



HIGH GREE

LOCHLIBO ROAD, BURNHOUSE, BEITH, NORTH AYRSHIRE

Galbraith



HIGH GREE, LOCHLIBO ROAD, BURNHOUSE, BEITH, NORTH Ayrshire

A charming south facing country house in a peaceful rural situation.

Dunlop 3 miles ■ Glasgow Airport 13 miles ■ Glasgow 17 miles

About 22.02 acres (8.91 hectares)

Offers Over £740,000

- Open Plan Kitchen/Dining/Living Room. 1 Reception Room. 4 Bedrooms. Guest Suite. 2 Bathrooms. Cloakroom. Utility Room. Boot Room.
- Beautiful open plan dining/kitchen/living space.
- Large parkland gardens.
- 18.89 acres grazing land.
- Stone built outbuildings.
- Triple garage.



Galbraith

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 OnTheMarket

SITUATION

High Gree is privately situated in extensive mature garden grounds in an accessible position off the A736 Barrhead road and close to the conservation village of Dunlop in East Ayrshire. Dunlop has a post office, artisan shop, bakers and the well-regarded Struther Farmhouse Restaurant, an excellent primary school and railway station with regular services to Glasgow. Stewarton about 5.5 miles distant has primary and secondary schooling and private schools Belmont House and Hutchesons are within easy travelling distance. Glasgow and Prestwick Airports are easily reachable being 13 and 17 miles distant respectively.

Ayrshire is renowned for its many golf courses including the world-famous courses at Turnberry, Prestwick and Royal Troon. There are excellent yachting facilities at the marinas at Ardrossan, Largs, Inverkip and Troon. The racecourse in Ayr is home to the Scottish Grand National and there are several fixtures throughout the year.

DESCRIPTION

High Gree is a most appealing country farmhouse built over one and a half storeys around 1874 of stone with a render finish under a pitched slate roof with extensions added later. The property provides spacious and adaptable family accommodation with the potential to extend or develop the farm buildings into further living space or an additional dwelling subject to obtaining planning permission. The heart of the home is undoubtedly the open plan dining kitchen and living room with engineered oak flooring, floor and wall mounted units under a granite worktop, Rangemaster stove, central island and integrated dishwasher and fridge. The living/dining area has a wood burning stove, large full height window overlooking the gardens and French doors to the patio making this an ideal entertaining space. The utility room has wall and base units and is plumbed for a washing machine. Access to the rear garden is from the extended boot room. The studio/living room is flooded with light from the dual aspect window and French doors to the garden. The former living room with beams and wood burning stove set in an attractive inglenook of stone with composite slate hearth has recently been renovated and opens to a former bedroom with ensuite facilities. This could have a variety of uses including as a guest suite/granny annex. A cloakroom with w.c. and wash hand basin completes the ground floor accommodation. There is underfloor heating in the kitchen, boot room, hall, studio/living room and w.c. An attractive oak staircase rises from the hall to a spacious landing which currently is used as an office. There are two double bedrooms, a spacious master bedroom and a playroom opening into a further bedroom, there are two bathrooms, both tiled and one with electric underfloor heating.

GARDEN

The patio has mono block paving and beautiful views over the extensive well stocked gardens and land beyond. The mature garden grounds extend to around 2 acres and comprise well-tended lawns, a small pond and a variety of trees and conifers including Birch, Rowan, Horse Chestnut, Sycamore, Holly and Apple Blossom. There is an orchard with fruit bushes, apple, cherry and plum trees, a vegetable garden and a chicken paddock.

OUTBUILDINGS

Byre 1 (About 5.29m x 6.58m)

Stone building with slate roof. Cobble floor. Power and light.

Byre 2 (About 5.29m x 3.94m)

Stone building with slate roof. Cobble floor. Power and light.

Former Piggery (About 5.30m x 2.63m)

Stone building with corrugated roof. Concrete floor. Power and light

Tool Shed (About 2.79m x 2.38m)

Stone building with corrugated roof. Concrete floor. Power and light

Triple garages (About 8.87m x 5.78m)

Corrugated metal. Concrete floor. Electric doors. Power and light.

