

# South Thorn

Aiket Road | Dunlop | East Ayrshire



**Galbraith**



# An enchanting country property with stables, land and beautiful landscaped gardens in a private setting



Dunlop 2.8 miles | Stewarton 3.6 miles | Glasgow 25 miles

(All distances are approximate)

**About 5.28 acres (2.13 hectares)**

2 Reception Rooms. Conservatory. 4 Bedrooms. Kitchen. Breakfasting Room. 2 Bathrooms. Office/Bedroom 5.

Flexible living accommodation.

Stables and 3.63 acres grazing land.

Double garage.

Greenhouse, polytunnel, two sheds.

Delightful mature garden grounds.

**Offers Over £530,000**

# Galbraith

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## Situation

South Thorn is privately situated occupying a peaceful rural setting on Aiket Road, close to the conservation village of Dunlop, East Ayrshire, within easy travelling distance of Glasgow. Dunlop (2.8 miles) has a post office, village shop, artisan shop and bakery (Idl Hands), café (Struther Farmhouse), an excellent primary school and railway station with regular services to Glasgow and beyond. Stewarton (about 3.6 miles) has a wide range of shops including two supermarkets, primary and secondary schooling and private schooling at Belmont House, Wellington and Hutchesons are within easy travelling distance. Glasgow and Prestwick Airports are easily reachable being 15 and 18 miles distant respectively.

Ayrshire is renowned for its opportunities for outdoor pursuits. Rowallan Castle golf course with first class hotel and events venue and restaurant (The Glasshouse) is about 8 miles distant. There is a popular racecourse in Ayr and excellent yachting facilities at the marinas in Troon, Ardrossan, Largs and Inverkip. Morris Equestrian Centre (8 miles) is a state-of-the-art equestrian facility with a comprehensive range of events throughout the year. The country lanes around South Thorn are excellent for hacking, walking and cycling.

## Description

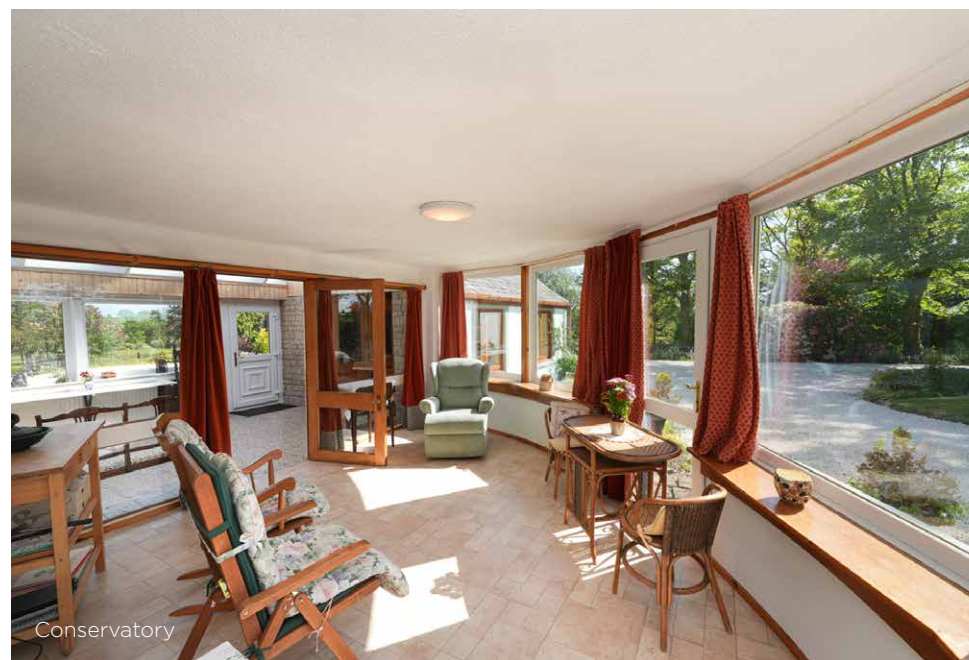
Occupying a highly desirable location, South Thorn is a charming traditional property formed over a single storey with a pitched roof. The current vendor has lived at the property for some 44 years.

Previously a dairy farm dating back to around 1850, South Thorn is a particularly spacious house providing a flexible and versatile living space, set within beautiful private gardens, together with extensive parking, stables, outbuildings and grazing land, making it ideal for those seeking an equestrian or lifestyle opportunity.

