



SABHALRUADH

HIGH LINTHILLS, LOCHWINNOCH, RENFREWSHIRE

Galbraith



SABHALRUADH, HIGH LINTHILLS, LOCHWINNOCH, RENFREWSHIRE

A charming “passivhaus” converted from a former farm building with grazing land, woodland, a large shed and small outbuilding

Lochwinnoch about 1 mile ■ Glasgow Airport 12 miles
Glasgow City Centre about 17 miles

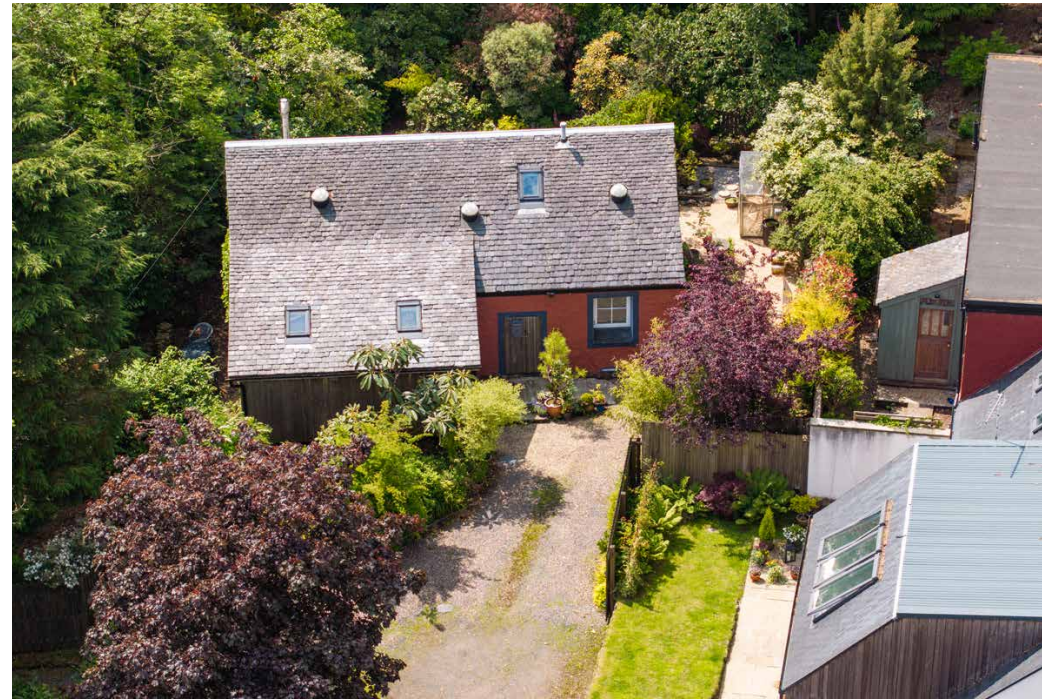
About 3.26 acres (1.32 hectares)

Offers over £290,000

- Open Plan Living/Dining/Kitchen. 2 Bedrooms. Shower Room. Porch.
- Secluded landscaped garden.
- Highly energy efficient.
- 1.21 acres of grazing land.
- 1.65 acres of woodland.
- Large general purpose shed

Galbraith

Ayr
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SITUATION

Sabhalruadh is a most charming detached stone cottage privately set in an elevated and secluded position in the High Linthills Steading close to the popular village of Lochwinnoch. There is a wide range of useful services locally including an excellent primary school at Lochwinnoch, and a good range of day-to-day facilities and amenities including local shops with a deli, mini supermarket, cafes, Italian cafe and medical practice. The Brown Bull featured on several tv series.

There are wonderful recreational facilities on Castle Semple Loch and the wetlands, a Site of Special Scientific Interest, is renowned for bird watching. There is an excellent visitor centre and café. The Sustrans off road cycle route from Irvine to Glasgow continues along the lochside. There is also a golf course beside the village. The beautiful coast of the Firth of Clyde with many amenities is 12 miles away. Glasgow is approximately 17 miles distant and easily accessible by the A737 and M8. Glasgow Airport is approximately 12 miles distant to the northeast and Prestwick Airport is about 25 miles to the southwest. There is a regular half hourly rail service to Glasgow from Lochwinnoch station (2 miles).

