


The Old Mill Seven Acres, Kilwinning, KA13 7RG





Combining rich history,
outstanding living
space,
and a breathtaking
setting, The Old Mill
represents a
rare opportunity
to acquire a truly
special home.

Steeped in history and set within a truly picturesque riverside setting,

The Old Mill is an exceptional and substantial family home extending to over 2,800 sq ft. Believed to date back to around the 1600s and once associated with the monks of Kilwinning Abbey, this remarkable property seamlessly blends historic character with modern luxury living.



Formed over three levels and constructed in traditional stone under a slate roof, the home offers flexible, high-quality accommodation perfectly suited to contemporary family life.

From the moment you arrive, the sense of privacy and tranquillity is evident, with the property positioned within a beautiful rural setting overlooking Lugton Water.

Additional living space includes a welcoming drawing/sitting room, offering flexibility for formal entertaining or relaxed family use. The layout allows for adaptable living, including potential home working or guest accommodation.





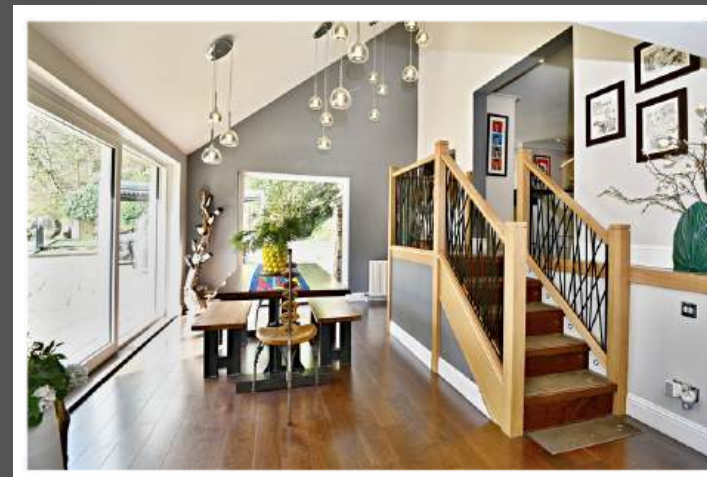
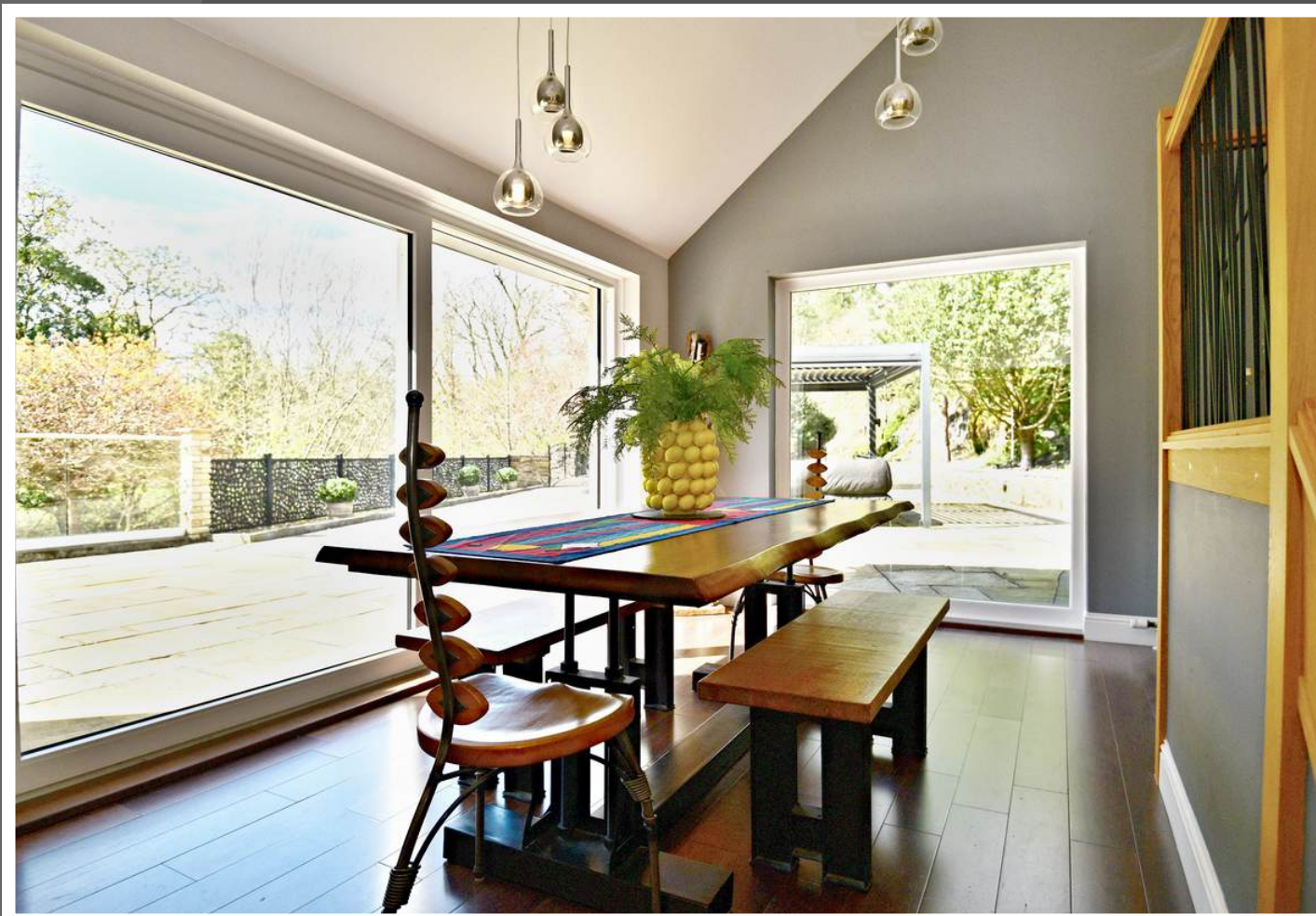
Large windows and oversized patio doors flood the area with natural light while framing the countryside and river beyond.

