

An aerial photograph of a white, single-story house with a dark grey tiled roof and teal-colored window frames. The house is situated in a lush, green landscape with dense trees and a well-manicured lawn. A paved road curves along the right side of the property, and a brick wall runs along the bottom edge. In the background, a large green field and more trees are visible under a clear sky.

Galbraith

SEAVIEW HOUSE
BY RANKINSTON, EAST AYRSHIRE



SEAVIEW HOUSE, BY RANKINSTON, EAST AYRSHIRE, KA6 7HG

An attractive extended cottage with land in a very private rural position.

Ayr 10 miles ■ Glasgow 41 miles

About 4.13 acres (1.67 ha)

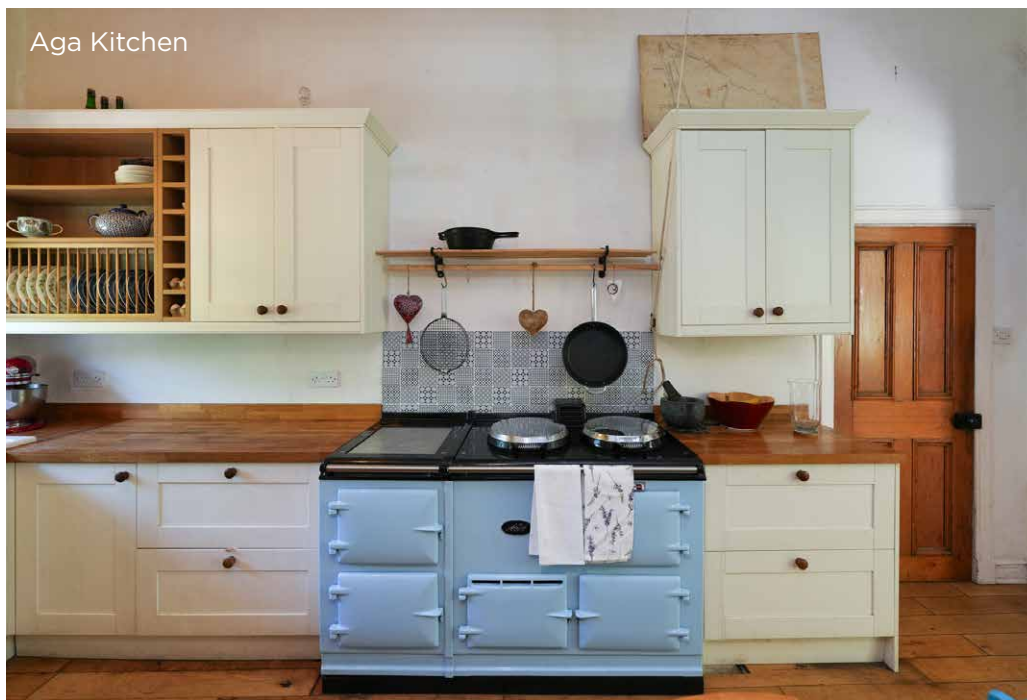
- Conservatory, Kitchen, 4 Bedrooms, Bathroom, Shower Room, Utility Room and Studio.
- Bright studio/workshop.
- Outbuildings.
- About 3.4 acres grazing paddock.
- Foaling stable and field shelter.
- Colourful gardens together with a vegetable garden.

Offers Over £400,000

Galbraith

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SITUATION

Seaview House is located in a peaceful location about half a mile outside the small village of Rankinston, East Ayrshire, with some lovely panoramic views of the surrounding Ayrshire countryside and beyond to Ben Lomond in the Trossachs National Park. Off road hacking is available in the local forest with a network of paths available for those with equestrian interests. Rankinston is situated approximately 10 miles south east of the county town of Ayr. There is exceptional access to outdoor walks, wildlife, and outdoor activities such as mountain biking. The village has a primary school (Littlemill) and a local Community Centre. There is also a bus link to Ayr every 2 hours. The nearby village of Drongan has a medical practice, village store and bakery. The market town of Ayr has a wide range of shops, supermarkets and leisure facilities.

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 (8 ½ miles away). There are excellent equestrian facilities Ayr Equitation Centre (7 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 (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

Seaview House is an attractive single storey extended cottage which was built for the former Mine Foreman of the local village Rankinston, which was at one time a thriving mining community in the 19th century. Built of stone and brick with a cream render finish under a tiled roof. The current vendors have greatly improved and modernised the property sympathetically to the history and

character of the house to include an oil central heating tank, under floor heating (wi-fi enabled), re-wiring, walls have been replastered and re-limed, new double glazing, exterior doors replaced, conservatory re-roofed and insulated, 3 bar pressure pump installed, passive ventilation system has been installed in the cottage, offering natural and energy-efficient airflow without the need for fans or electricity to regulate the air flow.

