal Floor Area 2318 sq. ft / 215.35 sq. m

Illustration for guidance only, measurements are approximate, not to scale.
Produced by Elements Property





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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 July 2025.



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