Internally, the accommodation is both generous and versatile, comprising four to five double bedrooms and two to three reception rooms.

A striking floating fireplace creates a stylish focal point, adding warmth and a contemporary edge.



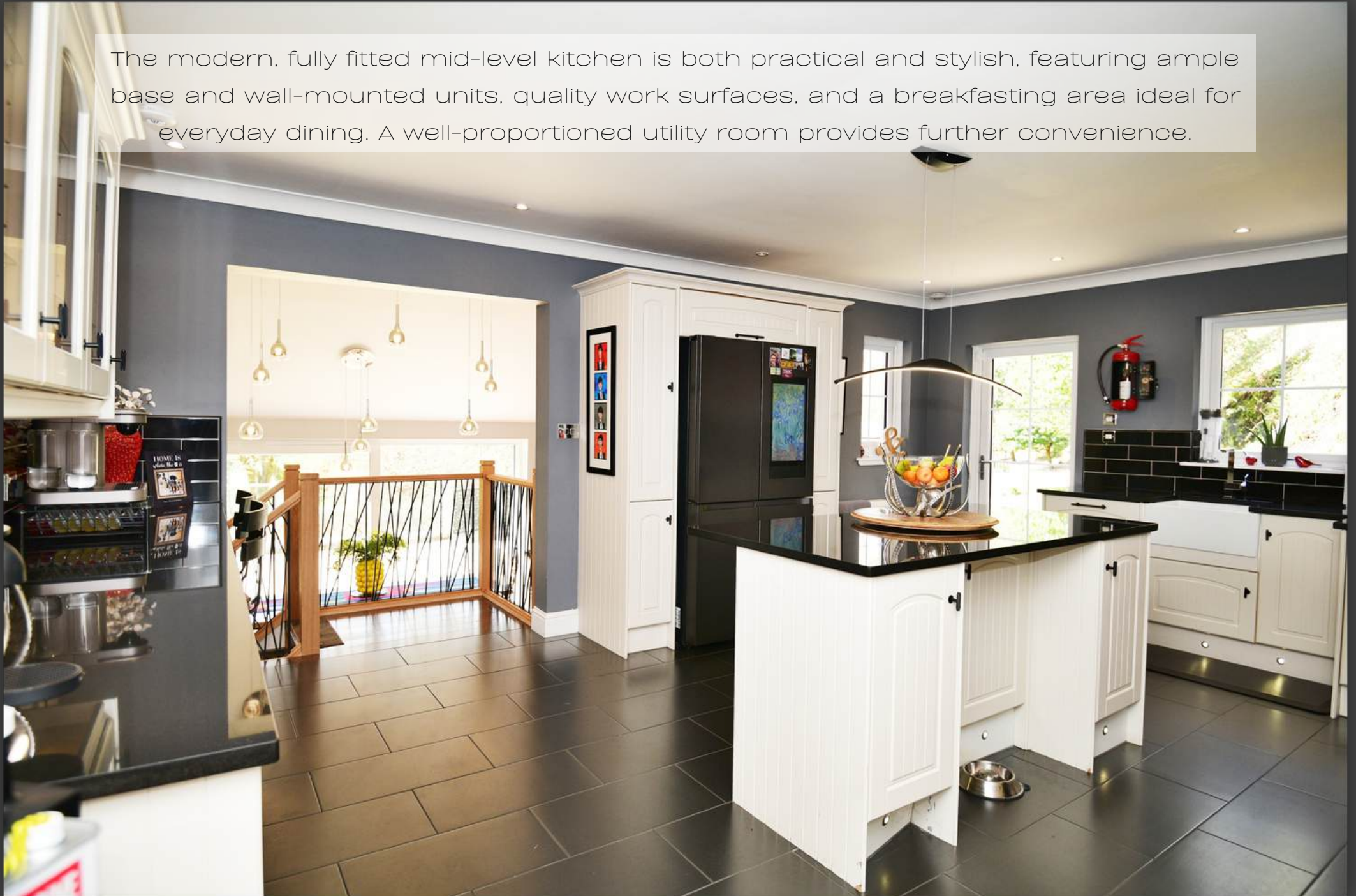
A glass boundary fence has been carefully positioned to maximise uninterrupted views over the river, allowing you to fully appreciate the natural beauty of the setting.



The standout feature is the impressive open plan family and dining space, designed to maximise light, space, and the stunning surrounding views.



The modern, fully fitted mid-level kitchen is both practical and stylish, featuring ample base and wall-mounted units, quality work surfaces, and a breakfasting area ideal for everyday dining. A well-proportioned utility room provides further convenience.





Throughout the home, there is an abundance of storage and thoughtful design, enhancing both comfort and functionality.

Ample parking is available, and the mature grounds further enhance the sense of privacy and space.

