

# Low Ashentree Cottage

By Hollybush | East Ayrshire

**Galbraith**





A superb equestrian property in a quiet unspoilt rural location with stunning views.



Ayr 9 miles | Glasgow 43.7 miles | Glasgow Airport 48.1 miles

(All distances are approximate)

**About 3.53 Acres (1.42 Hectares)**

**Offers Over £385,000**

1 Reception Room. 3 Bedrooms. Dining Kitchen. Utility. Bathroom. Cloakroom.

Lodge.

3 National Stables, Tack Room and Hay Shed.

Grazing paddock.

Turn-Out Pen (15m x 15m).

Floodlit Riding Arena (20m x 40m).

Shed.

# Galbraith

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[galbraithgroup.com](http://galbraithgroup.com)

## Situation

Low Ashentree is located in a peaceful location with lovely panoramic views of the surrounding Ayrshire countryside. It is close to a number of small East Ayrshire villages including Hollybush and Rankinston and the popular village of Coylton (about 4.5 miles) which has a good range of local shops, a well-regarded primary school and recreational facilities whilst Ayr has a variety of high street shops, supermarkets, cinema and an excellent choice of bars and restaurants. Off road hacking is available with a network of paths available for those with equestrian interests. There is exceptional access to outdoor walks, wildlife, and outdoor activities such as mountain biking.

Ayrshire is renowned for its many golf courses including the world-famous facilities at Royal Troon, Prestwick and Turnberry. There is a 12 hole golf course at Roodlea (about 8.5 miles away). There are excellent equestrian facilities including Ayr Equitation Centre (about 7 miles); Muirmill (about 15 miles) and Morris Equestrian Centre (about 23 miles) with fine sailing on the Firth of Clyde with yachting marinas at Troon, Largs and Inverkip. Ayrshire has many delightful walks including the River Ayr Way walk which passes through several local towns and villages which each have their own unique network of paths. Dumfries House, a Palladian country house (about 10 miles) is set in a 2,000 acre estate with an outstanding collection of 18th century furniture, beautiful walled gardens and coffee shop.

## Description

Low Ashentree offers the perfect blend of modern comfort and countryside living, complemented by exceptional equestrian facilities, a lodge and approximately 2.62 acres of grazing land. Set within a peaceful rural setting, the single storey property is constructed in brick with a rendered finish beneath a tiled roof, offering stylish and low maintenance living. A welcoming porch opens into a bright reception hall laid with engineered oak flooring, from which all accommodation flows. The spacious living room features an open coal fire set within a tiled surround and wooden mantle, enhanced by a large picture window framing wonderful open views. Coving and wall lighting add a refined finish. The contemporary dining kitchen is fitted with an excellent range of wall and floor cabinets and includes integrated appliances such as an induction hob, extractor hood, double oven, microwave, fridge/freezer and dishwasher. A useful storage cupboard sits off the kitchen, along with a WC and utility room plumbed for a washing machine and providing access to the rear. There are three well proportioned bedrooms, each with built in wardrobes and decorative coving. The fully tiled family bathroom is beautifully appointed with a jacuzzi bath featuring mood lighting, a dual head shower over, vanity set wash hand basin, WC and heated towel rail.

## Accommodation

Ground Floor: Dining Kitchen. Living Room. 3 Bedrooms. Bathroom. Utility Room. Cloakroom.

## Garden (and Grounds)

A large, welcoming front garden sets the scene, mainly laid to lawn and framed by a sweeping gravel driveway that wraps around the property. A sheltered patio area offers a lovely space for outdoor entertaining or simply relaxing while taking in the breathtaking views, with established shrubs adding colour and interest.

Practicality is well catered for too, with a separate gated rear access for trailers and hay deliveries, along with a generous hardstanding area perfectly suited for horse boxes or additional parking.





Kitchen



Bedroom



Bedroom



Bathroom

## Land

There are 2.62 acres of grazing land adjacent to the stables and riding arena. The land is classed as 4.2 by the James Hutton Institute and lies about 157m above sea level.