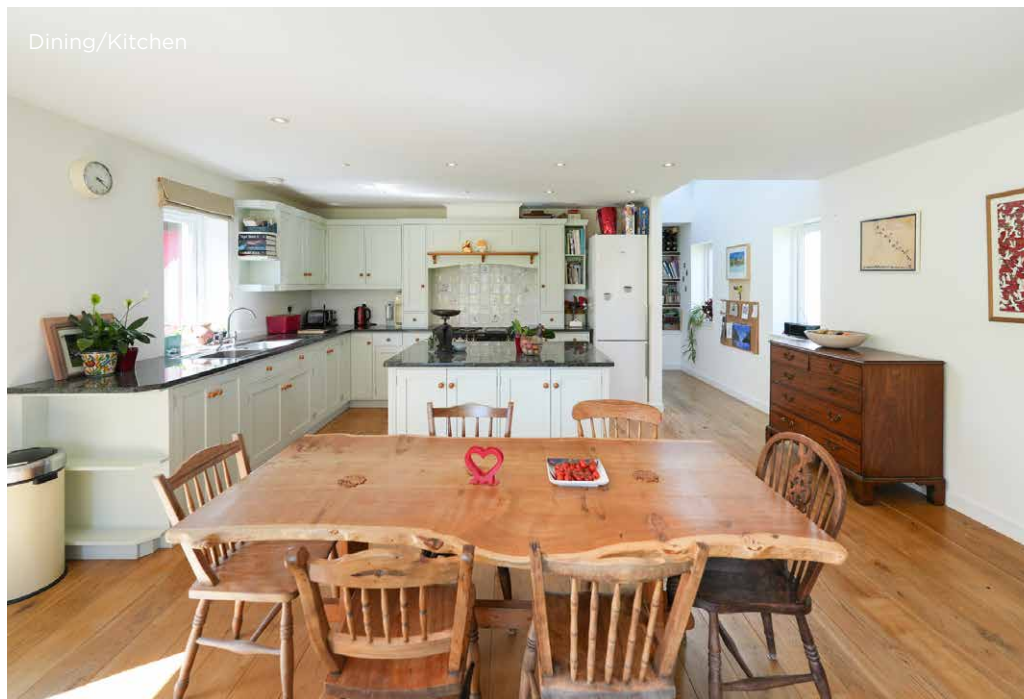
Metal corrugated shed (About 5.65m x 5.42m)

