

EAST HILLHEAD FARM
MAUCHLINE, EAST AYRSHIRE



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An impressive country house in a private rural setting with buildings and land.

Ayr 13 miles ■ Glasgow 31 miles ■ Kilmarnock 8 miles

About 9.12 acres (3.69 hectares)

- 3 reception rooms. 4 bedrooms.
- Fabulous garden/dining room (about 10.46m x 5.92m) for entertaining.
- Versatile well-appointed accommodation.
- Stabling, barn with office, summer house studio, greenhouse.
- Superb mature gardens and orchard.
- About 7.76 acres grazing.

Offers Over £550,000



Galbraith

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 **OnTheMarket**

SITUATION

East Hillhead Farm is a handsome extended farmhouse in an elevated unspoilt position with a range of buildings, beautiful mature gardens and grazing land. Situated in a tranquil yet accessible location, close to the popular village of Mauchline which has a thriving centre with a number of shops including a local supermarket, doctor's surgery, post office and well regarded hotel as well as primary schooling. It lies almost equidistant between the main towns of Ayr and Kilmarnock which both have a good range of high street shops and supermarkets as well as good recreational and professional facilities. Glasgow city centre and airport are both easily reached via the A/M77 and there are also regular bus and train services from Kilmarnock. Auchinleck has a railway station on the Glasgow South Western Line (about 5.9 miles).

Ayrshire is renowned for its many golf courses including the world famous courses at Royal Troon and Turnberry. Ballochmyle Golf course (3 miles) is a popular 18 hole course and Rowallan Castle Estate golf course is some 12 miles away. There is the popular Racecourse in Ayr home to the Scottish Grand National and excellent yachting facilities at the marinas in Troon and Largs.

The 44 mile River Ayr Way long distance walk is nearby, and the route travels along by Sorn Castle and the impressive Ballochmyle Viaduct at Mauchline which is the highest masonry railway viaduct in Britain are both particularly interesting sections of the walk.

Nearby places of interest include Dumfries House, a Palladian country house set in a 2,000 acre estate with an outstanding collection of 18th century furniture, beautiful walled gardens owned by HRH Prince Charles. Auchinleck Mansion House, was built by Lord Auchinleck, James Boswell in the late 1700s. The Scottish classic-style mansion was designed by Robert Adam, one of Scotland's most famous architects. There is a popular coffee and gift shop (Boswell's Coach House) within the Estate grounds together with lovely countryside walks.

DESCRIPTION

East Hillhead Farm is a very impressive country residence containing a beautifully appointed country house protected by extensive grounds, gardens and land of about 7.76 acres, stabling and a range of buildings. It is approached via a private drive to a tarmacadam courtyard.

The stone farmhouse was built in 1840 partly of red sandstone and brick, under a slate roof on two storeys with a rendered finish. The whole property is equipped and improved to a high standard. East Hillhead farmhouse has retained many original features including ornate cornicing and panelled doors. It has a wonderfully impressive garden / dining room (about 10.46m x 5.92m) with oak flooring and lovely open fireplace, full height windows which opens out to the rear lawned gardens and patio.

From the spacious entrance hallway, this leads to the lovely east facing family / dining room which has tranquil views overlooking the gardens with wood burning stove and shelved alcove, the living / family room is an airy and bright room with dual aspect windows, wood burning stove and bay window. The country farmhouse kitchen has tiled floor, base and wall units, double sink and a pistachio gas range cooker with space for fridge freezer. There is a spacious shower room with under floor heating, separate w.c., and useful utility room with sink and plumbing for washing machine.

