

KNOCKSHINNOCH FARM

KNOCKSHINNOCH ROAD, NEW CUMNOCK, EAST AYRSHIRE



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An attractive farmhouse with buildings and land in a quite rural location.

New Cumnock 0.7 miles ■ Ayr 20 miles ■ Glasgow 44 miles

About 3.62 acres (1.46 hectares)

Offers Over £315,000

- Adaptable accommodation with kitchen/dining room, 4 bedrooms, 2 reception rooms.
- A range of useful buildings with development potential (subject to planning consents).
- About 2.03 acres grazing land.
- Peaceful rural location.



Galbraith

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 **OnTheMarket**



SITUATION

Knockshinnoch Farm is a fine detached farmhouse with buildings and land in about 3.62 acres in all in a peaceful rural location by New Cumnock, East Ayrshire.

New Cumnock (about 0.7 miles) has a range of local shops and services, nursery and primary schooling, a health centre and a superb openair swimming pool (The Tamar Manoukian). Secondary schooling is available at Cumnock (about 6 miles). The county town of Ayr (20 miles) offers excellent amenities including a good private school, cinema, hospital and a wide range of shops and supermarkets. Glasgow city centre is some 44 miles distant and can be reached via the M77. The railway station at New Cumnock has regular connections to Glasgow. Prestwick Airport (24 miles) has frequent international flights.

Ayrshire is renowned for its many golf courses including the world-famous facilities at Turnberry and Royal Troon. The popular racecourse in Ayr is host to the Scottish Grand National and there are exceptional yachting facilities at the Marinas in Troon, Largs and Inverkip. The enchanting Dumfries House Estate has a wonderful range of paths and walks and a café.

New Cumnock Community Paths has developed some interesting local walks including the Knockshinnoch Memorial which goes round a 130 hectare Scottish Wildlife Trust reserve, Burns Cairn and Glen Afton. Lying southeast of Knockshinnoch, is Blackcraig Hill, which is one of Ayrshire's highest hills at 2,296 feet above sea level, along with three neighbouring hills all over 2000 feet which can also be climbed. The views down the glen from Blackcraig Hill are particularly stunning on a clear day. There is also pleasant hill walking in the nearby Galloway Hills and Forests and fishing is available locally on the River Nith offering good pools and streams with salmon, sea trout and brown trout fishing available.

DESCRIPTION

Knockshinnoch Farm is a substantial detached farmhouse approached by gates which leads to a large gravelled area with parking for several cars and vehicles. Knockshinnoch Farm is a traditional farmhouse built on two storeys of stone and slate with a white render finish. It has a range of useful buildings and about 2.03 acres grazing land.

Knockshinnoch Farm has been home to the current vendors for some 25 years and they have renovated the property to provide a comfortable home with accommodation including large kitchen dining room with electric range cooker with 5 ring induction hob, grill, double oven and slow oven, fitted floor units, large island unit, dishwasher and fridge freezer, stairs from the dining area lead to the former maid's quarters. The utility room has plumbing for washing machine/tumble drier and the boot room provides access to the yard. There is a bright living room with dual aspect windows and fireplace, sitting room with fireplace, bedroom/office, bathroom with shower over bath and fitted furniture on the ground floor. On the first floor, there are three spacious bedrooms, the master with a large walk-in cupboard. The enclosed floor plan shows the accommodation layout.

The useful buildings together with the grazing land, makes Knockshinnoch Farm an excellent lifestyle opportunity in an accessible rural location.

BUILDINGS

Adjoining Farmhouse:

Byre: About 6.37m x 18.046m

Stone built with slate and tin cladding.

Workshop: About 7.958m x 5.361m and 1.46m x 5.315m, and 5.459m x 10.28m and 2.41m x 5.301m
Stone with part tiled and tin cladding.

Byre: About 4.08m x 13.101m
 Stone and slate, concrete floor, power.

Barn: About 11.227m x 4.517m with loft area (about 2.55m x 1.014m and 2.14m x 1.23).
 Brick with slate roof.

LAND

The grazing land extends to about 2.03 acres in total. The enclosed paddock lying to the north is about 0.72 acres, lying east of the farmhouse is a shelterbelt of mixed woodland.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	LPG	Band D	F33	Superfast Fibre (Fibre To The Cabinet)	Yes

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

Please note East Ayrshire Council have put flood defences in place along the Connel Burn.

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

There is a prescriptive right of access from point AB and AC on the site plan. There is a servitude from point AD and AE on the site plan.

There is an annual wayleave payment.



Sitting Room



Living Room



Dining Kitchen



Kitchen



Bedroom

DIRECTIONS

From Ayr, take the A70 towards Cumnock. At the roundabout by Cumnock, proceed towards New Cumnock and Dumfries. As you enter New Cumnock, continue to the small roundabout and go straight on to the B741 Dalmellington Road and continue for about 0.61 miles. Turn left onto Knockshinnoch Road and Knockshinnoch Farm is then straight ahead after the play park.

