

An aerial photograph of a rural landscape. In the foreground, a large green field is bordered by a road. A small white building with a dark roof is situated near the road, with a white van parked nearby. To the left of the building is a small wooden shed. The field is surrounded by other green fields and a line of trees. In the background, there are rolling hills and a small town or village. The sky is blue with some clouds.

Galbraith

WOODLANDS COTTAGE

BURNOCKSTONE, OCHILTREE, CUMNOCK, EAST AYRSHIRE



WOODLANDS COTTAGE, BURNOCKSTONE, OCHILTREE, CUMNOCK, EAST AYRSHIRE

A charming detached cottage with land in a peaceful rural location

Ochiltree 3 miles ■ Ayr 12 miles ■ Glasgow 36 miles

About 3.13 acres (1.26 hectares)

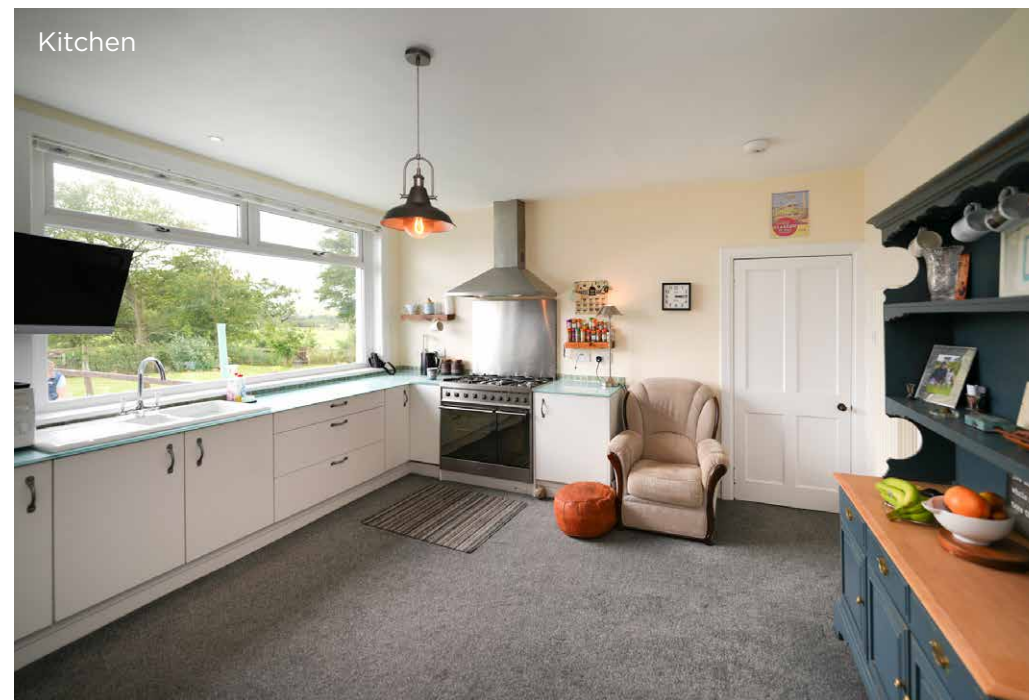
- 1 Reception Room. 2 Bedrooms. Dining Kitchen. Bathroom. Porch/Utility Room.
- About 3 acres of grazing land.
- Field shelter.
- Beautiful countryside views.
- Hard standing with electric hook-up.
- Potential to develop subject to necessary planning consents.

Offers Over £250,000

Galbraith

Ayr
01292 268181
ayr@galbraithgroup.com





SITUATION

Woodlands Cottage is privately situated in a quiet rural location close to the small village of Ochiltree in East Ayrshire. Ochiltree has a thriving community hub with café and daily events/group activities, post office/shop, chemist, church and primary school (there is a school bus collection point at the end of the farm road). Secondary schooling is available at Auchinleck (about 3.5 miles). The County Town of Ayr is about 11 miles distant with an excellent range of amenities and facilities including cinema, hospital, a wide range of shops and supermarkets and a well-regarded private school. Glasgow, about 36 miles to the north, is within easily commuting distance via the M77 motorway. There are railway stations at Auchinleck and Ayr with regular services to Glasgow and beyond. Glasgow Prestwick Airport is served by a good range of international flights.

Ayrshire is renowned for its range of outdoor pursuits. There are a number of world-renowned golf courses including Royal Troon, Turnberry and Prestwick Golf Club. The racecourse at Ayr provides regular fixtures. Excellent yachting facilities are available at the marinas in Ardrossan, Troon, Largs and Inverkip. Ayrshire is famous as the birthplace of Robert Burns.

