



**SW**  
STANLEY  
WRIGHT

**The Mill**  
Gowanpark  
Ochiltree  
Ayrshire  
KA18 2NZ

Set within an exclusive rural courtyard, this exceptional barn conversion offers a superb balance of traditional character, modern design, and peaceful countryside living.

- 4 bedrooms, one en-suite
- high spec open plan kitchen diner
- large private garden



Occupying a prime position within an attractive steading development, The Mill enjoys uninterrupted open views and generous, private garden grounds, providing both seclusion and a strong connection to the surrounding landscape.

The heart of the home is an impressive open-plan kitchen, dining, and living space. The newly installed, fully integrated kitchen with granite worktops and slate floor is finished to a high standard and flows seamlessly into a generous dining area.

A welcoming triple aspect lounge with a feature marble fireplace adds warmth and character, while a bright sunroom with French doors opens directly onto the enclosed gardens and patio.

The ground floor also includes a versatile double bedroom, ideal for guests or flexible living, alongside a family bathroom.

With LPG gas central and double glazing throughout, the ground floor benefits from underfloor heating providing energy efficiency and increased wall space. The upper floor is fitted with central heating radiators.







Upstairs, a spacious landing offers excellent potential as a home office or additional living space.

The principal bedroom benefits from fitted wardrobe and a modern fully tiled en-suite shower room.

The upper floor is complemented by two further double bedrooms, both with fitted wardrobes and a family shower room.



## OUTSIDE

The Mill has a substantial enclosed garden which offers excellent privacy and space for outdoor living.

A raised patio is perfect for outside dining and can be accessed from both the sunroom and utility room.

The garden is mainly laid to lawn with a variety of mature trees and shrubs.

A large timber shed provides garden storage and the property has a double garage with electric door.

There is an external water supply and EV charging point.