POSTCODE

KA18 4NJ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://w3w.co/breeze.cling.sweetener>

SOLICITORS

Dales Solicitors, 19 Wallace Street, Galston, KA4 8HP

LOCAL AUTHORITY

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

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.





HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farm land and water courses.

VIEWINGS

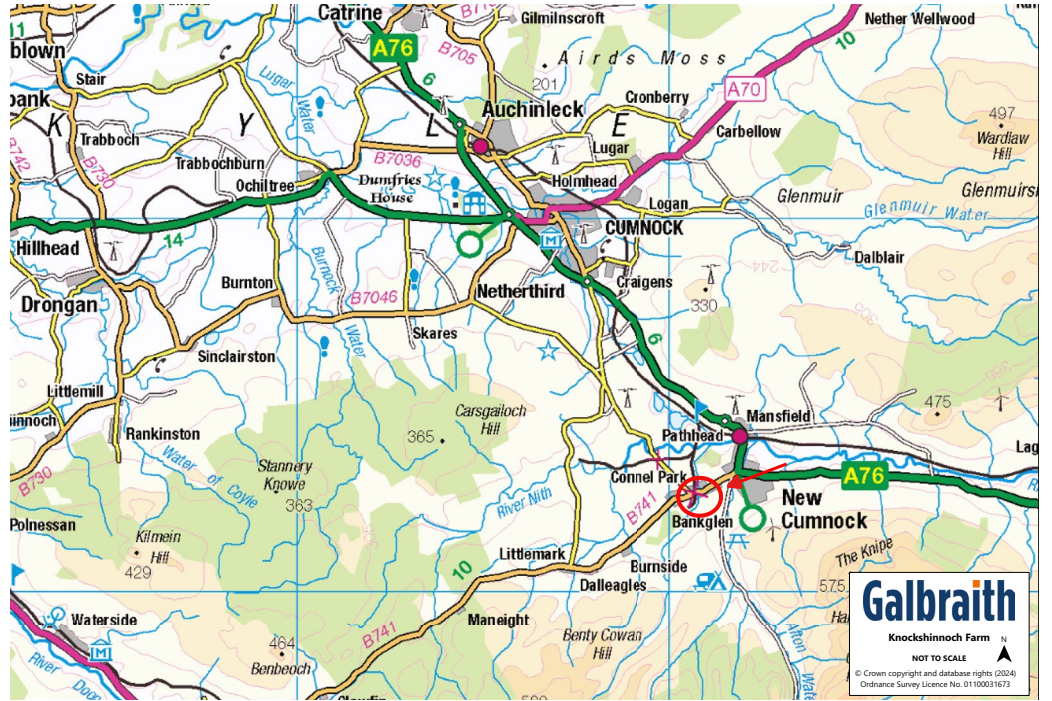
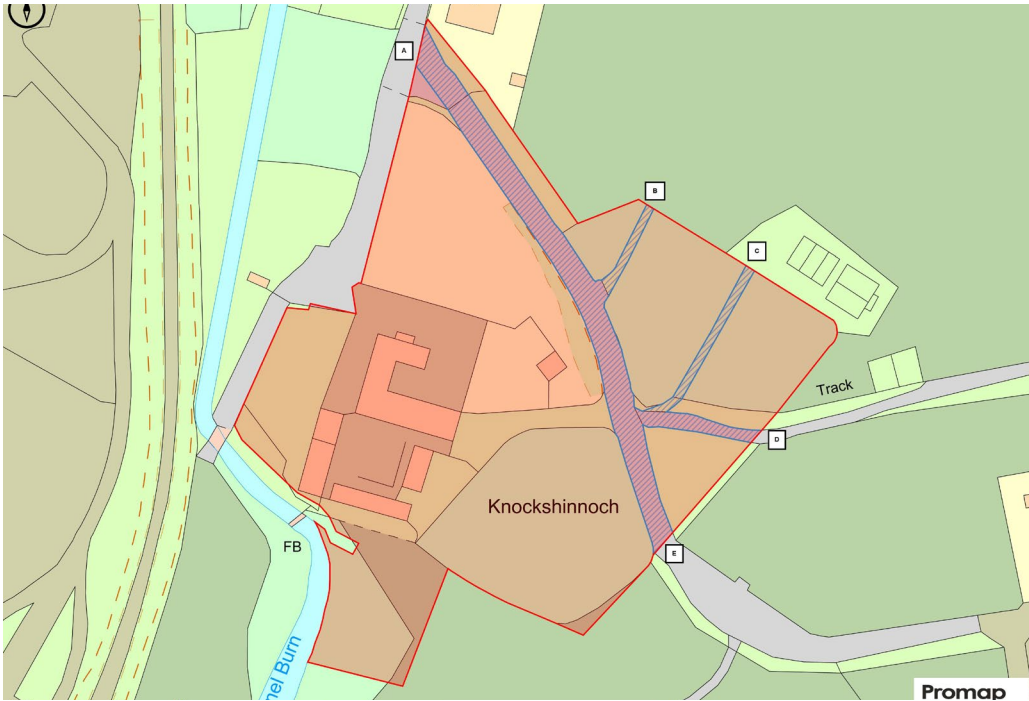
Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