Built of stone and slate, complemented with green window frames set against a white facade, offering generous accommodation. Inside, a welcoming spacious entrance reception hall has a tiled floor and one and a half height ceiling leading to the drawing room, this impressive space features one and a half height ceiling, exposed beams, partly pine clad walls and a stone surround open fireplace. A further bedroom is accessed from the drawing room, via a concealed door and over a stone ledge which is incorporated into the fireplace. This room has dual aspect windows with a French door leading to the private rear gardens.



Entrance Hall



Conservatory



Drawing Room



Drawing Room



Dining Area



Snug

To complete the south wing, there is an office/bedroom and a lovely bright conservatory overlooking the front gardens. This welcoming room features French doors leading directly outside, blending indoor comfort with the stunning garden views. A spacious central hall-way is used as a dining area, there is a cosy snug with wood burning stove and alcove. There are three bedrooms, each with easy access to a shower room complete with wall panels and a separate bathroom. The kitchen has a range of fitted floor and wall units, tiled floor, electric Flavel range cooker with 5 ring burner and tiled splashback. From the kitchen, the breakfasting room with tiled floor has a French door to the rear gardens.

South Thorn has ample storage throughout, it also has exterior lighting and outside water connection. Adjoining the main house there is an expansive double garage, offering excellent potential for conversion into further living accommodation, subject to the necessary planning consents.

The equestrian facilities include a stable block with tack room and hay shed/storage area, together with adjoining grazing land enclosed within a single 3.63 acre paddock which can be accessed from the drive and stable yard.

## Accommodation

Entrance Hall. Conservatory. Drawing Room. Dining area. Snug. 4 Bedrooms. Kitchen. Breakfasting Room. Bathroom. Shower Room. Office/Bedroom 5.

## Garden (and Grounds)

The superb gardens of South Thorn are well planned and are a haven for local wildlife. A gate opens to the driveway which culminates in a gravel sweep with ample parking. Areas of lawn surround the house interspersed with mature trees including copper beech, ash, cherry, holly and acers, and shrubs including azaleas and rhododendrons, which provide a magnificent variety of colour through spring and summer. To the south of the house is a wild flower area which attracts pollinating insects and other wildlife together with a children's play area, wood store and compost bay. Within the gardens, there is a drying green, a pond and stone well. The delightful gardens are fully enclosed and are a wonderful vantage point to admire the surrounding beauty or spot wildlife and birds which regularly visit South Thorn. Woven paths and paving areas surround the gardens together with well stocked borders of herbaceous planting filled with perennials with a colourful dense mix of planting including daffodils, iris, forsythia and lilac bushes, hostas, forget-me-nots, roses and clematis.