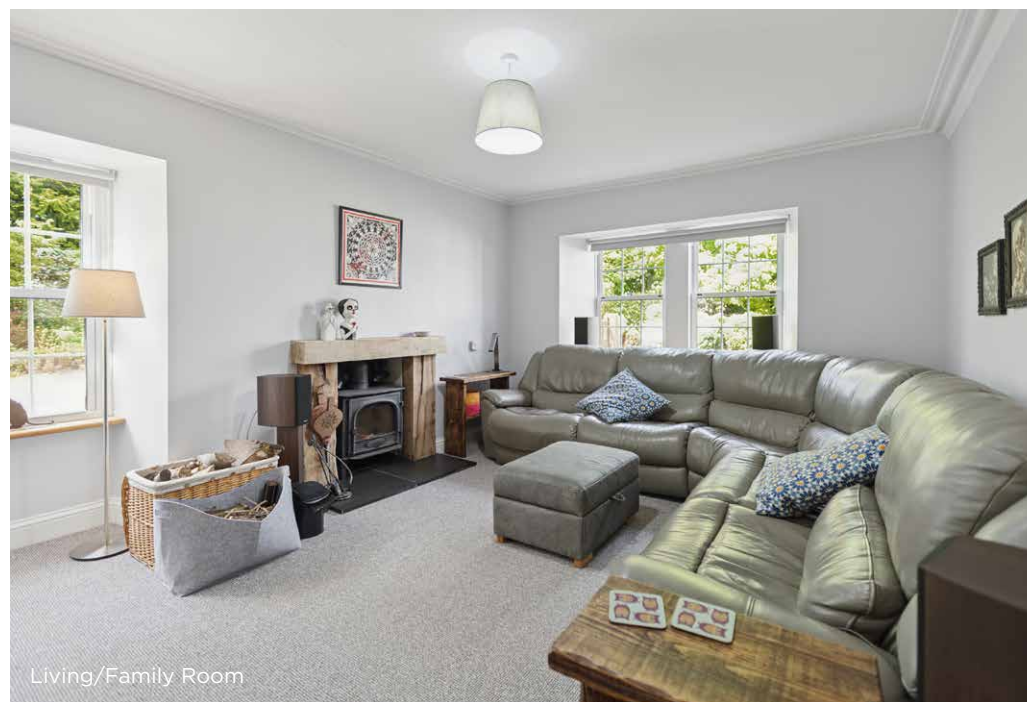
The garden / dining room with solid oak floor has access to the garden (about 10.46m x 5.92m) with impressive full height window which takes advantage of the splendid countryside views, has open fire and doors giving access to a sheltered stone chipped patio for entertaining.

The main staircase from the central hallway leads to a spacious landing, there is a spacious master bedroom and three further bedrooms (one en suite with bath and separate shower) and dressing room. There is an additional loft area providing useful storage space.

East Hillhead Farm has double glazing to most windows and has ample storage throughout. In our client's ownership they have installed a new underground gas tank. With substantial and flexible accommodation throughout, the property can be adjusted to suit a variety of interests to include a granny annexe or self-contained apartment. The courtyard, buildings and land are well maintained.



Family/Dining Room



Living/Family Room

ACCOMMODATION

Ground Floor:
Kitchen, Living Room / Family Room, Family / Dining Room, Garden / Dining Room, Shower Room, Utility Room, w.c.

First Floor:
Master Bedroom, 3 further bedrooms (one en suite and dressing room).

BUILDINGS

Wood Store with Summer House Studio: About 43'10" x 21'3"
Brick with corrugated metal roof, with woodburning stove, concrete floor, outside water tap.

Greenhouse: About 21'8" x 7'3"

Byre: (About 51'7" x 28"), with 3 stables (About 13'8" x 13'5" and 13'8" x 13'8" and 16'2" x 11'5")
Brick with corrugated cement sheet roof, with tack area, outside water tap, cobbled floor, power.

Stone Barn comprising:

Workshop: About 17'6" x by 14'1" with stairwell accessing the second floor.

Home Office: About 35'2" by 14'3"
Refloored and insulated with installation of new window, with space for installation of kitchen area and w.c.

Additional office space: About 19'10" x 14'6" and 15'4" x 14'6"

Car Port: About 17'8" x 16'6"
Concrete floor with power.

Garden Store: About 20'6" by 16'4"
Cobbled floor.

GARDEN (AND GROUNDS)

The tarmacadam entrance drive leads to a parking area for multiple vehicles to the front of the farmhouse. The fabulous gardens lie to the south and west of the house and have been planted with a variety of trees and shrubs, with separate garden areas. The front gardens have a mature shelter belt of trees with planted garden borders with sections of lawn areas, a pond and an abundance of colourful shrubs and plants including denticulata, tulips, clematis and rose. There is an orchard with apples, plums, pears and cherry trees. To the rear is a further lawned area sheltered by hedging with superb views over the Ayrshire rolling countryside.