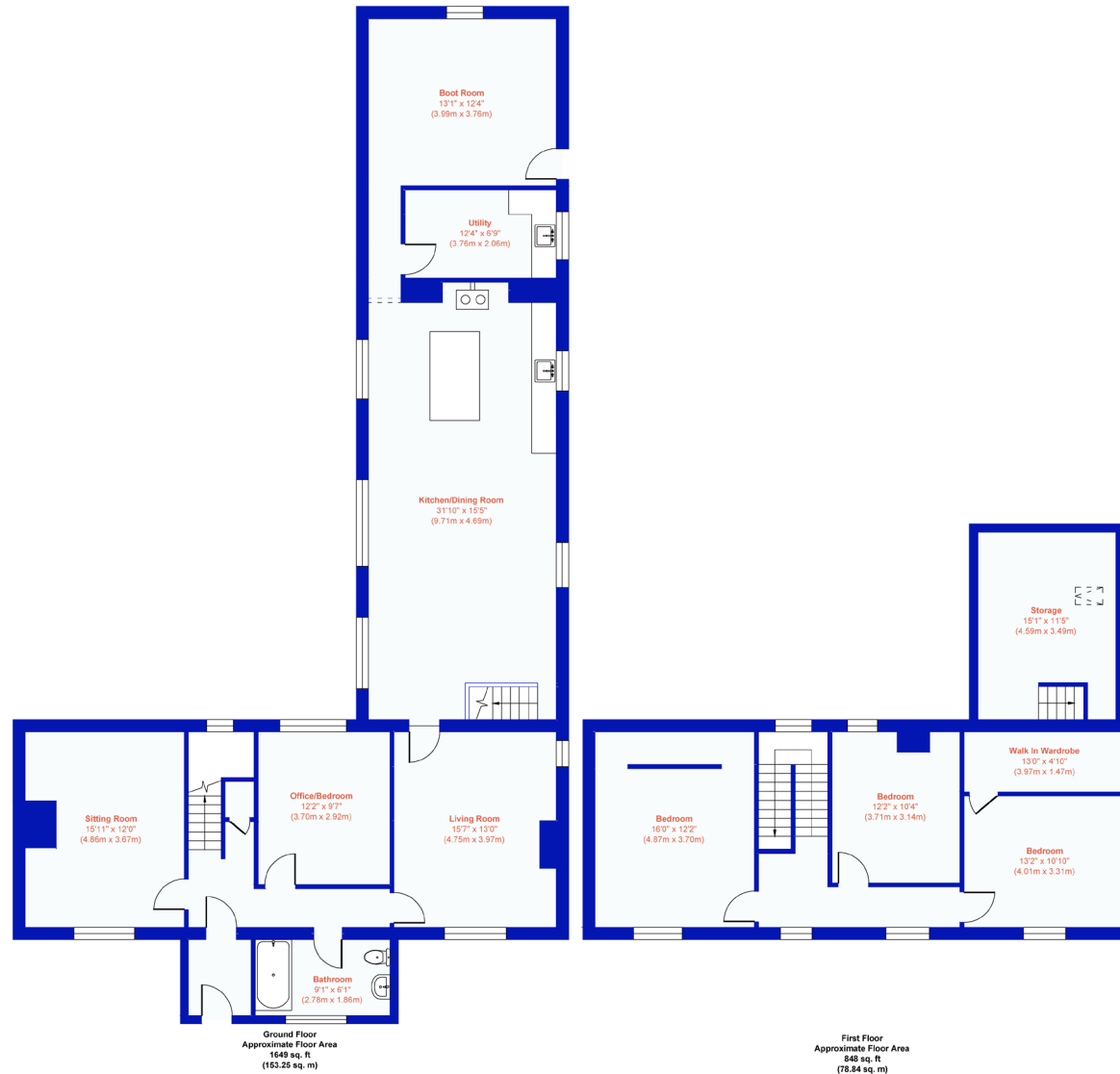
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.





Knockshinnoch Farm



Approx. Gross Internal Floor Area 2497 sq. ft / 232.09 sq. m

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

Produced by Elements Property

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 August 2024.



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