



A unique converted mill house in riverside setting

The Old Mill, Seven Acres, Kilwinning, Ayrshire, KA13 7RG



Entrance vestibule • Reception hallway • Drawing room/
dining room • Kitchen • Laundry room • Boiler room
Shower room • Sitting room/ downstairs bedroom
4 bedrooms (2 en suite) • Family bathroom • Gardens

Glasgow city centre: 26 miles
Glasgow Airport: 22 miles
Prestwick Airport: 16 miles

Directions

Travelling from Glasgow follow the M8 westbound past Glasgow Airport. Take the slip road at Junction 28A for Irvine and follow the A737 past Beith. Continue straight at the Manrahead Roundabout to Dalry. At the traffic lights turn left towards Kilwinning. Continue along the Kilwinning Road and at the roundabout take the 2nd exit onto the A737. At the traffic lights follow Dalry Road left and at the next set of traffic lights turn left onto Lauchlann Way/A737 and follow the road to Bridgend. Turn right into Bridgend Lane, continue on to the B778 for around 2 miles, then turn right and after a further 2 miles right again.

Situation

The Old Mill lies in a pleasant countryside setting about 3 miles from the picturesque Ayrshire town of Kilwinning. The town boasts excellent road links and a railway station with regular services to Glasgow, Ayr and Largs. It is also well served by Prestwick Airport, with routes to many European destinations. Known as the crossroads of Ayrshire,

Kilwinning is a historic town and it is widely thought that a religious house existed there as early as the 7th century, and that a church was established by the Irish missionary, St Winnin, after whom the town was named.

Kilwinning is located on the banks of the River Garnock, and is neighboured by the coastal towns of Stevenson, Ardrossan and Saltcoats, and Irvine to the south. In the mid 1960s Kilwinning fell within the area designated as Irvine New Town and expanded rapidly. Within the town there are numerous primary schools and one major secondary school and there is also the large North Ayrshire Campus of James Watt College. The town centre offers a pleasing selection of local shops and restaurants, with excellent shopping available in nearby Irvine, including retail parks and supermarkets.

The Ayrshire coast is famous for golf, with championship courses at Royal Troon, Prestwick and Turnberry. There are excellent sailing prospects on the Firth of Clyde, with yachting marinas at Troon and further up the coast at Largs and Inverkip. Largs is also served by Calmac ferries offering a service to the nearby island of Cumbrae.





Description

The Old Mill is said to have been one of the mills owned by the monks of Kilwinning Abbey, thought to date back to around 1600. It is built in stone under a slate roof and is formed over three levels. The property offers flexible family accommodation finished to a wonderfully high standard.

From the driveway, the property is entered through a wooden and glazed door into the reception porch. From here another glazed door leads to the reception hallway, which in turn gives access to all the downstairs rooms. Of particular note is the wonderful dual aspect drawing room/dining room with feature tiled wall, French doors leading out to a decked patio, black American walnut flooring and a window to the rear. A small flight of stairs leads to the modern fitted kitchen with base and wall mounted units, breakfast bar, Belfast sink and integrated appliances.

On the first floor are three bedrooms; the master with en suite shower room, walk in wardrobes and a balcony offering views of the river and fields beyond. There are three further bedrooms - one with en suite shower room. The family bathroom includes a Jacuzzi style bath. A small flight of stairs from the first floor gives access to the fourth bedroom.

A large, bright kitchen with white cabinetry, dark grey tiled floors, and a central island. The kitchen features a black refrigerator, a black countertop, and a dark grey subway tile backsplash. A large window with a black frame is visible on the right, and a white railing is on the left. The ceiling has recessed lighting.





Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession

Vacant possession and entry will be given on completion.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Viewing

Strictly by appointment with Savills - 0141 222 5875

Purchase price

Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.



EPC Rating

Band C

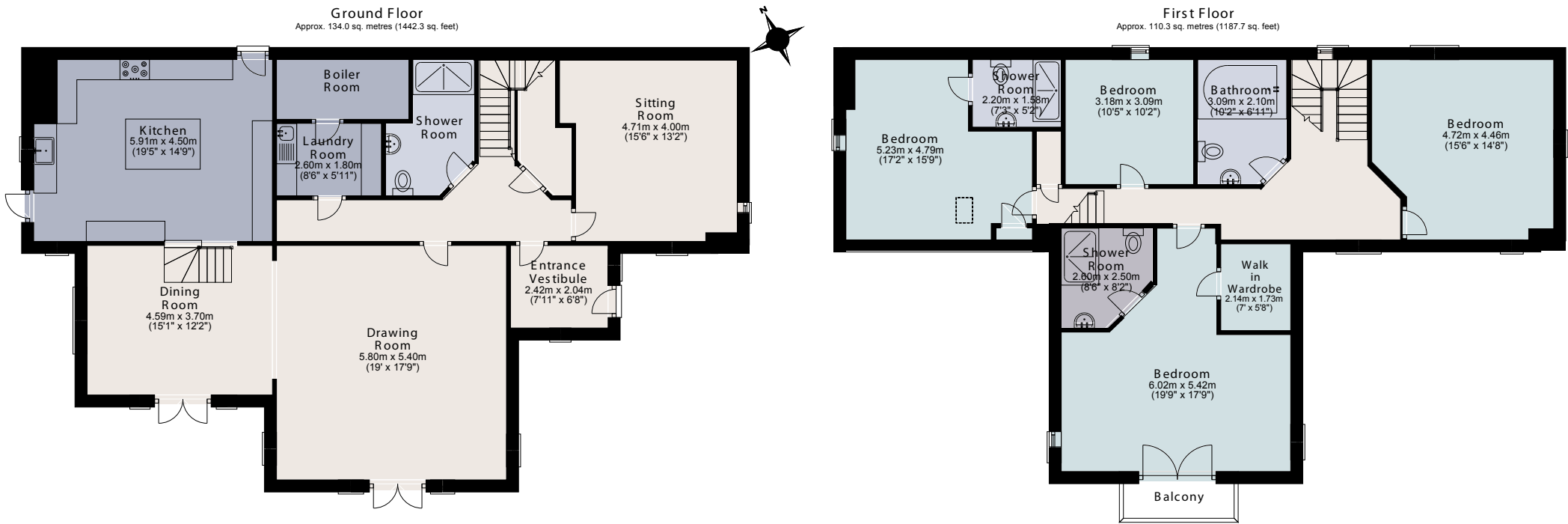




The Old Mill, Seven Acre
Gross internal area (approx) 244.3 sq. metres (2630.0 sq. feet)

  [savills.co.uk](https://www.savills.co.uk)

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