

FOR SALE

A Historic Ayrshire Estate Set Across 33 Acres



Doonwood Estate

Hollybush, Ayr, KA6 7EA

Offers Over £1,400,000 To Include Doonwood Hall And 2 Cottages - Freehold

Doonwood Hall available on it's own by separate negotiation

Find out more at www.g-s.co.uk

- **Mansion House With 2 Separate cottages**
- **16 Bedrooms In Main House With Additional 14 in Annex**
- **Beautiful Country Setting only 5 miles from Ayr**
- **Set in App 33 Acres**
- **Presently Set up As An Events Centre**
- **Large Car Park**



INTRODUCTION

Doonwood Estate represents an extraordinary, multi-faceted commercial hospitality and exclusive use wedding venue. Sleeping around 80 guests in total across its expansive infrastructure, the estate combines historic character, high-end guest amenities, and exceptional revenue potential. Designed ideally for a dedicated wedding operator or luxury group accommodation provider, the estate also offers significant future development upside, including options for residential land development.

Doonwood Hall : A historic Ayrshire Estate. Nestled in the peaceful countryside near the village of Hollybush in Ayrshire, Doonwood Hall occupies a beautiful rural setting, surrounded by rolling countryside and landscape of the river Doon. The Story of the property dates back to around the middle of the 19th century, when the original house was built. Over the years, the estate has evolved considerably, passing through different uses and chapters in its long history. The property has entered another new chapter as an events centre, bringing fresh life and purpose to the historic estate while retaining much of the original house.

The main house provides an impressive setting for weddings and other special occasions. Accommodation includes, a large reception and events room, the library and dining room together with around 16 bedrooms and staff accommodation. A separate annex provides a further 14 bedrooms and another function room, while two self-contained cottages offer additional accommodation. Altogether, the facilities give Doonwood Estate the flexibility to host everything from weddings and family celebrations to larger gatherings and events.

Set within approximately 33 acres of grounds, the estate offers both privacy and a strong connection with the surrounding Ayrshire countryside. The combination of historic buildings, extensive grounds and modern event facilities makes it a distinctive property with considerable potential. What was once a private country house and later a hotel has become a place where people come together to celebrate, stay, and create new memories.

The estate offers a new buyer a variety of options on ways of taking the opportunity forward.

ACCOMMODATION SUMMARY

Main House

Public Areas

- Large Reception Room
- Wedding/Events Room
- Library
- Dining Room (40)
- Large Commercial Kitchen

Letting Bedrooms

- 16 x Bedrooms 7 x en-suite
- 1 x Shower Room
- WC Facilities

Staff/Overflow Accommodation

- 4 additional bedrooms (3 en-suite) – suited for overflow guest accommodation or resident staff.

Basement Level Spa & Utility

- 2 x spa treatment rooms
- Spa Lounge

Manager's Accommodation

- Self-contained 1 x bedroom flat

The Annex – Lodge & Entertainment Venue

Letting Bedrooms

- 14 x En-suite bedrooms to sleep (28)

Public Areas

- Reception Hallway
- Fully Equipped Kitchen
- Spacious Lounge
- Private Gym

The Cabin

- Event space : A dedicated, standalone building
- Ceremony room
- Fitted Kitchen
- Storage Rooms