## Buildings

### Lodge (About 4.66m x 3.47m)

Insulated lodge. Ideal for use as a summer house, office/gym etc.

**3 x National Stables Tack Room and Hay Shed** – Quality timber structure and all fully lined (2 with removable National anti-weave grills) with chat grills and concrete floors:-

### Stable 1 (About 4.26m x 4.87m)

Electricity, Auto drinker.

### Stable 2 (About 3.65m x 4.26m)

With access door to back field/turnout pen. Electricity. Auto drinker.

### Stable 3 (About 3.65m x 4.26m)

5ft door for access for additional bale storage. Electricity. Window to rear.

### Hay shed/Stable 4 (About 3.65m x 3.04m)

Electricity. Window to rear.

### Tack Room (About 3.65m x 3.04m)

Electricity and water.

### Shed (About 5.57m x 5.89m and 2.77m x 2.95m)

Breezeblock. Concrete floor and corrugated roof. Power. (Lapsed planning to convert shed to a double garage).

Turnout/lunge pen 15m x 15m woodchip with 5' fence.

### Arena floodlit 20m x 40m

With silica sand, fibre and rubber surface.

## Tenure

Freehold

## Local Authority

East Ayrshire Council

## Council Tax

Band D

## EPC

D65

## Services

Mains water and electricity | Private - septic tank | Oil Heating | FTTP\* | Mobile

\*Fibre To The Premises

## Flood Risk

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



## Access/Third Party Rights of Access/ Servitudes Etc

There is a right of access from point A - B over the access road with shared maintenance.

## Directions

Leave Ayr by the A713 towards Hollybush. Continue through Hollybush and take the left on to Craigs Road. After about 1.9 miles take the right on to unnamed road. Continue straight until you come to the junction on B730, turn right then first left on to the private road to Low Ashentree. Low Ashentree Cottage is the first cottage on the road with the red chip drive.



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Post Code KA6 7HL

## Solicitors

Sprang Terras, 64 Kyle Street, Ayr, KA7 1RZ

## Fixtures And Fittings

No items are included unless specifically mentioned in these particulars. The living room and bedroom curtains are excluded from the sale. The smart heater is also excluded from the sale.

## Viewings

Strictly by appointment with the Selling Agents.



## 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.

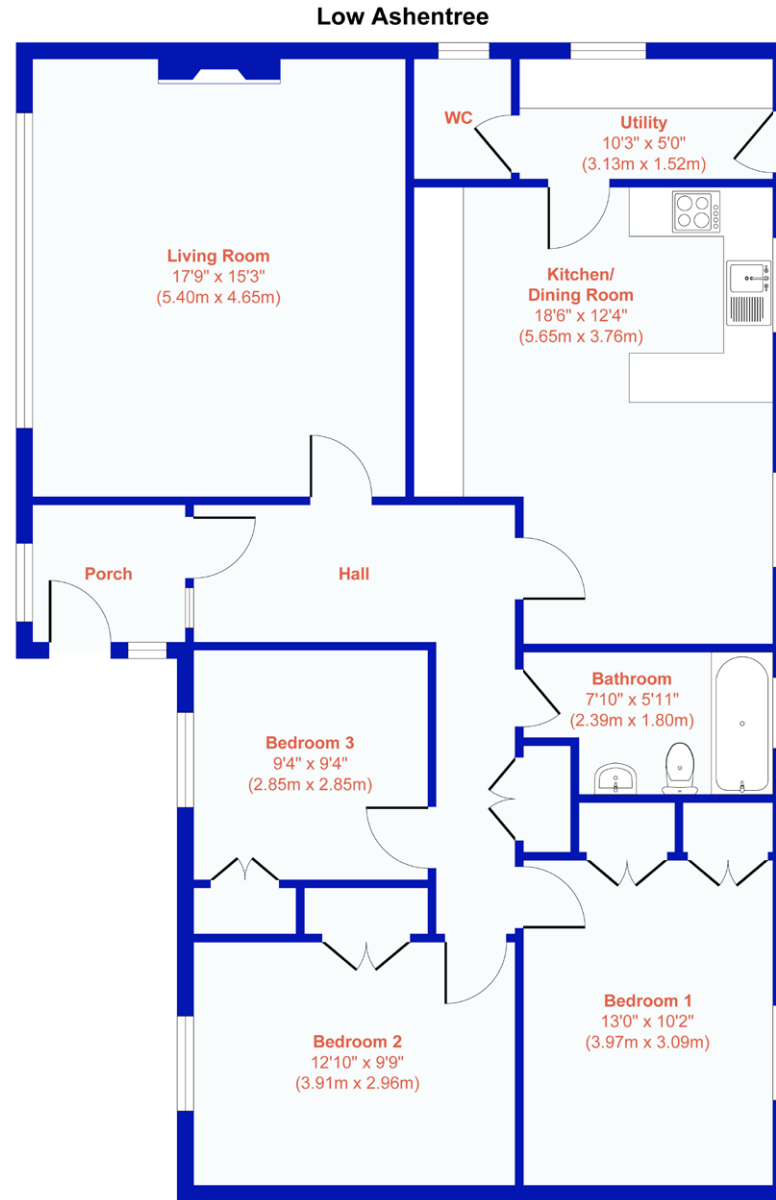
4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and 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 April 2026.