Wooden shed

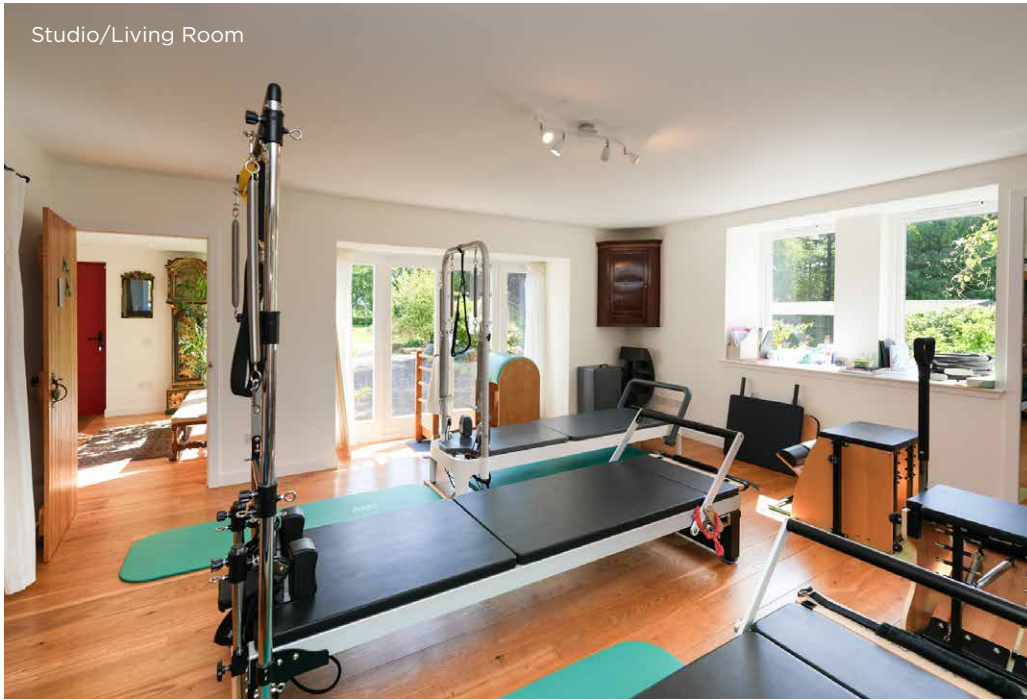
Kitchen/Dining/Living Room



Dining/Kitchen



Studio/Living Room



Guest Suite



Hall



Bedroom



LAND

The land at High Gree extends to about 18.89 acres of grazing land. It is classified as a mixture of 3(2), 4(1) and 4(2) by the James Hutton Institute. The land rises from around 90m to 100m above sea level. Water is from the Lugton Water which runs through the land.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private – Septic Tank	Freehold	Wood pellet	Band F	D61	FTTP*	Yes

*Fibre To The Premises is available

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>. There is no risk of flooding at High Gree.

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

The neighbouring farmer has a permitted right of access across the front first section of the drive.

DIRECTIONS

From Glasgow to take the A736 Irvine Road through Barrhead towards Irvine. Travel through Lugton after about 1.8 miles, High Gree is on the left hand side before you reach Burnhouse.

POST CODE

KA15 1LH

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [///regard.gold.pods](https://regard.gold.pods)

SOLICITORS

Wright Johnston Mackenzie, The Green House, Beechwood Park North, Inverness, IV2 3BL

LOCAL AUTHORITY

North Ayrshire Council, Cunninghame House, Irvine, KA12 8EE

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. The bathroom curtains, the dresser and kitchen light fittings are excluded from the sale.

IMPORTANT NOTE

This property belongs to a relation of a former Partner of CKD Galbraith LLP, trading as Galbraith.