Optional Add-on: The Mossy Glade Cottages

Haig Cottage – sleeps up to 10 people with 3 bedrooms

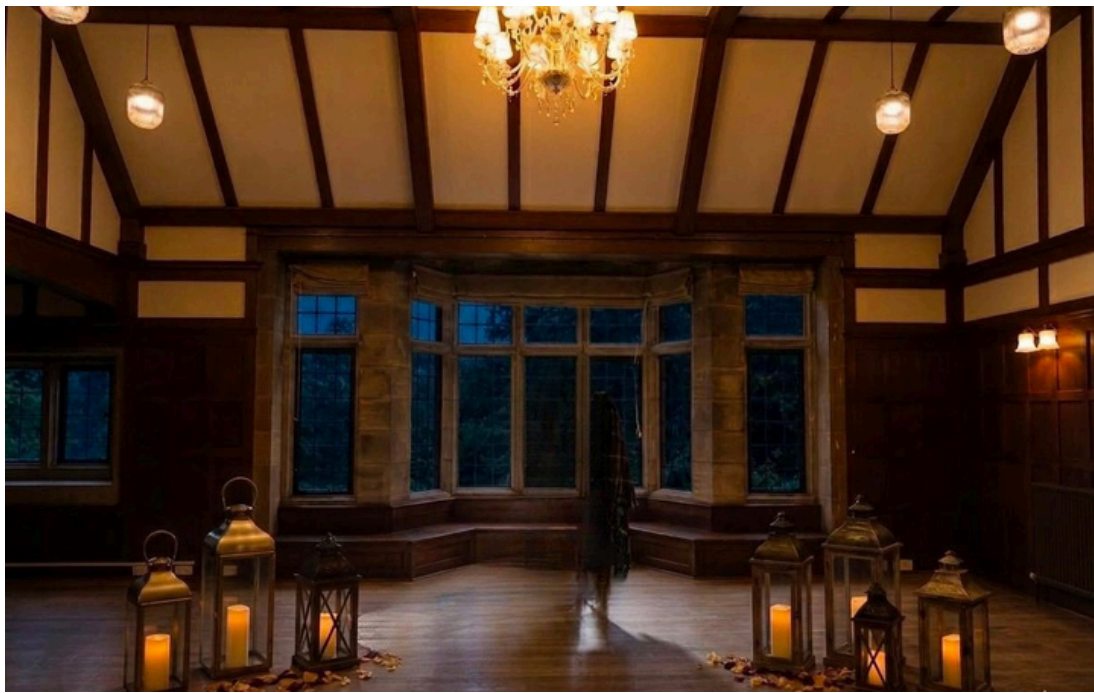
Riddle Cottage – Sleeps up to 4 people with 1 bedroom

- 3 x Bedrooms to Sleep up to 8 adults & 2 children
- 1 x Super King bedroom + an additional single bed
- 1 x Triple room – 3 x Single beds
- 1 x Small Double bedroom