The property has a timber gated entrance with a cobbled drive and ample parking. Internally the accommodation is well proportioned with lovely high ceilings throughout offering spacious open living and retains some original features with attractive corning and coving.

ACCOMMODATION

The entrance hall leads into the spacious kitchen / dining area with wood floor, there is a range of cream fitted base and wall cabinets, sink and electric Aga cooker with 4-oven control (the Aga is available by separate negotiation). The kitchen opens out to the conservatory which has French doors to the private gardens. There is a family bathroom with bath with shower over, 4 bedrooms, a spacious and inviting living room with wood-burner on stone hearth and a fitted library enhancing a warm, inviting and cozy atmosphere, shower room, large utility room with plumbing for washing machine, tumble dryer and fridge freezer. There is also a boot room area with door to outside.

The adjoining studio/workshop has glass sliding door entrance, concrete floor and has been re-wired (this is a useful addition to the house lending itself for a studio/or hobby room).

Ground Floor: Conservatory, Kitchen, 4 Bedrooms, Bathroom, Shower Room, Utility Room and Studio/Workshop.

GARDEN (AND GROUNDS)

Seaview House offers the opportunity to be self-sufficient with mature and extensive open and covered vegetable gardens, green house, and an established fruit garden. The delightful private gardens which are bounded by hedging and a brick and stone wall, with an area of lawn together with a wide variety of flowers, shrubs and bushes that produce a wealth of colour throughout the summer including buddleia, iris, roses, and rhododendrons, providing a beautiful habitat for local biodiversity. There is a large terrace patio seating area, a pond and a vegetable garden with raised beds. There are fruit trees including apple, blackcurrant, gooseberry and rhubarb. A wildflower meadow area includes a fire pit, children's climbing frame and willow tunnel structure.

OUTBUILDINGS

Seaview House poses opportunity for further development with the outbuildings currently used for storage and animal stock shelter. Subject to obtaining necessary planning consents, these buildings could offer development potential.

Feed Barn: About 2.73m x 2.24m and 2.69m x 3.69 and 4.58m x 2.73m and 2.76m x 1.3m.
Brick with corrugated roof.
Adjoining glass greenhouse.

Foaling Shed: About 5.05m x 4.87m
Breezeblock with slate roof.

Wood Store: About 4.18m x 3.08m and 3.02m x 2.87m

Greenhouse.

Garden shed (timber framed).

Garden Sauna Cabin and plunge pool (available by separate negotiation).

LAND

There is about 3.4 acres grazing land served by a burn in a fenced enclosure with a shelterbelt of woodland. The land has been classified as Grade 5(2) by the James Hutton Institute and has been improved with new drainage and fencing. Seaview House holding No. 182/0083. The land is situated about 250.5 metres above sea level.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private – Septic Tank	Freehold	Oil central heating and wood burning stove	D	D	FTTP (Fibre To The Premises)	Yes

Solar Panels

The house has 16 solar panels providing FIT income of about £2,000 per annum.