At Auchinleck Estate there are enjoyable riverside walks to Wallace's Cave and Peden's Cave and the River Ayr gorge walk at Mauchline is close by. Auchinleck Mansion House, was built by Lord Auchinleck, James Boswell in the late 1700s. The Scottish classic-style mansion was designed by Robert Adam, one of Scotland's most famous architects, there is a popular coffee shop (Boswell's Coach House) within the Estate grounds. Dumfries House Estate (about 4 miles) is one of Britain's most beautiful stately homes with an outstanding collection of 18th century furniture, beautiful walled gardens and coffee house.

DESCRIPTION

Woodlands Cottage is a former farmworkers cottage, built of brick with a roughcast finish under a slate roof, on an elevated position and benefiting from stunning countryside views. It currently comprises two bedrooms, living room, dining kitchen, bathroom and porch/utility room however there is scope to build into the attic subject to obtaining necessary planning consents. It comes

complete with about 3 acres of organic land including a beautiful woodland area, garden, wild garden and most useful area of hard standing. In more detail, the house extends to a porch leading to a welcoming hallway, with distressed look ceramic flooring and built-in cupboard, allowing access to all apartments. The bright dining kitchen with utility room off has a large south-facing window overlooking the wonderful views, a wood-burning stove, Belfast style sink and base units under a glass worktop. The living room over-looks the fields to the front and has a multi-fuel stove set in a tiled hearth, wooden shutters, engineered oak flooring and coving. There are two double bedrooms and a large bathroom with modern suite including free-standing oval bath with floor mounted shower attachment, separate walk-in shower cubicle with dual head shower, w.c. and wash hand basin.

GARDEN

Woodlands has garden grounds to the side and rear, two garden sheds (one with light and power) and a fenced and partly roofed dog run.

The garden, mainly laid to lawn has a variety of trees and shrubs including a lavatera, buddleia, dog rose and hawthorn. The natural 'wild garden' is well stocked and thriving diverse plant life. There is access from the garden to a beautiful woodland walkway bordering the grazing land.

LAND

The land extends to about 3 acres in two stock-proof fenced paddocks. The field shelter has light and water and there are two points of access into the land, one from the farm road and the other from the area hard standing area. The land is about 160m above sea level and has been classed at Grade 4.1 by the James Hutton Institute.

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 and wood-burners	Band C	D57	FTTP	Yes

*Fibre To The Premises is available.

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

The access road is owned and maintained by the neighbouring farmer. Three properties contribute to the maintenance (approximately £100 per annum)

DIRECTIONS

From Ayr, take the A70 east towards Cumnock. Before reaching Ochiltree turn right at the crossroads (at the white house) and travel along this road for 1.2 miles then turn left onto the farm road. Woodlands Cottage is the first cottage on the right hand side.

POST CODE

KA18 2RH

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///watching.strutted.sides

NOTE

There is a restrictive covenant whereby a business may not be run from the property due to the road access.

SOLICITORS

Frazer Coogans, Dalblair House, 46 Dalblair Road, Ayr, KA7 1UQ

LOCAL AUTHORITY

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

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. The light fittings and clothes airer are not included in the sale.

VIEWINGS

Strictly by appointment with the Selling Agents.