Sabhalruadh is situated within the Clyde Muirshiel Regional Park which affords many opportunities for those interested in the countryside and environmental issues. The property occupies a delightful and peaceful location with the moorland of Renfrewshire Heights beyond but it is not in any way remote.

DESCRIPTION

Sabhalruadh meaning Red Barn is built of stone under a slate roof. Over recent years the current owner has converted the former horse mill to passive house principles. The internal building envelope has been individually and carefully hand taped with top quality seals and moisture transferable membranes. The highly energy efficient triple glazed Norwegian window ingoes are insulated with aerogel (advanced silicon high density insulation), the narrow framed wooden windows are internally treated with UV protection to keep the wood pale and reflect light. A ground source heat pump with loop collector stretching 250 metres into the wetland beyond the house provides wet underfloor heating and domestic hot water. Every corner of this small cottage has been extremely well designed to utilise the space and volume to the best possible advantage. The property comprises an open plan kitchen, dining and living room with French doors to the back terrace. A bedroom with built in storage and windows overlooking the landscaped garden. The wet room has Tadelakt, a Moroccan technique used in Hammams on the walls. The soft warm toned natural environment absorbs heat and moisture from the shower then releases it when the air dries. The space under the stairs is utilised for storage. Upstairs there is currently one large bedroom which could be split to two rooms or one with an en suite. The porch/utility area is out with the sealed building envelope and can be used as an additional kitchen or workshop. There is potential to further extend the building subject to necessary planning consents.

OUTBUILDING

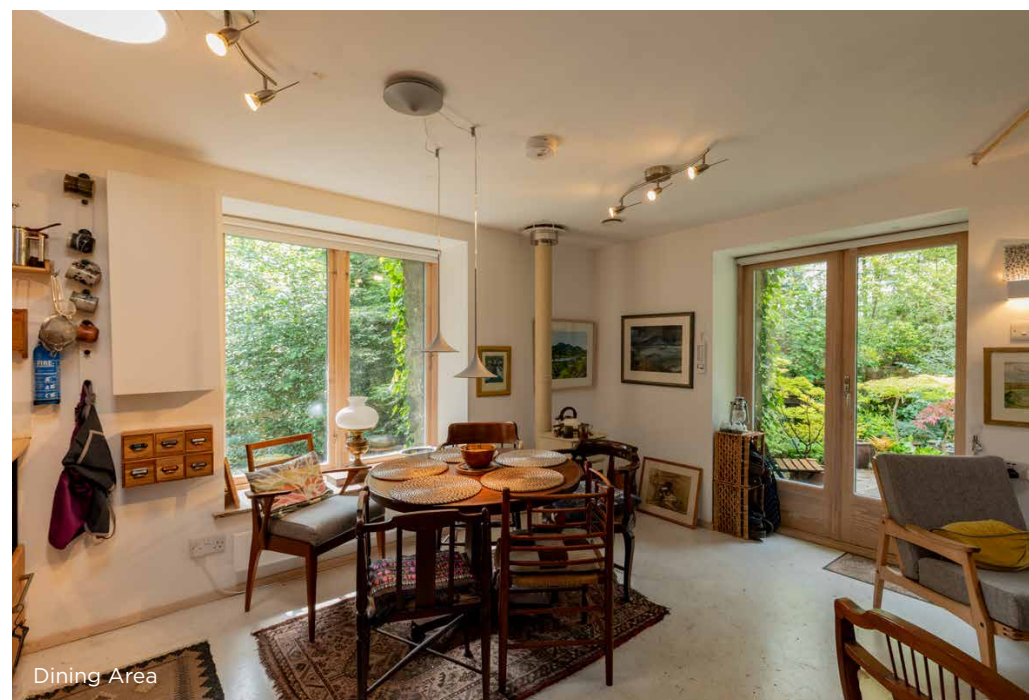
Shed (About 17.15m x 5.81m)

Corrugated metal general purpose shed which houses a 10ft shipping container for damp proof storage.