FLOOD RISK

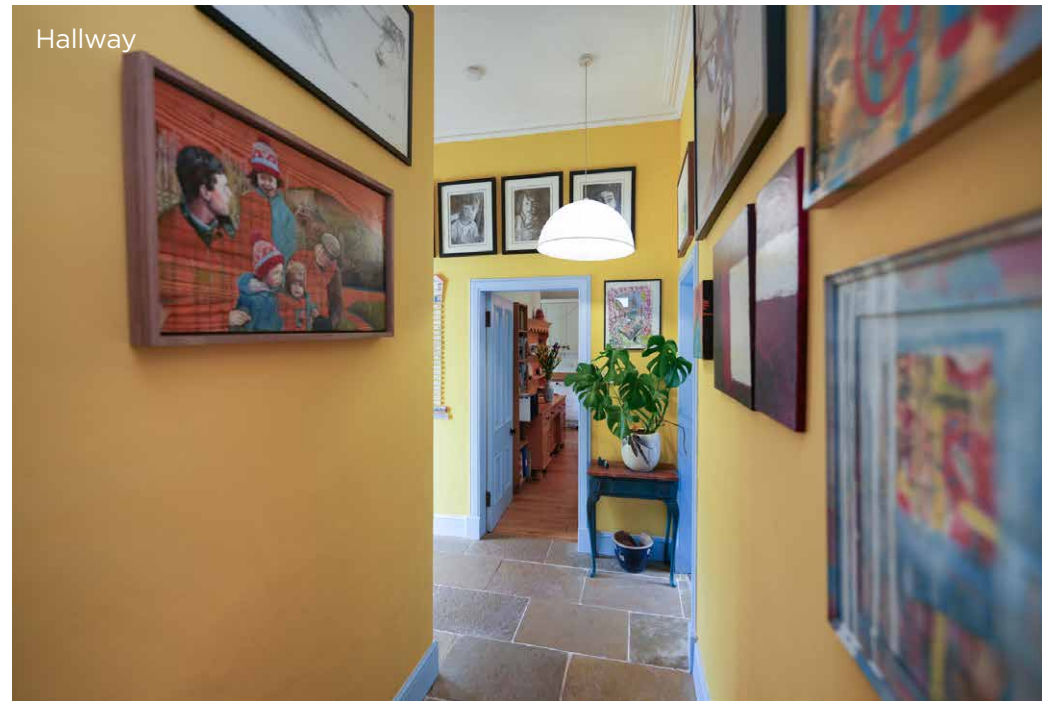
Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>
There is no risk of flooding to Seaview House.



Master Bedroom



Hallway



Workshop



Bedroom



Stables



Sauna



Sauna+Plunge Pool





DIRECTIONS

From Ayr take the A70 Cumnock road. At Coalhall turn right onto the B730 towards Drongan. Pass through Drongan and at Littlemill continue straight up the hill through Rankinston, Seaview House is then about half a mile along the road on the left hand side at the top of the hill.

POST CODE

KA6 7HG

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///decently.started.basically

SOLICITORS

Henry Oliver, G & J Oliver, 13 High Street, Hawick, Scottish Borders, TD9 9DH

LOCAL AUTHORITY

East Ayrshire Council, Council Headquarters, London Road, Kilmarnock, East Ayrshire, KA3 7BU

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. The curtains in the conservatory are included.

NOTE

The garden sauna cabin, plunge pool and Aga may be available by separate negotiation.

VIEWINGS

Strictly by appointment with the Selling Agents.