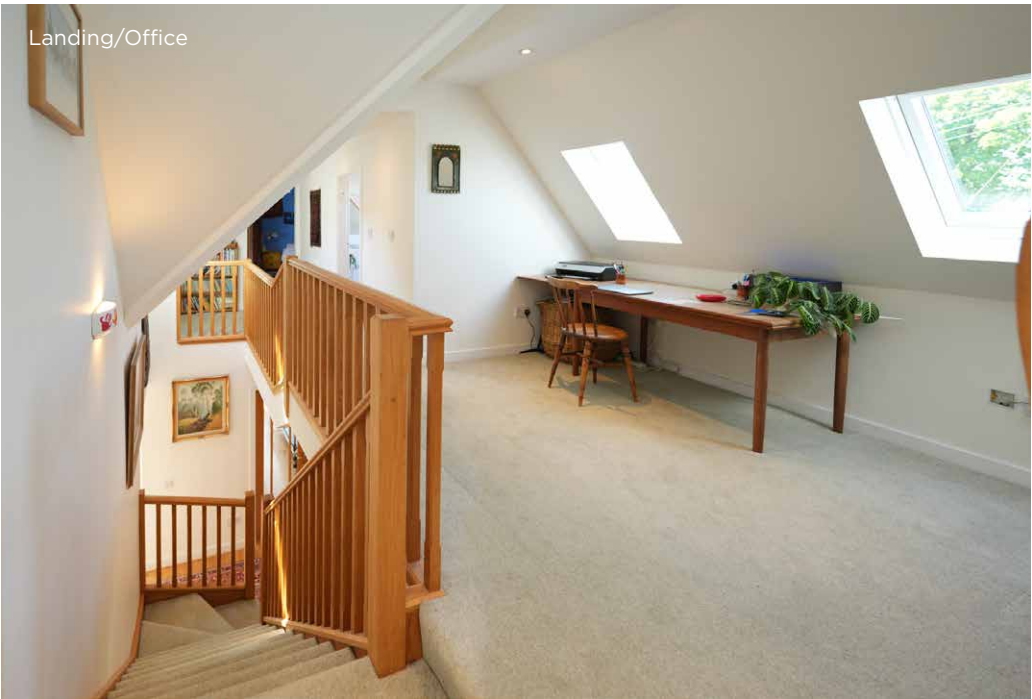
VIEWINGS

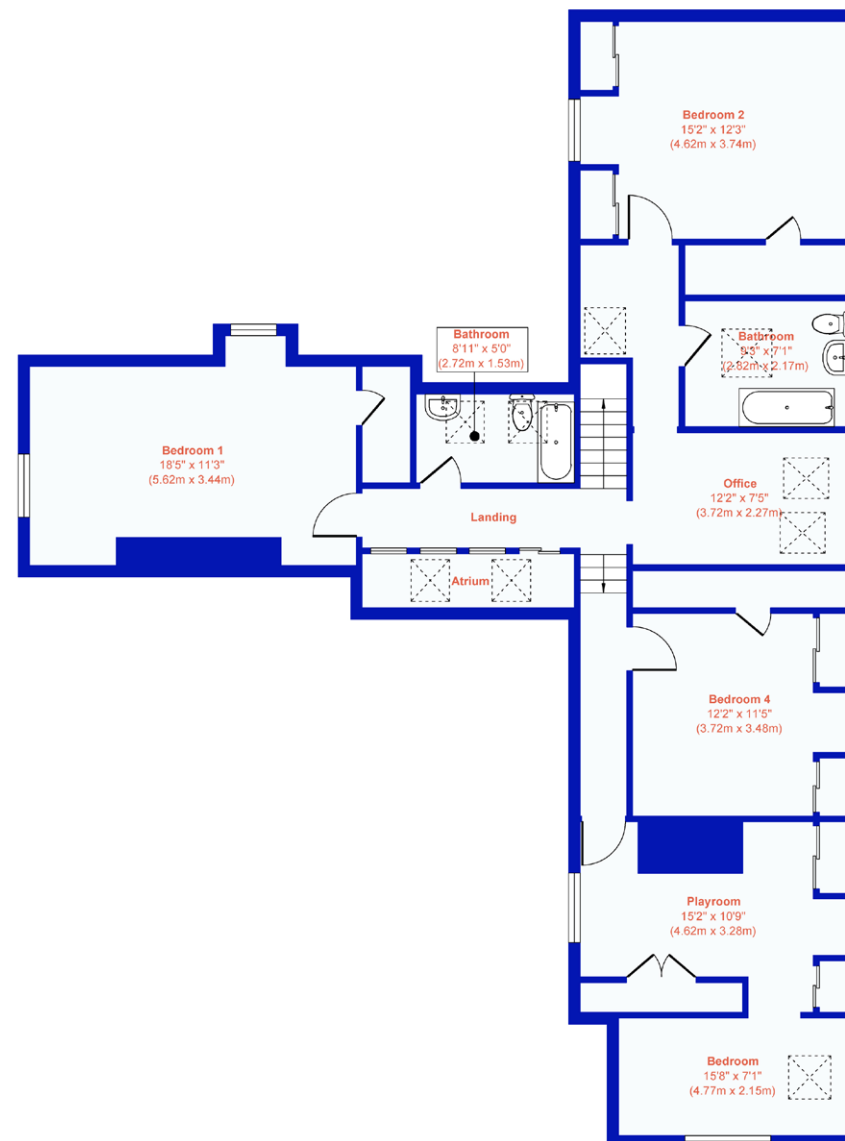