GARDEN (AND GROUNDS)

The French doors lead to the private enchanted terrace constructed from flat sea washed stones. The beautifully landscaped garden is a garden enthusiasts paradise, while low maintenance it is stocked with an abundance of Himalayan flora including Phododendron species and hybrids especially the spectacular large leaved Sinogrande, Eucryphias, Crinodendron (Red Lantern Tree), Pittosporum, White Barked Birch 'Moonbeam' and Chinese Spirea to name just a few. Beyond the garden is a natural woodland area opening to the grazing land beyond.

There are two separate areas of woodland one of 0.59 acres and one of 1.06 acres.



LAND

There are 1.21 acres of grazing land some 195m above sea level. The land is classed as predominantly 5(2) by the James Hutton Institute.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private	Mains	Private	Freehold	Ground Source	Band D	C	FTTP*	Yes

*Fibre To The Premises is available.

Domestic hot water. There is an MVHR system (mechanical ventilation with heat recovery) installed throughout the house keeping both the temperature and humidity at a constant and comfortable level.

COMMUNAL SERVICES

There are shared communal charges among each of the 5 residents of High Linthills for the private borehole, sewerage treatment plant, fire regulations and maintenance of the internal roadway. Costs are nominal and shared based on number of bedrooms, and Sabhalrudh will have a 25% share of the upper sewerage system and 20% of all other costs.

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 according to SEPA Floodmaps.

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

There is a right of access marked A B on the site plan with shared maintenance.
The neighbouring two properties have a right of access to the sewerage system marked C on the site plan.

DIRECTIONS

From Glasgow take the M8 past Glasgow Airport and then the Irvine Road A737. Continue past Johnstone and Howwood and at Roadhead roundabout turn right onto the A760 Lochwinnoch Road. On approaching the village, turn right over the bridge onto Lochlip Road and continue left onto Church Street. Proceed straight on at the crossing onto Calder Street and continue out of the town past the primary school on the right hand side. Turn left and go over the old Regent Moray bridge over the River Calder and continue straight up the hill to High Linthills, Turn left at the first house (Tigh Mor). The next house on the right is the Byre (white). Turn immediately right here and Sabhalruadh (red) is facing you.

POST CODE

PA12 4DL

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [///lakeside.archive.classics](https://www.what3words.com/)

SOLICITORS

Carrick Robb, 71 Main Street, Kilbirnie, North Ayrshire, KA25 7AB

LOCAL AUTHORITY

Renfrewshire Council, Renfrewshire House, Cotton Street, Paisley. Tel: 0300 300 0300