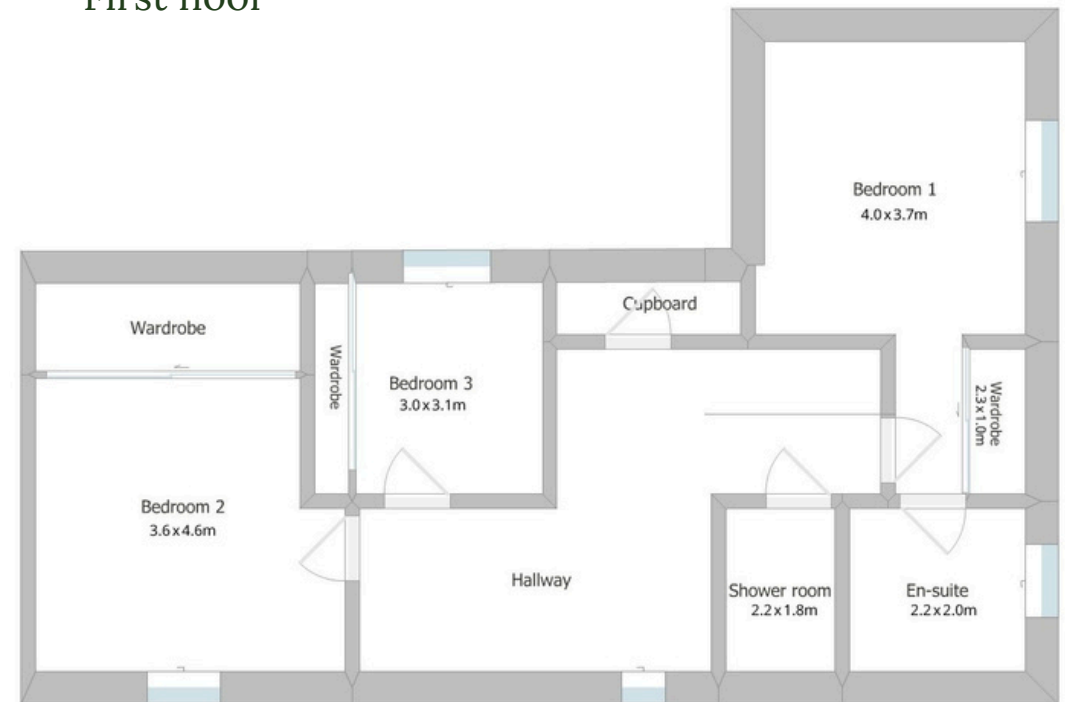


# Floor plans

## Ground floor



## First floor



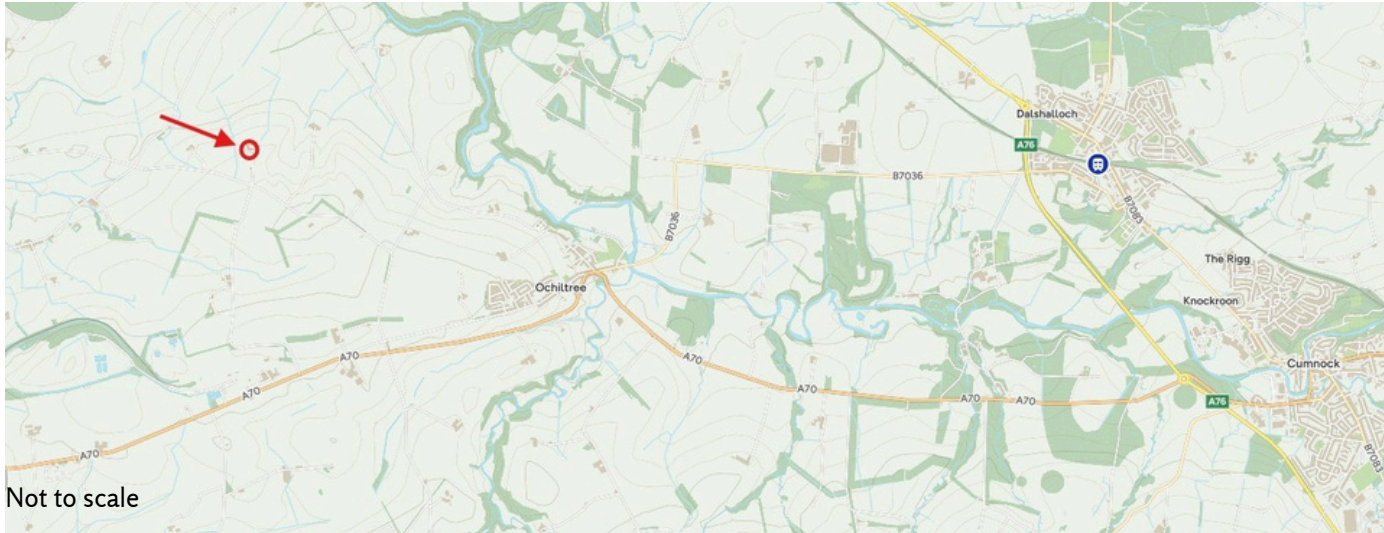
### Services:

- Mains electricity
- Mains water supply
- Private drainage with septic tank
- Central heating - LPG (underfloor heating on ground floor)
- Council Tax Band: F
- EPC: C

**Total floor area: 166m<sup>2</sup>**

For illustrative purposes only, not to scale. Whilst every effort is made to ensure the accuracy of the floorplans here. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Prospective purchasers should use these plans for illustrative purposes only.

# Location



Not to scale

Combining rural peace with modern convenience, this exceptional home offers the best of both worlds — countryside living just a short drive from Ayr and Kilmarnock and excellent transport links to Glasgow and Edinburgh. Auchinleck train station is a short 10 minute drive.

The nearby village of Ochiltree, less than 3 miles, away has a primary school and village shop.

Auchinleck is just 6 miles away and the historic market town of Cumnock is 7 miles. Both have a variety of amenities including health centres, shops, restaurants, hotels and supermarkets. Cumnock has a bus station and both towns have a train station with services running between Carlisle and Glasgow.

Further amenities and services can be found just 10 miles away in the County Town of Ayr, with cinema, hospital and further shops, bars, restaurants and supermarkets.