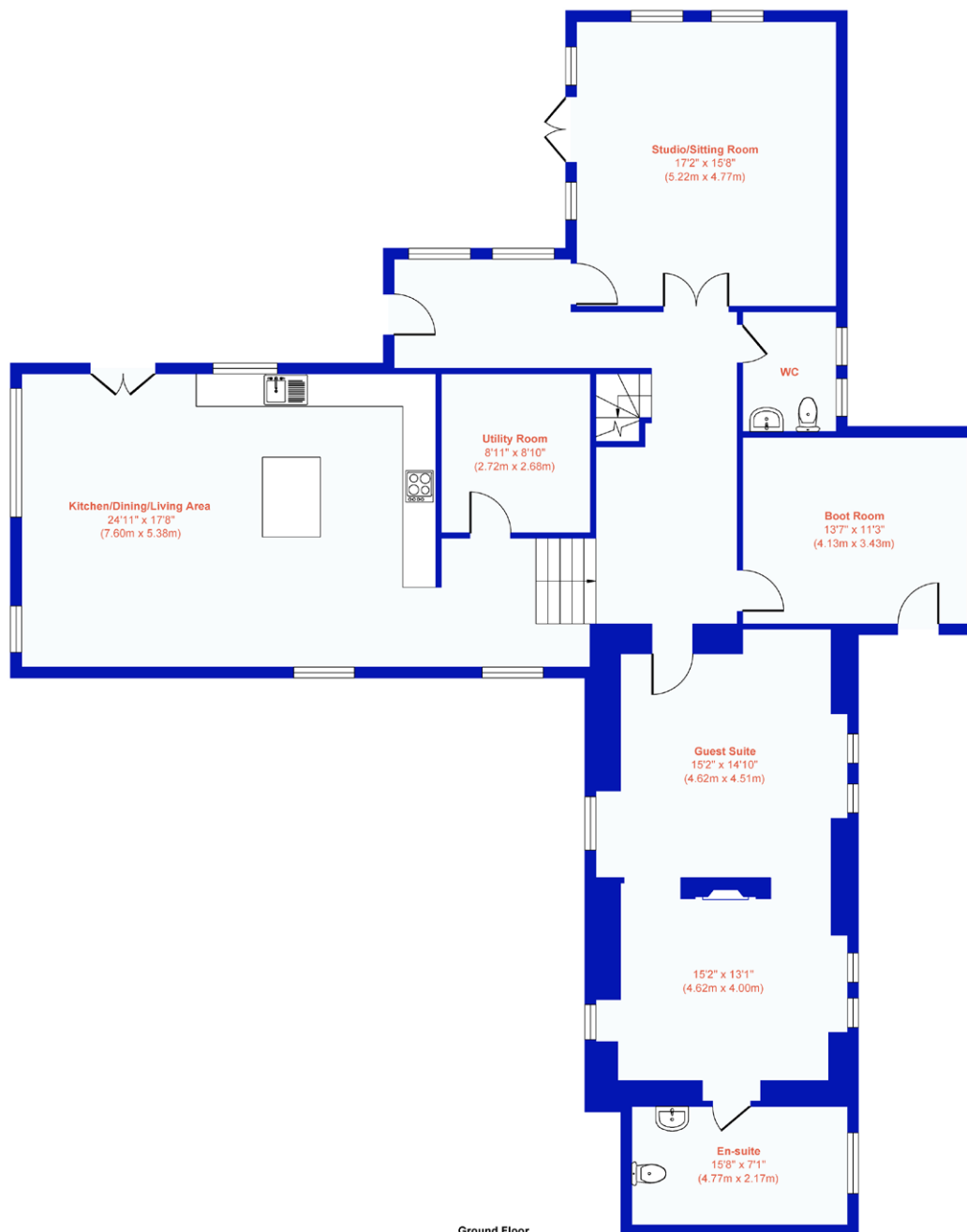
Strictly by appointment with the Selling Agents.