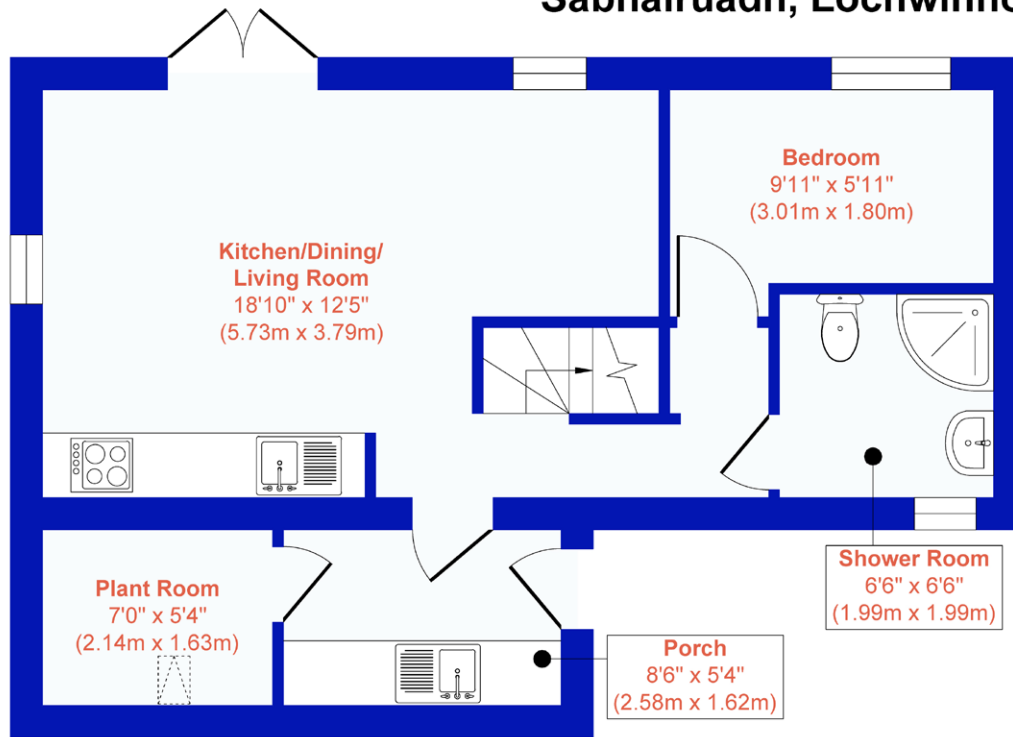


Bedroom

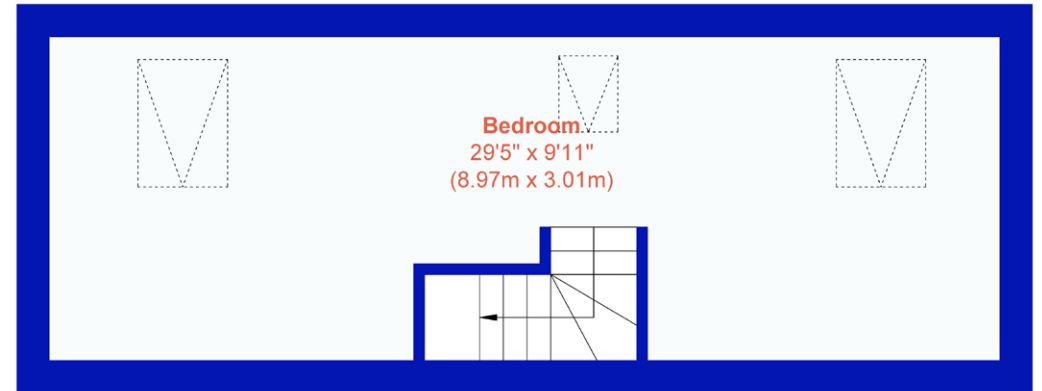


General Purpose Shed

Sabhalruadh, Lochwinnoch, Renfrewshire, PA12 4DL



Ground Floor
Approximate Floor Area
460 sq. ft
(42.80 sq. m)



First Floor
Approximate Floor Area
286 sq. ft
(26.60 sq. m)

Approx. Gross Internal Floor Area 746 sq. ft / 69.40 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 June 2025.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. Several fixtures and some furniture are included in the sale.

VIEWINGS

Strictly by appointment with the Selling Agents.