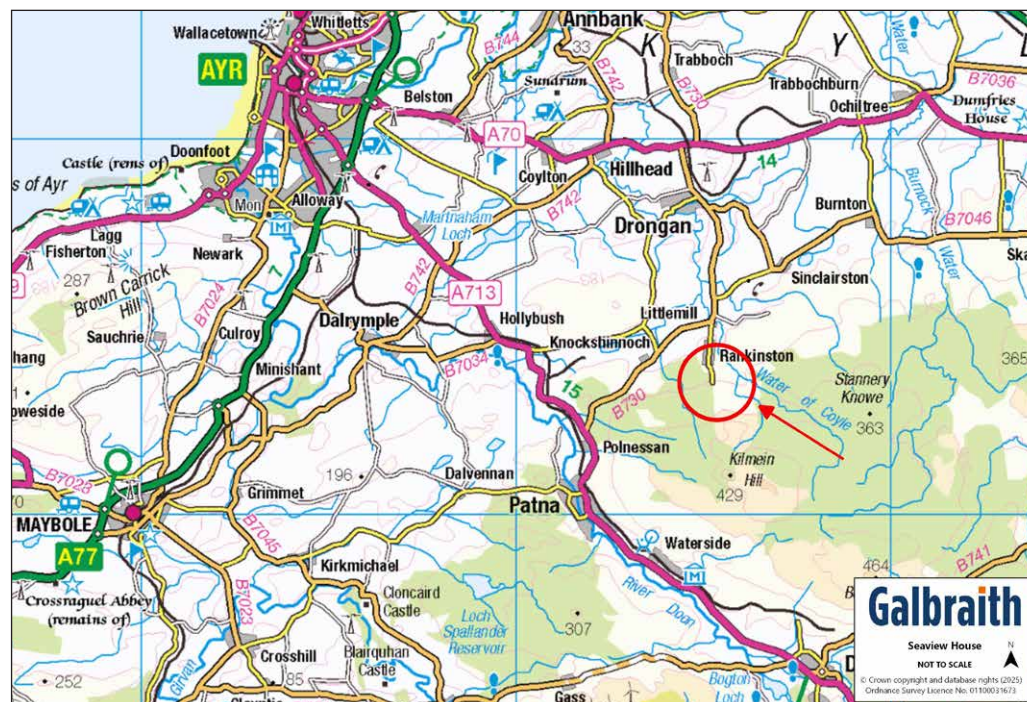
ANTI MONEY LAUNDERING (AML) REGULATIONS

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

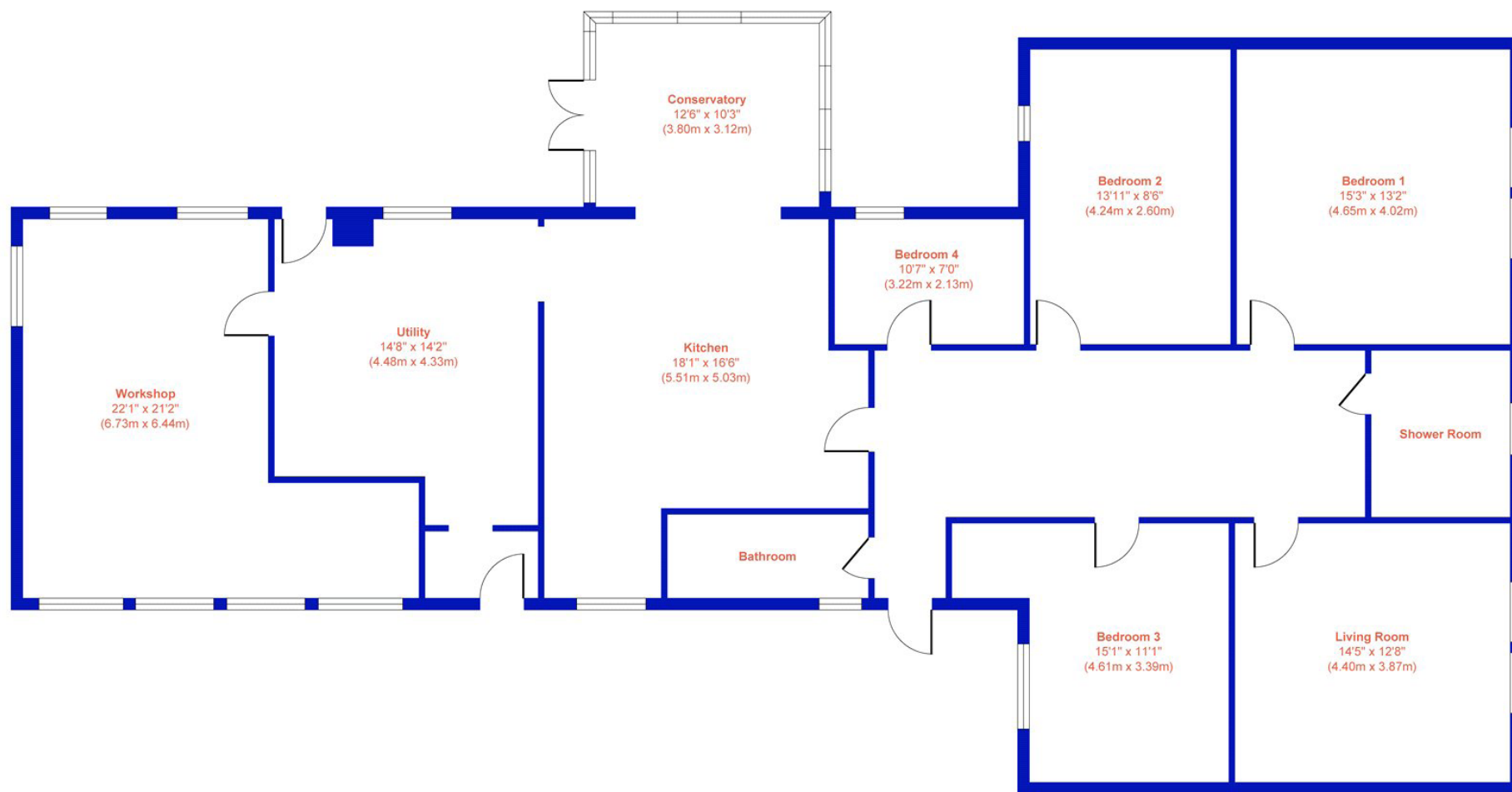
Failure to provide required identification may result in an offer not being considered.

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.



Seaview House, Kerse Terrace, Rankinston, Ayr, East Ayrshire



Floor Plan

Approx. Gross Internal Floor Area 2414 sq. ft / 224.33 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.



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