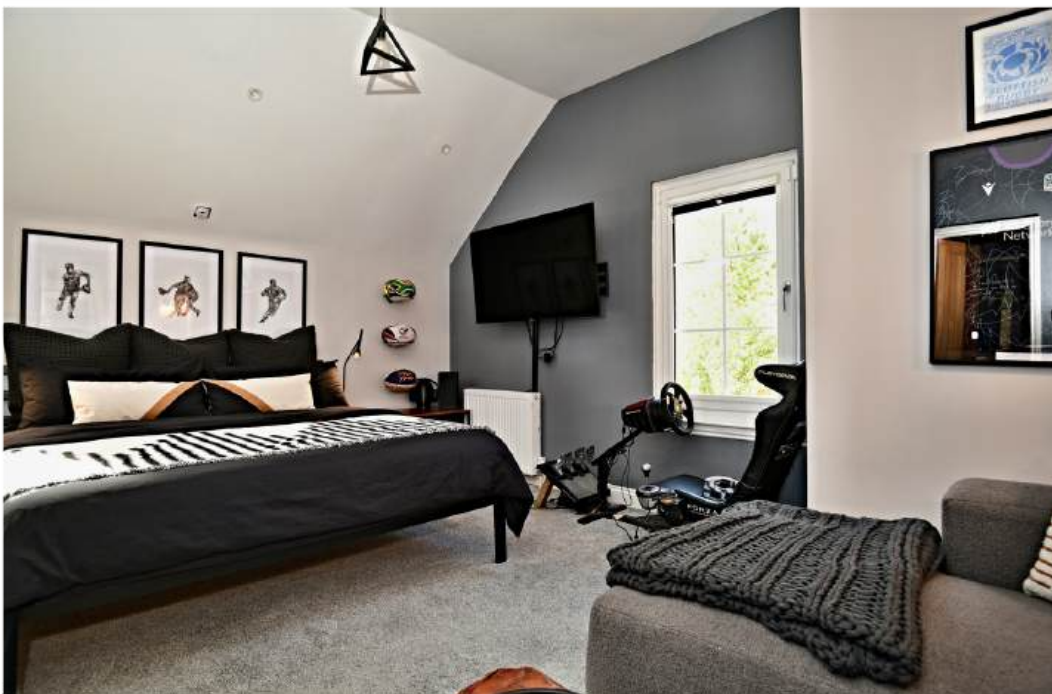




The property benefits from excellent bathroom provision, including two ensuite shower rooms—one with a double shower—alongside full family bathrooms on both levels.



The upper bathroom offers a luxurious retreat, complete with a double jacuzzi bath, while the principal bedroom enjoys elevated views across the river and surrounding countryside.





Externally,
The Old Mill
truly comes
into its own.
The grounds
are
beautifully
landscaped
and offer a
sense of
seclusion
rarely found.

The garden
features a
charming
waterfall,
stream, and
bridge,
creating a
unique and
tranquil
outdoor
environment.





A substantial slabbed patio provides multiple seating and BBQ areas, perfect for entertaining or enjoying the peaceful surroundings.



Despite its idyllic rural position, the property is exceptionally well connected. Located just under 10 minutes from Kilwinning town centre, the area offers excellent transport links, including a mainline railway station with regular services to Glasgow, Ayr, and the Ayrshire coast. Glasgow Airport is also within easy reach, providing access to a wide range of domestic and international destinations.



Kilwinning itself is a historic town, with origins linked to early religious settlements and the legacy of St Winnin. Today, it provides a range of local amenities, schooling, and shopping, while nearby coastal towns such as Ardrossan, Saltcoats, and Largs offer further leisure opportunities. The Ayrshire coastline is renowned for its world-class golf courses, including Royal Troon, Prestwick, and Turnberry, as well as excellent sailing facilities along the Firth of Clyde.



- Stunning, large family home over 2800sq feet
- 4/5 Double bedrooms
- 2/3 reception rooms
- Large open plan family space and dining area with gorgeous countryside views
- Feature floating fire place in family space
- 2 Ensuite bathrooms, one with double shower
- Upstairs and downstairs full bathrooms, upstairs one enjoying double jacuzzi bath
- Mid level large, modern fully fitted kitchen and breakfasting
- Good sized utility room
- Solar panels
- Large windows and oversized patio doors from dining area and family space with views over Lugton Water
- Outside - huge slabbed patio area with outside sitting and BBQ spots to enjoy the outdoors and garden enjoys a waterfall, stream and bridge, adding to overall feel.
- View over the river bordered by glass fence for ultimate view
- Gorgeous rural setting less than 10 minutes' drive from town centre





Andrew Bryden

07746 864 837

 @abrydenkw

andrew.bryden@kwscotland.co.uk

DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.