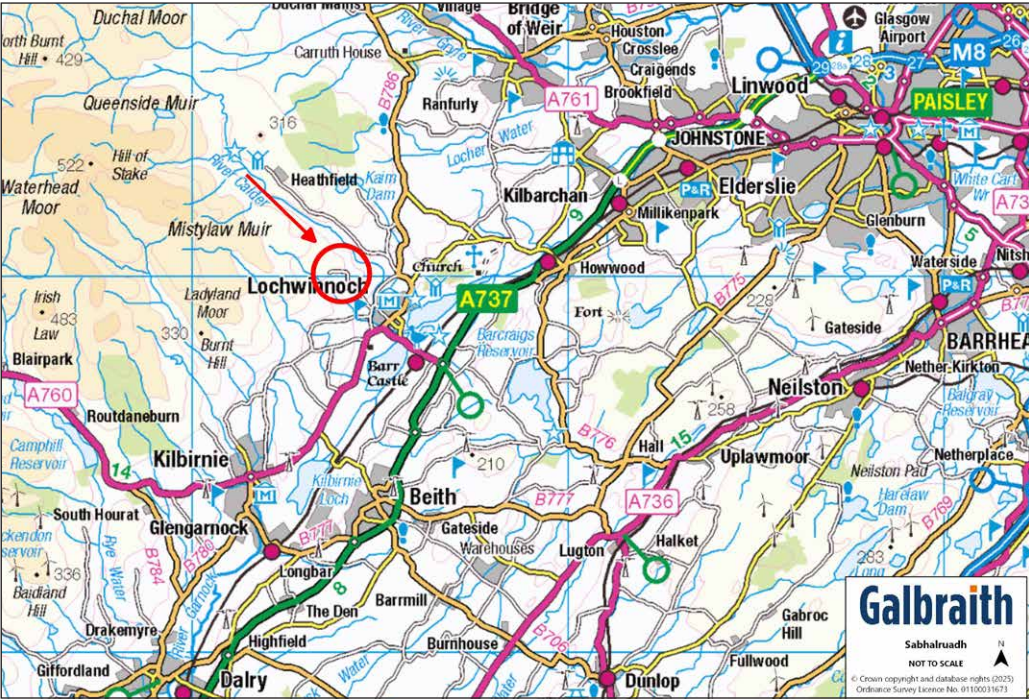
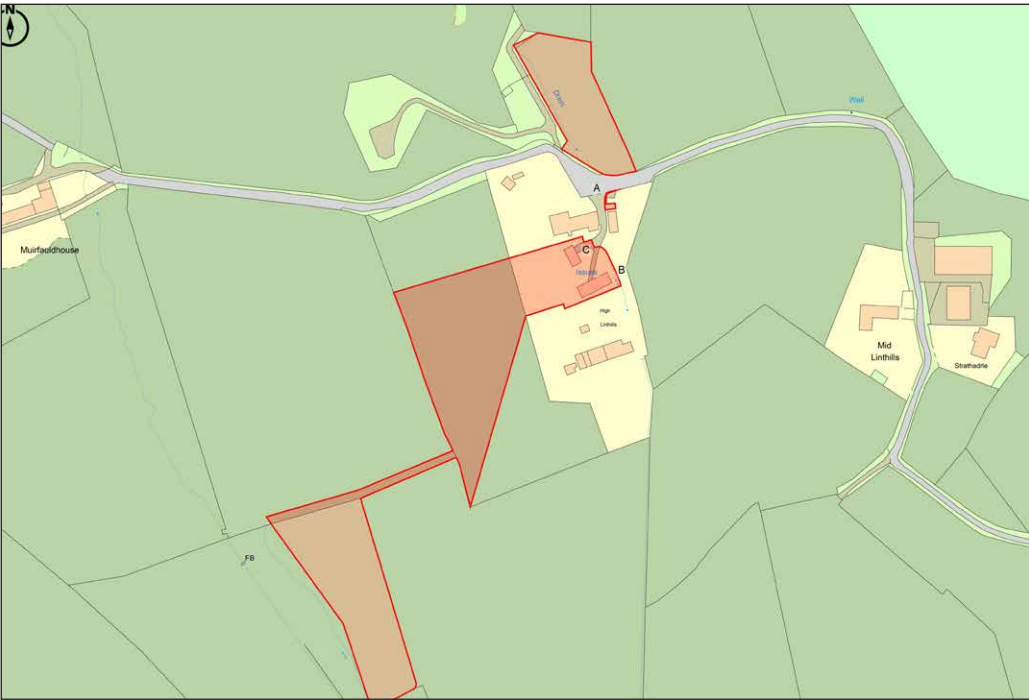
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.





Galbraith



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