CRAIGMALLOCH COTTAGE
LOCH DOON, EAST AYRSHIRE
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Ayr 22 miles     Glasgow 57 miles

About 0.66 acres (0.26 ha)

A charming lochside cottage and workshop with planning permission for house.


- Lochside frontage with magnificent views.
- Workshop with Planning Permission to convert to 2 bedroom dwelling house.
- Garage.
- Lovely south facing gardens, burn and pond.
- On the edge of the Galloway Forest Park.

CKD Galbraith
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GENERAL
Craigmalloch Cottage is a charming extended detached country cottage occupying an impressive rural situation on the southwest edge of Loch Doon, peacefully secluded and south facing. Loch Doon, about 7 miles long, is the largest inland loch in Southern Scotland, and forms the gateway to the Galloway Forest Park, offering hill walking on a number of paths and trails and mountain biking. Dalmellington, about 9 miles, offers good local services, primary and secondary schooling. The County town of Ayr is about 22 miles distant with an excellent range of shops, restaurants, a hospital and cinema. Glasgow city centre, about 57 miles, can be reached via the A/M77. Prestwick Airport, about 23 miles, has frequent international flights. Ayrshire is renowned for its many golf courses including the world famous facilities at Turnberry. There are fine yachting facilities at the marinas at Ardrossan and Troon, and many opportunities for game sports in the county with some of south west Scotland’s best salmon and trout fishing available.

Loch Doon Castle was originally built on an island in the loch and had connections to King Robert the Bruce. It was then moved to this spot next to the loch before the dam was built to raise the water level. The Scottish Dark Sky Observatory is situated at Loch Doon, the Observatory is the only Dark Sky Park in the UK where the night skies are some of the best. A three mile hill trail south of the castle leads to Craiglee Hill, some 1,716 feet enjoying splendid views over the loch to the Galloway hill range including Shalloch-on-Minnoch - Ayrshire’s highest hill - and the Merrick (2,766 ft), the highest hill in southern Scotland. At the end of the loch, the Carrick Forest Drive passes another two lochs, into the scenic village of Straiton. Fishing is available on Loch Doon for brown trout and there are shingle beaches ideal for launching small boats or canoes.

ACCOMMODATION

From the entrance porch, this leads to the dining hall. The kitchen has a range of fitted cream painted floor and wall units with tiled splashback and Butler sink, electric Belling double oven and hob with 4 ring burners, hot plate and induction unit. There is an integrated dishwasher and space for fridge freezer. The utility room with sink and fitted furniture has plumbing for washing machine and tumble dryer. The dining hall has a lovely glass door leading to the private patio and south facing gardens. An archway leads to the living room with cozy fireplace with brick surround and slate hearth and multi fuel stove, the conservatory with sliding glass doors and oak laminate flooring has a self clean glass roof which keeps the room cooler in summer. There are three bedrooms on the ground floor with master en suite shower room, which is fully tiled with Mira electric shower, heated towel rail, w.c. and sink. The bathroom has a lovely freestanding bath, heated towel rail, w.c., sink and wood paneling to half height.

On the first floor, there is a further bedroom and floored attic space which could be converted to extend the cottage further if required. The cottage has double glazing with oil fired central heating.

Craigmalloch Cottage is set in lovely garden grounds complemented by an adjacent workshop, from which both properties enjoy outstanding far reaching views over Loch Doon towards the Galloway Hills.

DESCRIPTION

Craigmalloch Cottage was built in 1955 and has been beautifully extended to form a delightful country cottage in a superb private setting boasting fabulous views over Loch Doon. Built of brick with a timber frame extension it is finished in render with a slate roof. The accommodation on two levels comprises porch, dining hall, living room, conservatory, kitchen, 4 bedrooms (one en suite), bathroom, utility room and large walk in loft. Situated across the small single track road, is a brick outbuilding/workshop which has full planning consent for conversion to a two bedroom house (60 m²), complete with beautiful loch views and garden grounds. There is also a single garage.

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OUTSIDE

The wonderful gardens at Craigmalloch Cottage are bounded by fencing, with a sheltered patio seating area from which you can enjoy the superb views. There is an area of lawn with fruit trees planted with apple, cherry and plum and borders planted with bark and colourful shrubs.

The fenced gardens with the workshop have a pond which attracts local wildlife, and otters can be seen occasionally on the shoreline. The workshop has a concrete floor with vehicular access, new windows and doors installed, sink and w.c. There are young spruce trees planted to the rear to provide shelter. There is a single garage (about 26’ x 11’2”) with up and over door, and ample parking for several vehicles.
PLANNING PERMISSION
Planning Permission has been granted to convert the workshop (about 26’9”x 18’) to a two bedroom house (Planning Ref 13/0242/PP). There are separate services for the workshop. Copies of plans are available from CKD Galbraith.

DIRECTIONS
From Ayr take the A713 signed to Castle Douglas. Continue through Dalmellington and proceed for about 2 miles. Turn right, signposted for Loch Doon and proceed for about 7 miles along the single track road to Loch Doon Castle. Craigmalloch Cottage is situated just beyond the castle on the left hand side.

Post code: KA6 7QE

SERVICES
Mains electricity
Oil fired central heating with electric heating on first floor
Mains water
Private drainage
Alarm (connected to the Police)
Hard wired smoke alarms
Sky broadband

EPC
The Energy Efficiency Rating is D59, and the Environmental Rating is E47.

SOLICITORS
A B & A Matthews, 37 Albert Street, Newton Stewart, Dumfries and Galloway, DG8 6EG
Tel: 01671 404100

LOCAL AUTHORITY
East Ayrshire Council, London Road, Kilmarnock, KA3 7BU
Tel: 01563 576000

FIXTURES AND FITTINGS
Fitted carpets and curtains are included in the sale. No items are included unless specifically mentioned in these particulars.

OUTGOINGS
For Council Tax purposes Craigmalloch Cottage has been assessed as Band D.

VIEWING
By appointment with the Selling Agents.

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 CKD 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 Scottish form should be submitted, through a Scottish Lawyer, to CKD Galbraith, 7 Killoch Place, Ayr, KA7 2EA.

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.

MORTGAGE FINANCE
CKD Galbraith has an alliance with independent mortgage brokers Springtide Capital Ltd, who through their excellent relationships with lenders and private banks can advise on the most suitable mortgage for your circumstances. For further information, contact Matthew Griffiths who is based in our Edinburgh office on 0131 240 6990.