Glasgow is around 37 miles north and is within easy commute by car via the A77 or by train from Auchinleck.

## What3Words

To find this property using the What3Words app, enter the following 3 words

///remotest.driftwood.beside

Ochiltree 2.4 miles

Ayr 10 miles

Glasgow 37 miles

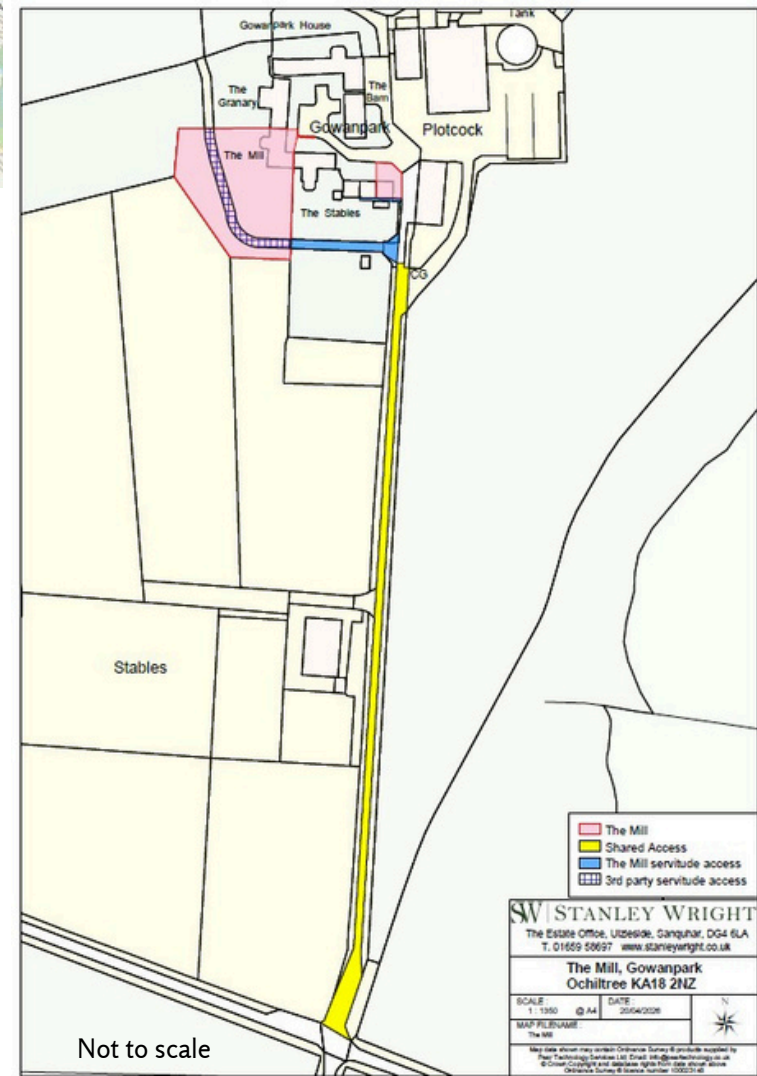
Auchinleck 6 miles

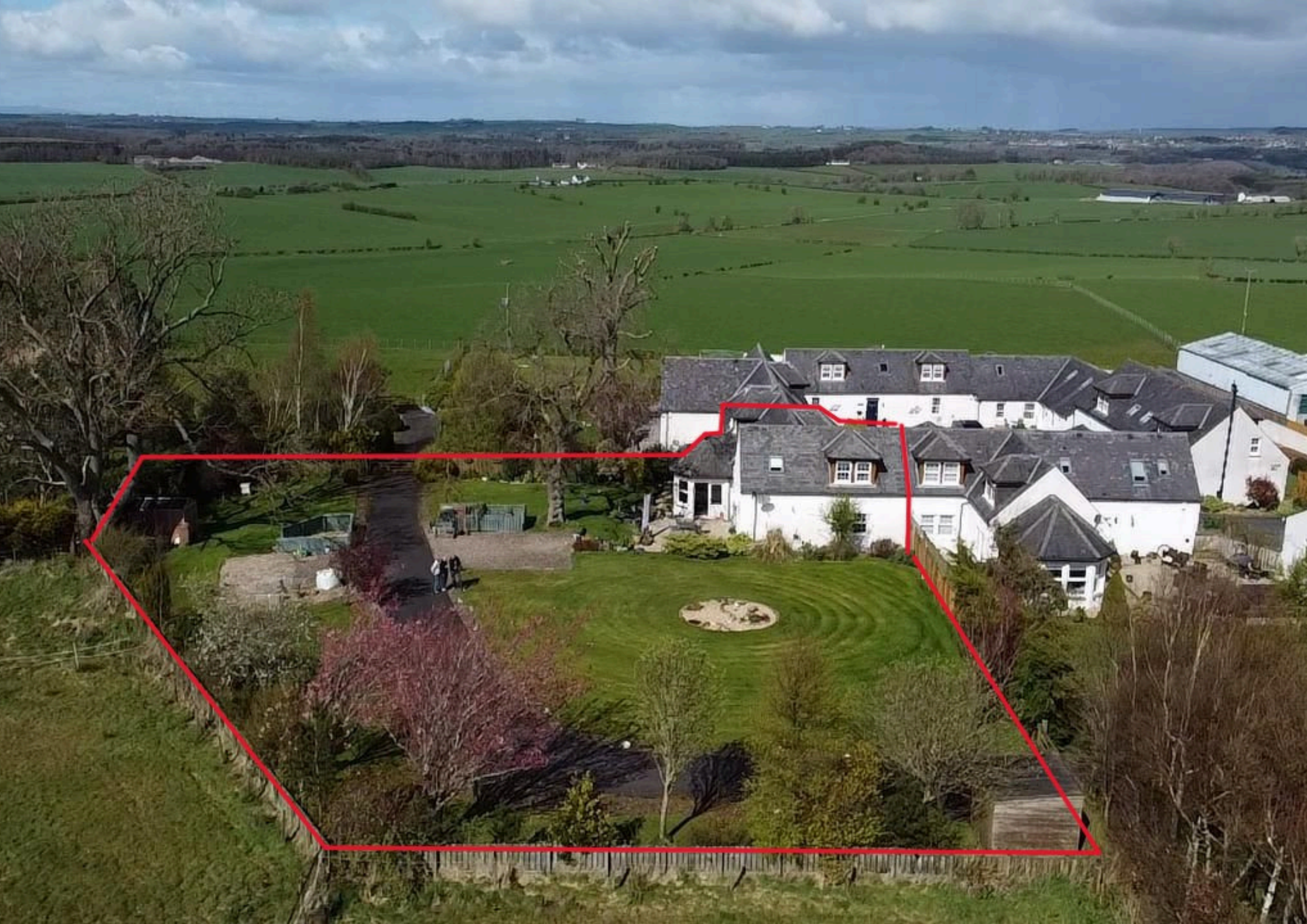
Kilmarnock 14 miles

Edinburgh 82 miles

Cumnock 7 miles

# Sale Plan





# Sale information

## Home Report

Available on request.

## Viewing

Strictly by appointment with Stanley Wright 01659 58697. The agent may undertake individual or open house viewings at their discretion.

## Entry and Possession

Vacant possession and entry to the house will be given on completion or such mutual time to be agreed by the seller and the purchaser.

## Offers

Offers in Scottish Legal Form are to be submitted to the selling agents, Stanley Wright. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents following inspection. 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.

## Third Party Rights & Servitudes

The property is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.

## Method of Sale

The property is for sale as a whole.

## The Consumer Protection from Unfair Trading Regulations 2008

These particulars do not form any part of any contract and whilst they have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described. Plans are not to scale.

All photographs are for illustrative purposes only and are not to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.

## Note

Approximate measurements have been taken by sonic device at the widest point. Any services and appliances have not been tested and no warranty is given as to their compliance with regulations.



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