LAND

There are two fields of about 7.76 acres of grazing land in all with mains water supply. The land classification is graded 3(2) by the James Hutton Institute.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains water	Mains	Private drainage to septic tank	Freehold	LPG central heating and wood burning stoves	Band F	F30	4G / Starlink	Yes

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>
There is no specific risk of flooding at East Hillhead Farm.



Garden Room/Dining Room



Garden Room/Dining Room



Kitchen



Hall



Bedroom



Shower Room



Bedroom



Summer House/Studio





PLANNING

Planning Permission has been granted for a new porch at East Hillhead Farm (Planning Ref 19/0728/PP, Validated: Thu 05 Sep 2019).

DIRECTIONS

From Glasgow, take the M77 south to Kilmarnock and Bellfield Roundabout. At Bellfield Roundabout take the A76 Dumfries Road and proceed towards Mauchline. As you reach the 30mph sign, turn left onto Hillhead Road and proceed along this road for about 0.5 mile (East Hillhead Farm is the second farm on the left hand side).

POST CODE

KA5 6HA

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: skins.siesta.pulps

SOLICITORS

Clark Boyle & Co, 33A Gordon St, Glasgow G1 3PF

LOCAL AUTHORITY

East Ayrshire Council, London Road, Kilmarnock, East Ayrshire, KA3 7BU

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

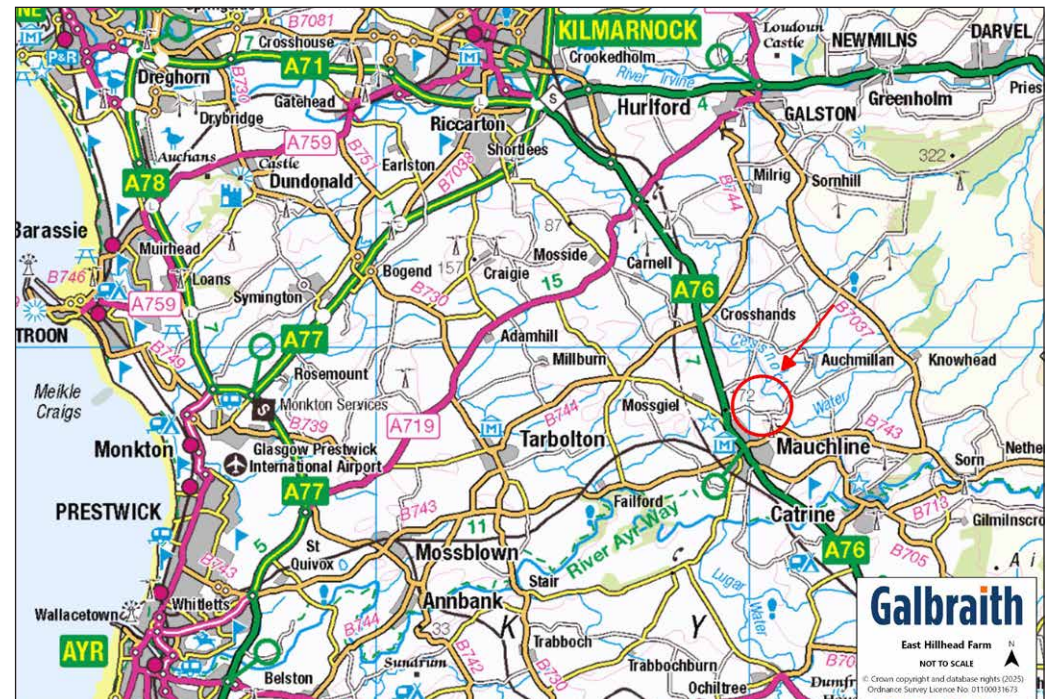
Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