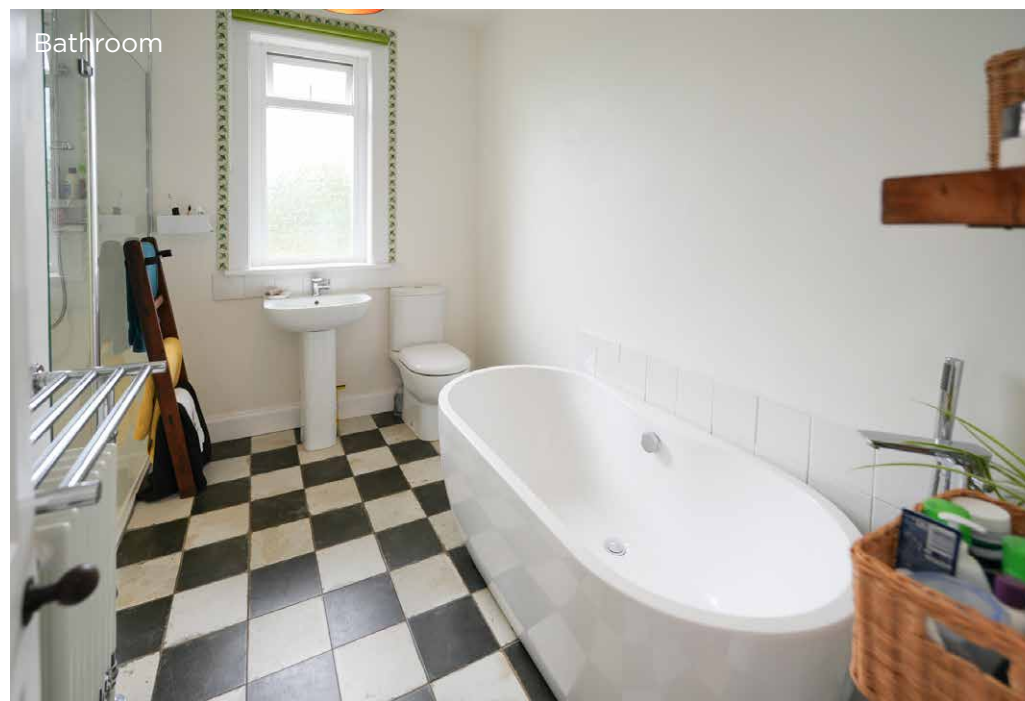
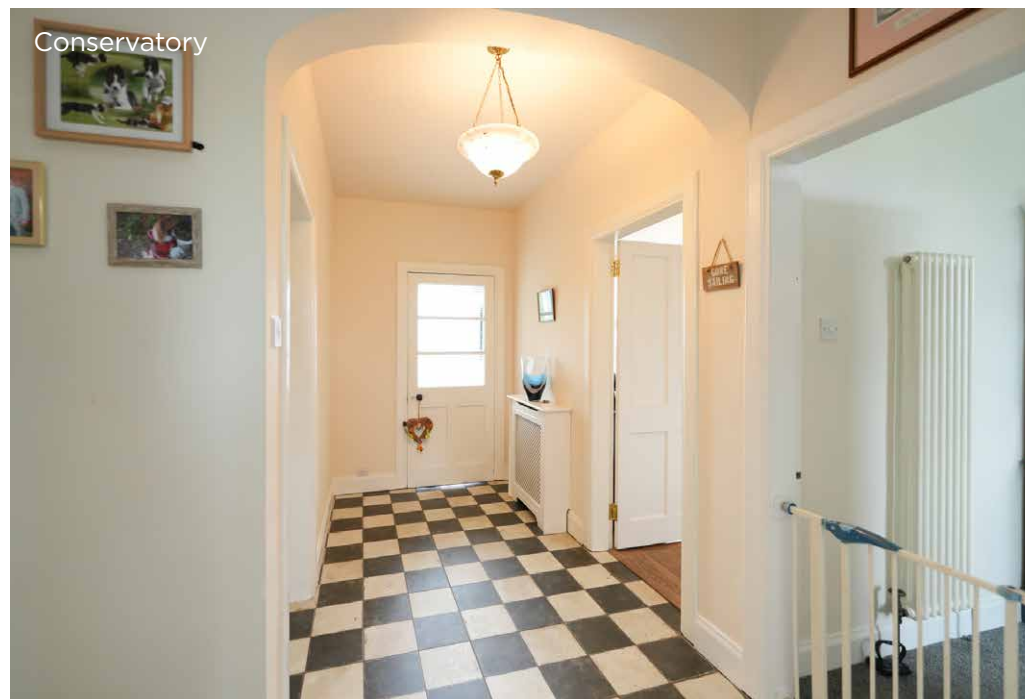
ANTI MONEY LAUNDERING (AML) REGULATIONS

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

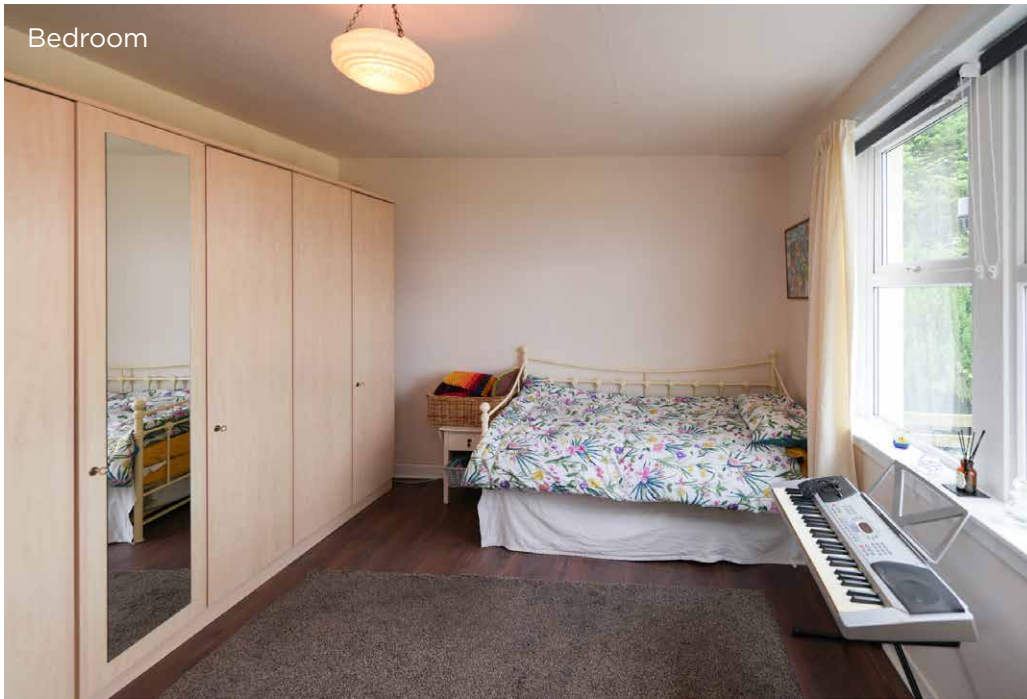
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.