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.





Approx. Gross Internal Floor Area 3162 sq. ft / 293.84 sq. m

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

Produced by Elements Property



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.

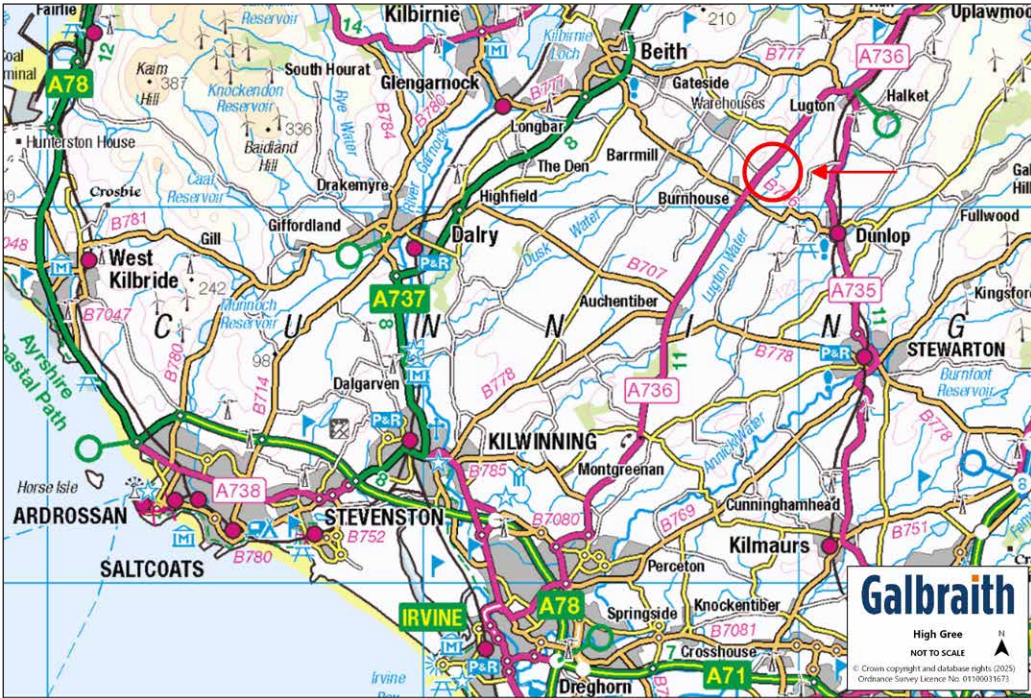
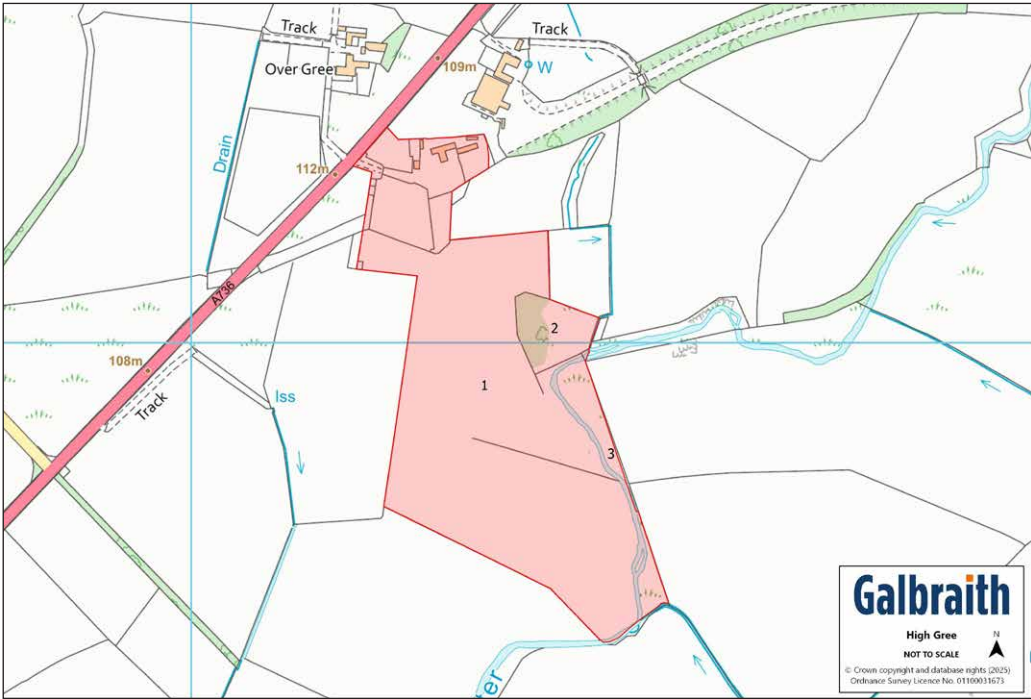
FINANCE

Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. Please note, Galbraith acts as an introducer, only and has no direct or indirect influence on the outcome of any lending application. Please discuss any funding requirements in confidence with the Selling Agent, or contact Alice Wilson in confidence on 07920 724906 / email alice.wilson@galbraithgroup.com.

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.

High Gree			
		Area	
Field No.	Field ID	(Ha)	(Acre)
1	NS/39324/50908	6.68	16.51
2	NS/39376/51012	0.50	1.24
3	NS/39438/50869	0.46	1.14
Misc		1.27	3.14
TOTAL		8.91	22.02





Galbraith



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