AMC PLC FINANCE

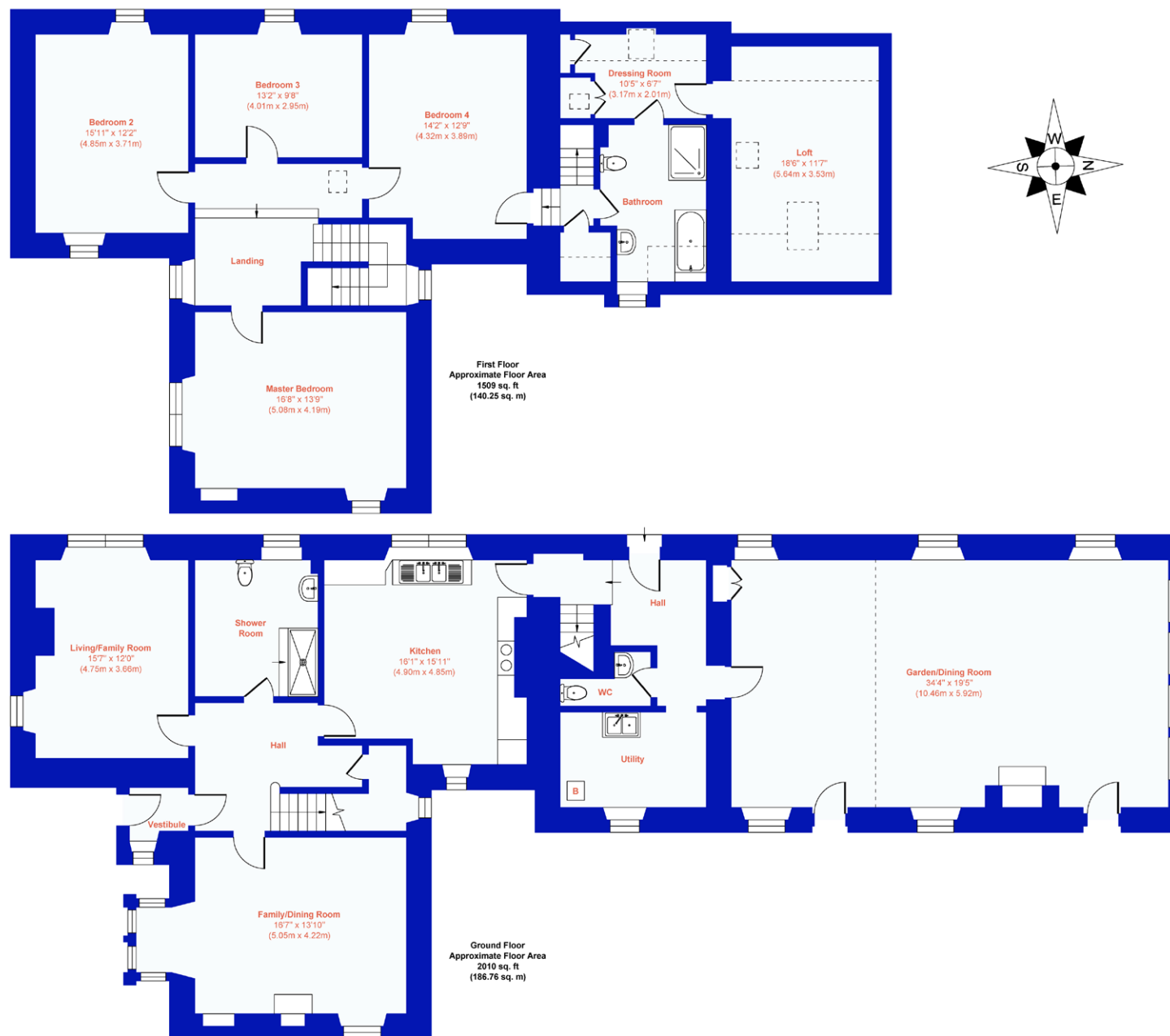
Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alice Wilson in our Galbraith Ayr Office on 07920 724906 Email: alice.wilson@galbraithgroup.com



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 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 written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 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. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in May 2025.

East Hillhead Farm, Mauchline, East Ayrshire, KA5 6HA



Approx. Gross Internal Floor Area 3519 sq. ft / 327.01 sq. m

Illustration for guidance only, measurements are approximate, not to scale.

Produced by Elements Property



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