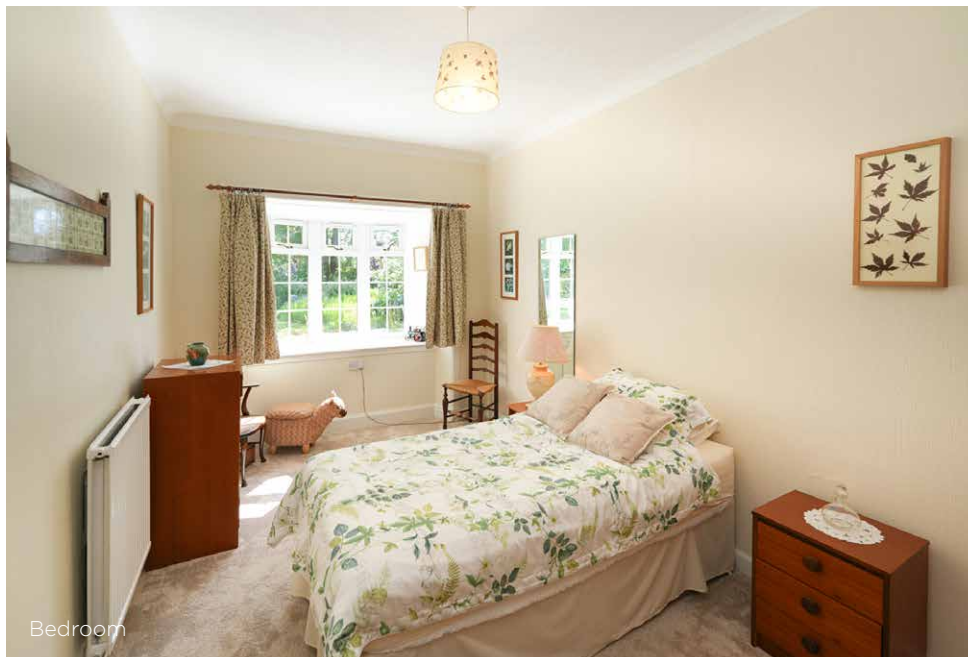
Kitchen



Breakfasting Room

## Buildings

- Adjoining the house:
  - Double Garage: About 5.587m x 5.816m  
Corrugated roof, concrete floor, power.
  - Greenhouse:
    - Adjoining the garage, timber glazed greenhouse with power and water.
- Polytunnel.
- Wood store.
- Stable block:
  - Timber framed with overhang, concrete floor and power.
  - 4 Stables: About 4.50 x 3.11m, 4.57m x 2.87m, 4.57m x 2.92m and 4.55m x 3.80m
  - 2 pony boxes: About 4.293m x 4.58m (in all).
  - Hay Shed: About 6.67m x 5.65m, adjoining Tack Room (about 8.48m x 2.0m).
  - Concrete floor, timber with corrugated iron sheeting, sliding door entrance.
- Portacabin and shed.



Bedroom



Bedroom

## South Thorn, Aiket Road, Dunlop, East Ayrshire, KA3 4BP



**Approx. Gross Internal Floor Area 2473 sq. ft / 229.78 sq. m**

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

Produced by Elements 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 May 2026.

## Land

A fenced grazing paddock extends to about 3.63 acres, which has been re-seeded, rolled and sprayed. The land is principally classified as Grade 4(1) by the James Hutton Institute and rises from about 82m to 88m above sea level.

## General Remarks and Information

### Tenure

Freehold

### Local Authority

East Ayrshire

### Council Tax

Band G

### EPC

Band F28

## Services

Mains electricity and water are connected | Private drainage to septic tank  
LPG central heating | FTTP (Fibre To The Premises) is available | Mobile Signal Yes

## Flood Risk

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

There is no specific risk of flooding at South Thorn.



## Directions

From Glasgow take the M77 south, following signs for Kilmarnock. Leave the motorway at Junction 7 and turn right onto the B778, crossing over the mini roundabout, signed to Stewarton. On entering Stewarton (about 3.5 miles) cross straight across at the traffic lights heading for Dunlop village. In Dunlop take the left hand turning down Main Street, heading for Beith. At the Kirk (foot of Main Street) turn right for Beith. After two very sharp right angled bends take first left on to a country road (Aiket Road). Proceed for about 1.41 miles and the entrance to South Thorn is on the left hand side through the gates.

 //nobody.boss.thrusters  Postcode: KA3 4BP

## Solicitors

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

## Fixtures and Fittings

No items are included unless specifically mentioned in these particulars. The white goods are excluded from the sale.

## Viewings

Strictly by appointment with the Selling Agents.