Outside

- The Estate is sat within 33 acres of forrest grounds







TRADE

No trading information is available for the Estate

STAFF

Not applicable

LICENCE

Details of all licences are still to be confirmed

SERVICES

Services are still to be confirmed

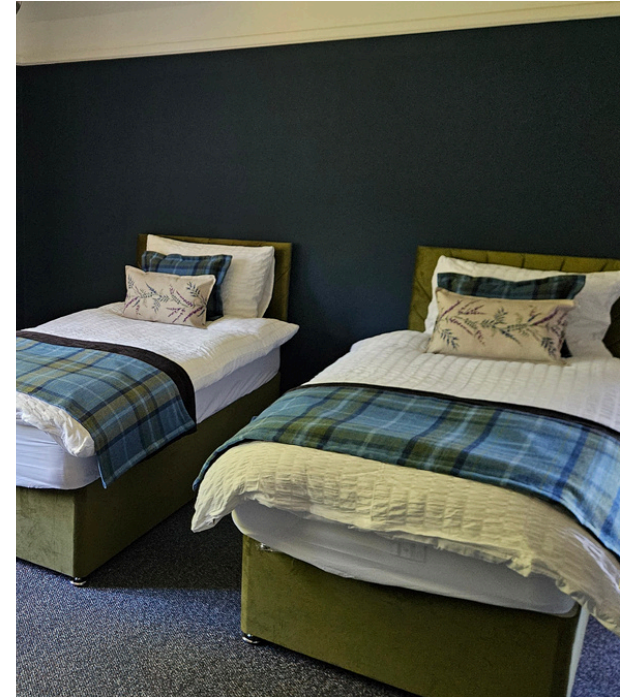
ENERGY PERFORMANCE CERTIFICATE

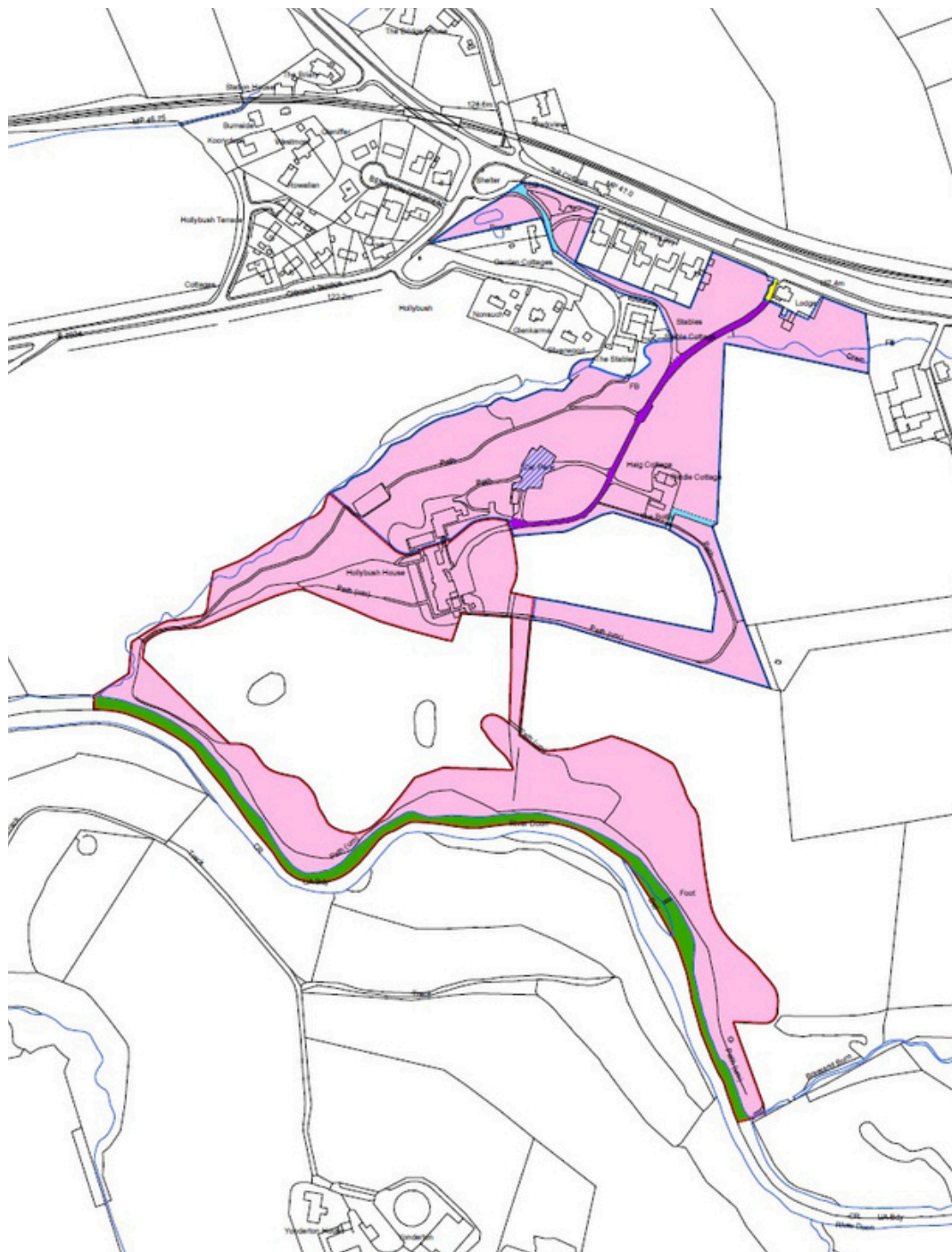
The EPC rating is still to be confirmed

RATEABLE VALUE/COUNCIL TAX

The present rateable value is under review/appeal. We understand the present rateable value was for the old use of a care home. Now as an events centre we understand with change of use, this should be dramatically reduced. The owner is dealing with this directly with the local council.







PRICE

Offers in the region of £1,400,000 are invited for the freehold interest in Doonwood Hall & the two additional cottages. The House may be sold separately without the cottages. The trade fixtures, fittings, furnishings and equipment, together with the goodwill of the business, which is being sold complete as a going concern.

VIEWING ARRANGEMENTS

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
233 St Vincent Street
Glasgow
EH3 8JB

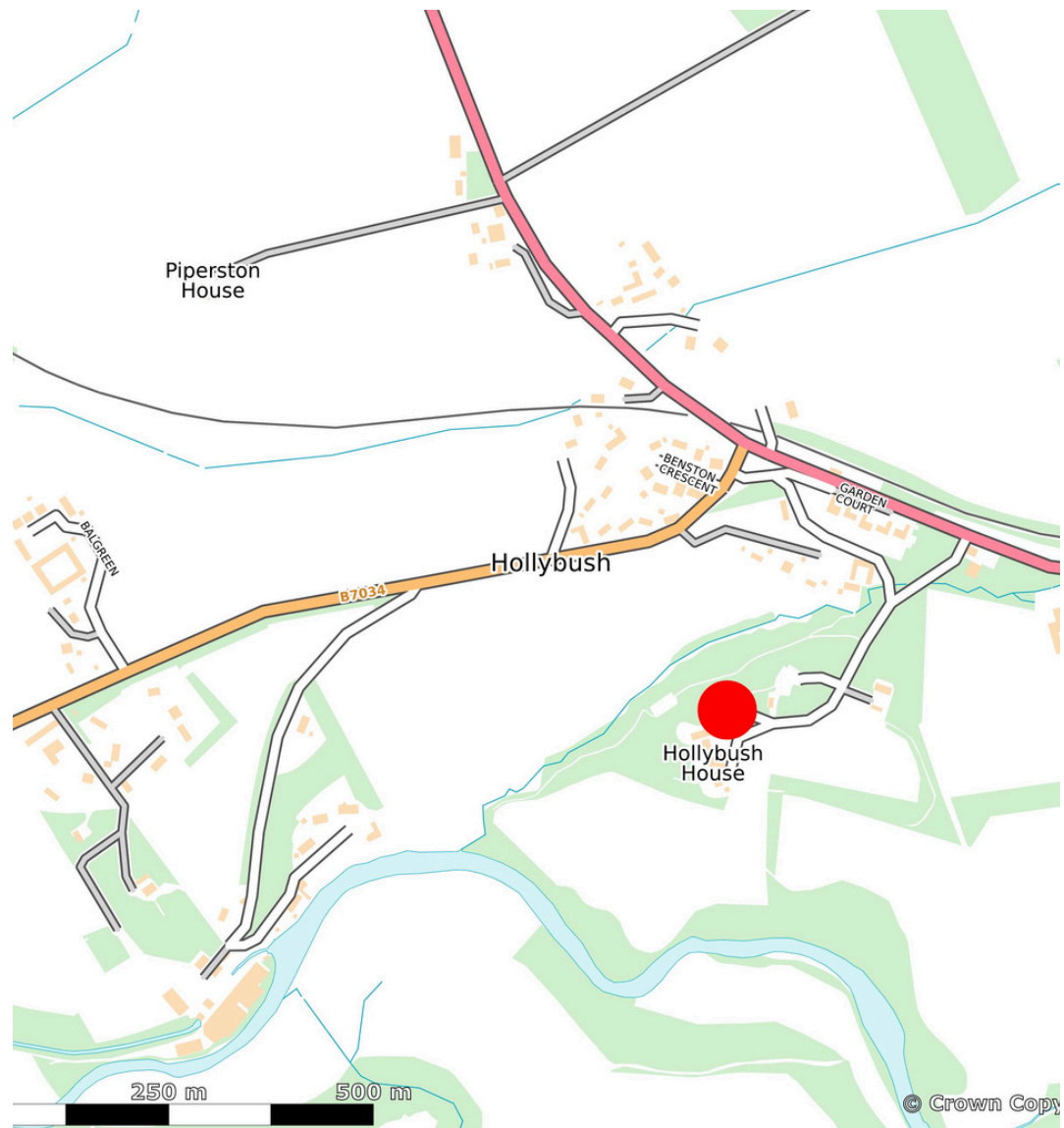


To arrange a viewing please contact:



MARTIN SUTHERLAND

Licensed Trade + Business Agent Hotel + Leisure
Martin.sutherland@g-s.co.uk
07768 704 203



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

Date published: **September 2026**

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.