



Flatfield House, Symington
Kilmarnock

Offers Over
£850,000



Bedrooms: 10

Bathrooms: 4

Receptions: 5

A substantial detached country house dating from around 1732, set within around 4 acres of private grounds on the edge of Symington. Extending to approximately 7,700 sq ft, it offers 10 bedrooms and 5 reception rooms, along with an indoor heated swimming pool, sauna, garaging for up to eight cars, a stable block, games room and tennis pavilion, and its own tennis court. A rare opportunity to acquire a genuine country house within a desirable village setting.

The Property

This has been home to the same family for decades, the kind of house that has seen a great deal of life within its walls. Now, for the first time in a long time, Flatfield House is ready for a new custodian to take it on and make it their own.

Dating from around 1732 and thoughtfully altered and extended since, the house sits low behind a screen of mature woodland on the edge of Symington, its warm sandstone walls softened by climbing ivy and framed by dark margins at every window. Slate roofs rise into dormers and gables, gathered beneath a handful of tall chimneys, the kind of silhouette that takes generations to earn rather than design.

The accommodation runs to approximately 7,700 square feet. On the ground floor, an entrance vestibule and reception hall lead through to a drawing room, a library and a study, along with a dining room, a family room, and a kitchen and diner served further by ancillary rooms you would expect with a house such as Flatfield. Upstairs, the principal bedroom has its own dressing room and en suite bathroom, a second bedroom also has an en suite, and four further bedrooms share two more bathrooms. A further four bedrooms sit within the attic floor. It is a house with room enough for a family to spread out and still find each other easily.

Beyond the Main House

Connected to the main house, a swimming pool complex houses a heated indoor pool beneath a vaulted timber ceiling, with a sauna, changing and shower facilities alongside. Look closely at the foot of the pool and the house's name appears, picked out entirely in mosaic tile, a small and unexpected touch of care that says a great deal about how this house has been cherished by the current owners.

Outside, the grounds extend to around 4 acres in total, with well-kept lawns giving way to mature trees and woodland that give the house real privacy despite its village setting. A detached garage provides space for up to eight cars, while a stable block, a games room and tennis pavilion, and a tennis court complete the picture. Whilst now in need of restoration these are the kind of ancillary buildings that speak to a working, well-used country property rather than one built for show.





Symington and the Surrounding Area

Symington takes its name from Symon Locard, the Norman knight who founded the village's parish church in 1160. Still in occasional use today, it is the oldest functioning church in Ayrshire, and the village that grew up around it, once known as Symonstown, remains a designated conservation village to this day.

Life here is quiet and rural, close to the A77 between Ayr and Glasgow, with Ayr, Prestwick, Troon and Kilmarnock all within easy reach. Prestwick Airport lies a short drive away for those who travel further afield, while the wider central belt remains within comfortable reach.

To Conclude

Flatfield House is not a house that shows everything at once. It asks to be walked around, looked at properly, and understood a little at a time. What it gives back, a genuine sense of history, real privacy, and space for a family to make entirely its own, is increasingly hard to find.

Agents Note

Photography and particulars prepared July 2026.





Tenure: Freehold

Property Type: Country House

- Substantial detached country house dating from around 1732, sensitively altered and extended over the centuries, set within around 4 acres of private grounds
- Approximately 7,700 sq ft of accommodation across principal, first and attic floors, with 10 bedrooms and 5 reception rooms
- An indoor heated swimming pool complex with sauna, changing and shower facilities
- Garaging for up to eight cars, along with a stable block, a games room and tennis pavilion, and a tennis court within the grounds
- Set within the conservation village of Symington, with Ayr, Prestwick, Troon, Kilmarnock and Glasgow all within easy reach

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