**Floor Plan**

**Approx. Gross Internal Floor Area 1189 sq. ft / 110.48 sq. m**

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

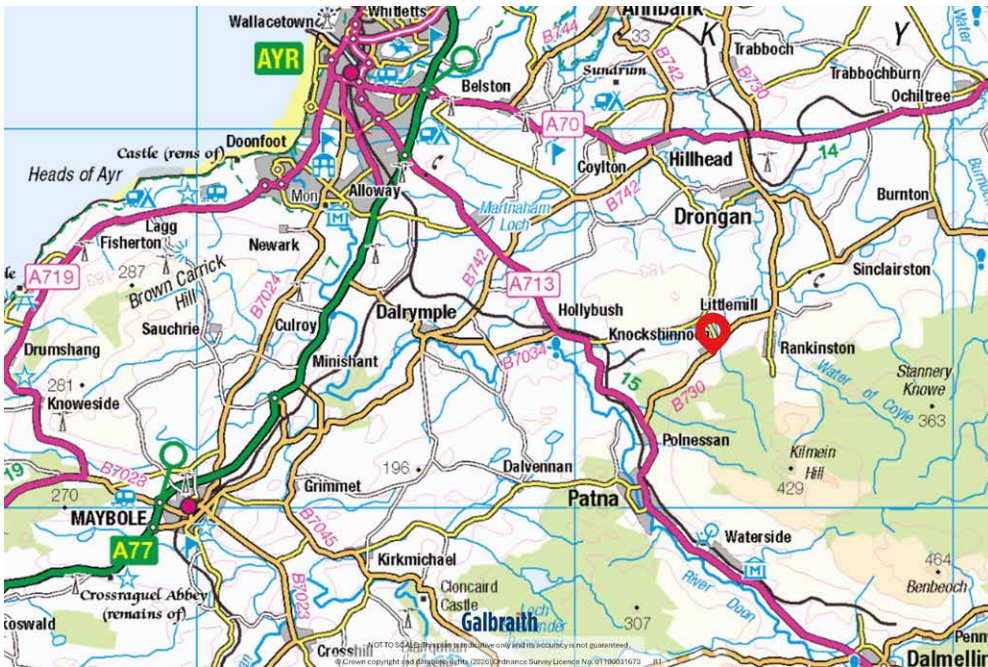
Produced by Elements Property

## 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.

## Health & Safety

Appropriate caution should be exercised at all times during inspection of the property.





**Galbraith**