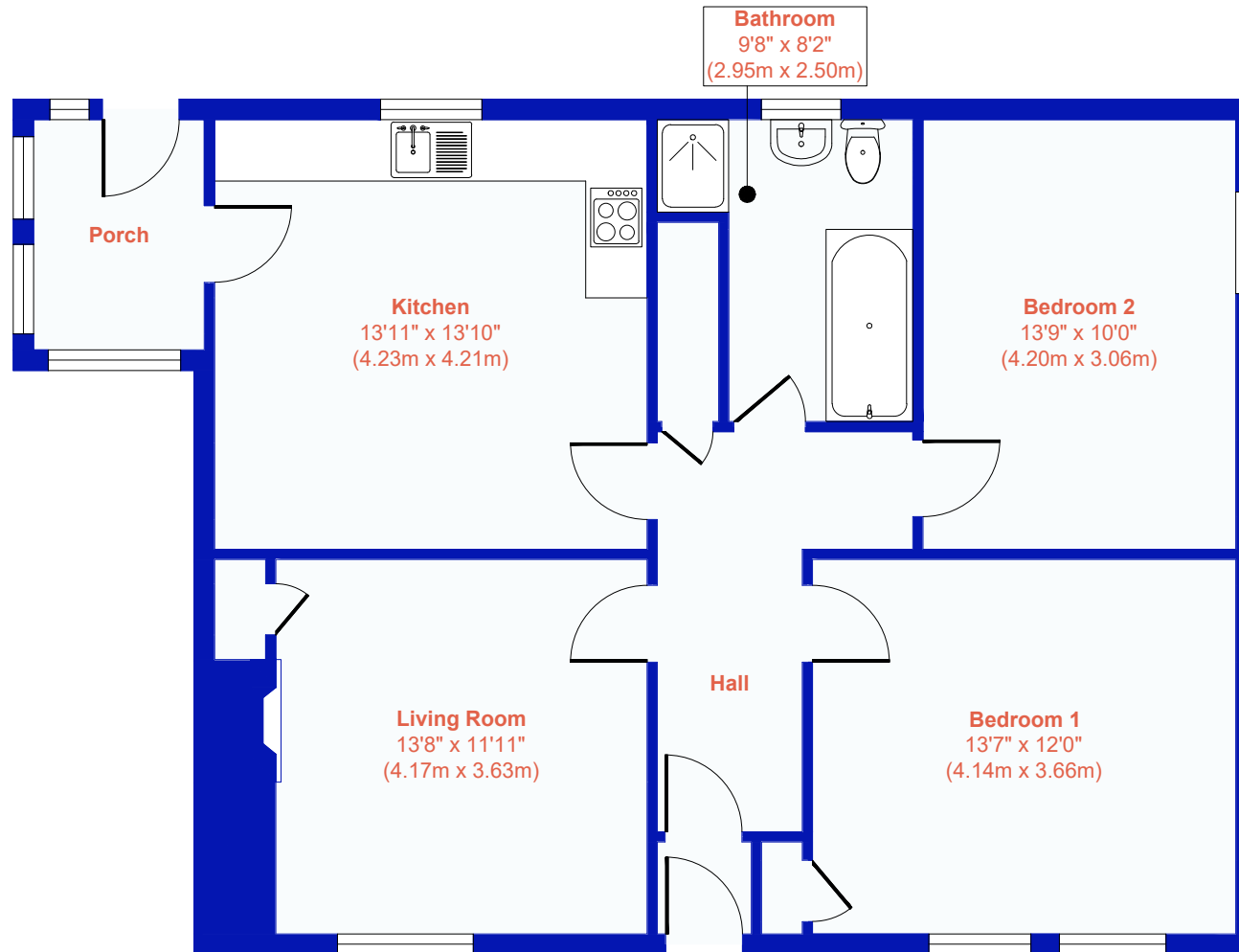
Bedroom



Bedroom



Woodlands Cottage, Burnockstone, Ochiltree, Cumnock



Floor Plan

Approx. Gross Internal Floor Area 899 sq. ft / 83.50 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 July 2025.





Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE