

Galbraith

ROSEWOOD
BARRMILL, NORTH AYRSHIRE



ROSEWOOD, BARRMILL, NORTH AYRSHIRE

A privately situated country cottage with stunning panoramic views

Dunlop 4 miles ■ Beith 4.5 miles ■ Glasgow 19 miles

About 0.55 acres

Offers Over £335,000

- 2 Reception Rooms. 3 Bedrooms. Dining Kitchen. Bathroom. Porch.
- Large enclosed garden.
- Shed.
- Beautiful views.



Galbraith

Ayr
01292 268181
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SITUATION

Rosewood is peacefully situated in an elevated position with panoramic countryside views. It is equidistant from Dunlop and Beith both of which have local amenities including a post office, artisan shop, bakers and the well-regarded Struther Farmhouse Restaurant in Dunlop. It is easily commutable to the larger Ayrshire towns of Stewarton, Irvine and Kilwinning which have a larger variety of shops, restaurants and sporting facilities. 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

Rosewood was converted from former farm buildings to create a private family home, built on one level partially of stone and brick with a render finish under a slate roof. The accommodation comprises a welcoming porch to the reception hall. The spacious dining kitchen is fitted with a range of floor and wall mounted cabinets, fridge/freezer, dishwasher and electric hob, there is access to the rear garden. The living room is a beautiful bright room with dual aspect windows and panoramic views over the garden and countryside beyond. There is a cosy snug with a multi fuel stove, the master bedroom has en suite shower room and built in wardrobes, and two further bedrooms share the family bathroom.

ACCOMMODATION

Ground Floor: Living Room, Snug, 3 Bedrooms (master en suite), Kitchen and Bathroom.

GARDEN (AND GROUNDS)

The large rear garden is mainly laid to lawn and bounded by fencing and a variety of mature trees and shrubs. The front garden has a pretty raised bed with established trees including pear and plum, colourful shrubs and plants. The drive provides parking for several vehicles.

Buildings

Shed (About 7.3m x 6.1m)

Brick with corrugated roof. Concrete floor. Electricity and power.

Lean-to Store (About 7.3m x 3.2m)

Brick with corrugated roof. Concrete floor. Electricity and power.

Hen House

With run to boundary.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private – Septic tank	Freehold	LPG	Band F	E54	Fibre to the Premises is available	Yes

FLOOD RISK

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



Kitchen



Dining Area



Hall/Bathroom



Bedroom



DIRECTIONS

From Glasgow to take the A736 Irvine Road through Barrhead towards Irvine. Travel through Lugton and Burnhouse. Turn right in about 800 m after leaving Burnhouse. Follow the country road for about 1.6km to Rosewood.

POST CODE

KA15 1LB

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///beak.preoccupied.assure

SOLICITORS

Mackintosh & Wyllie, 46 High Street, Stewarton, Kilmarnock, East Ayrshire, KA3 5DB

LOCAL AUTHORITY

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

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

NOTE

There is planning permission for a house and shed in the land next to Rosewood. Please see North Ayrshire Council Planning Website Ref. No. 23/00026/PP

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

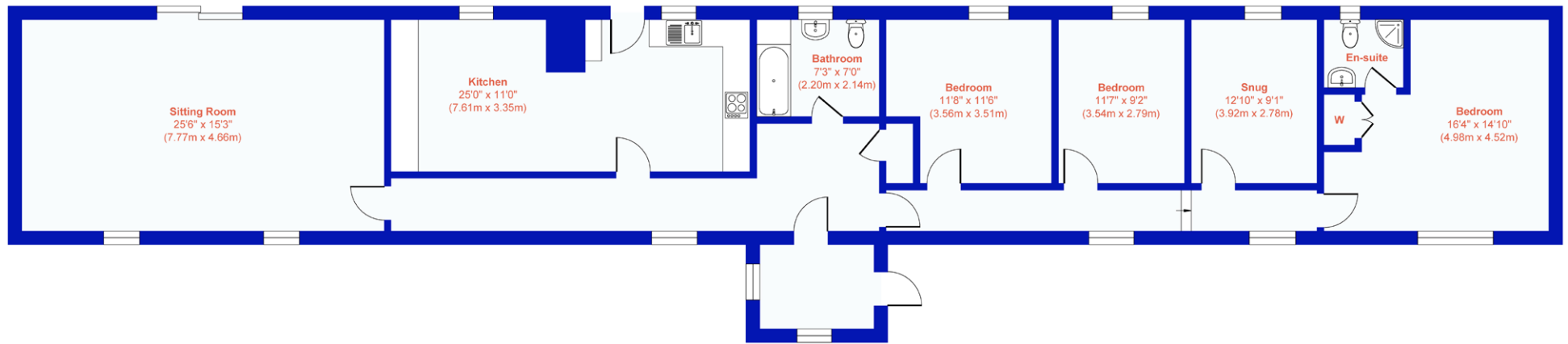
Failure to provide required identification may result in an offer not being considered.

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.



ROSEWOOD



Floor Plan

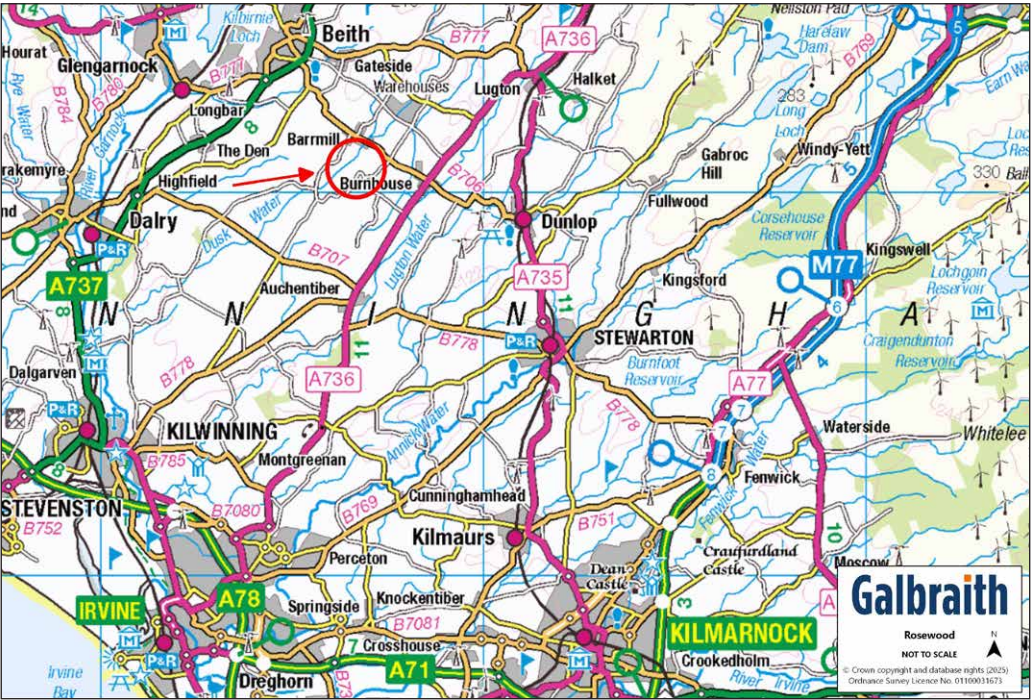
Approx. Gross Internal Floor Area 1753 sq. ft / 162.87 sq. m

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 in May 2025.





Galbraith



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