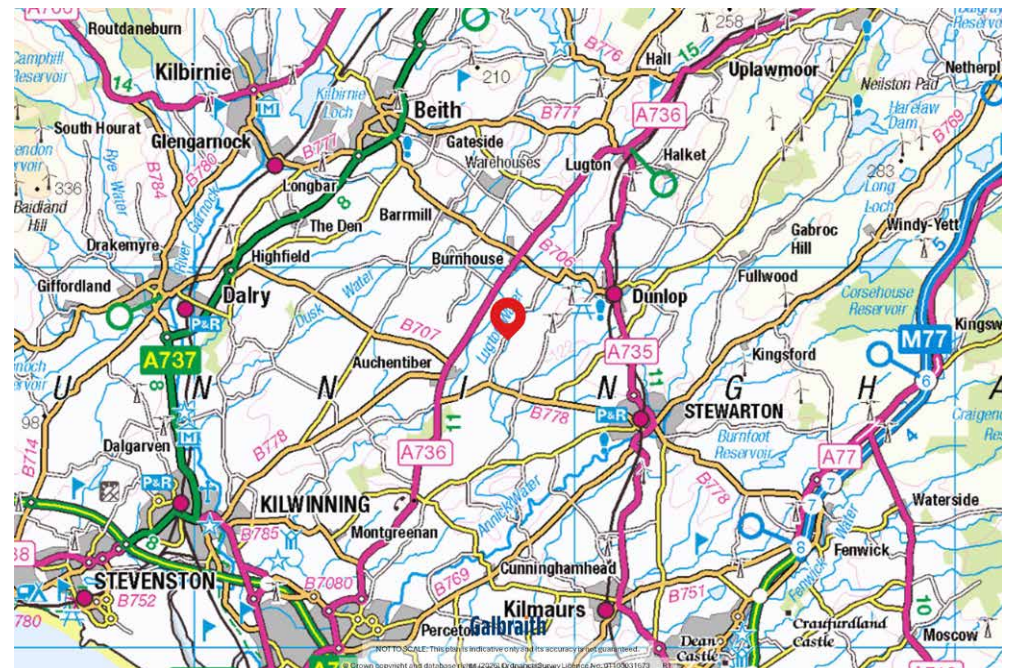
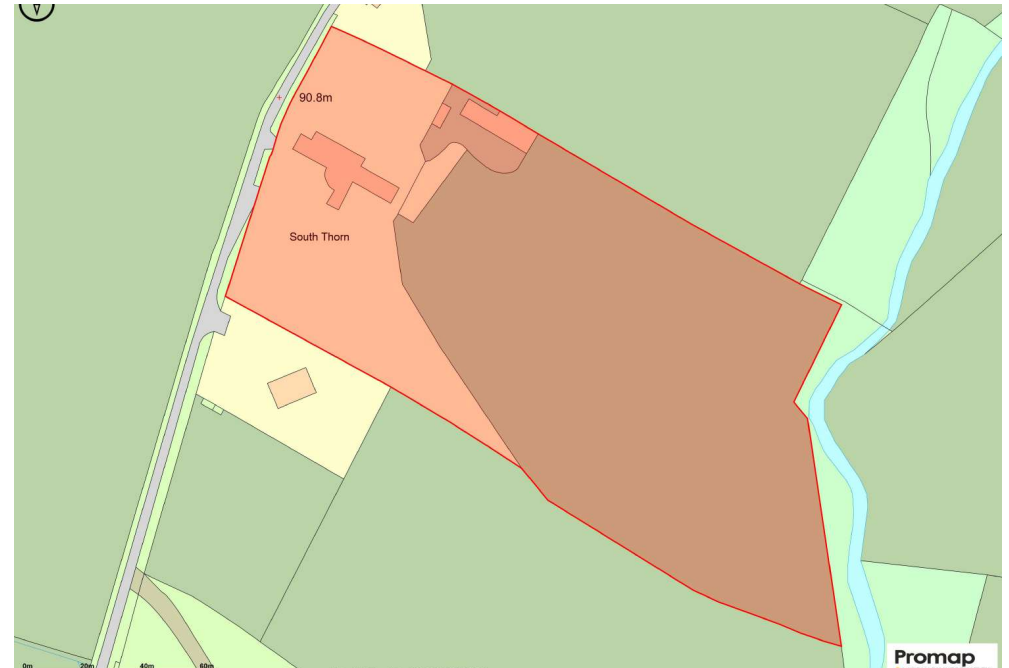
## Health & Safety

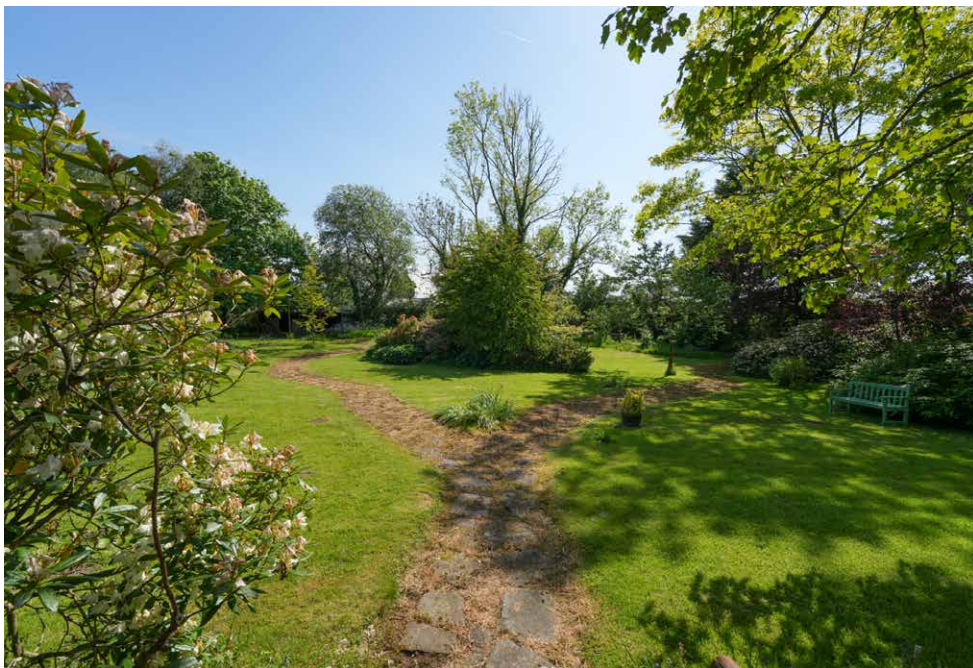
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present, working machinery or equipment on the property, as well as any uneven ground or private access route.

## 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.







**Galbraith**