



Galbraith

PENNYFADZEOCH FARM

OCHILTREE, CUMNOCK, EAST AYRSHIRE



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**A rural farmhouse and buildings requiring refurbishment
with beautiful views**

Cumnock 3 miles ■ Ayr 13 miles ■ Glasgow 37 miles

About 3 acres

Offers Over £295,000

- House: Living room, 4 bedrooms, kitchen, bathroom.
- Annex: Kitchen, living room, bathroom, bedroom.
- Range of traditional buildings.
- 1.81 acre grazing paddock.
- Requiring modernisation and refurbishment.
- Peaceful rural location.



Galbraith

Ayr
01292 268181
ayr@galbraithgroup.com

 **OnTheMarket**



SITUATION

Pennyfadzeoch Farm is situated in an accessible yet tranquil location in a slightly elevated position with beautiful views over surrounding countryside with the winding Lugar Water to the north just out with the boundary. It is a short distance from the village of Ochiltree (1.5 miles) and Cumnock (2.5 miles) which have primary schooling, local shops and other services. Secondary schooling is available at Cumnock (about 2.5 miles). The County Town of Ayr is about 12 miles distant with an excellent range of amenities and facilities including cinema, hospital, a wide range of shops and supermarkets and a well regarded private school. There is a railway station at Auchinleck, with regular services to Glasgow and beyond. Glasgow Prestwick Airport and Glasgow Airport with regular international flights are about 16 miles and 42 miles respectively.

Ayrshire is renowned for its range of outdoor pursuits. There are a number of world renowned golf courses including Royal Troon, Turnberry and Prestwick Golf Club. The racecourse at Ayr provides regular fixtures. Excellent yachting facilities are available at the marinas in Ardrossan, Troon, Largs and Inverkip.

Dumfries House Estate is about 1.4 miles distant and Pennyfadzeoch has views towards the boundary walled garden. It is one of Britain's most beautiful stately homes with an outstanding collection of 18th century furniture, the beautiful walled gardens and coffee house.

At Auchinleck Estate there are enjoyable riverside walks to Wallace's Cave and Peden's Cave and the River Ayr gorge walk at Mauchline is close by. 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 shop (Boswell's Coach House) within the Estate grounds.

DESCRIPTION

Pennyfadzeoch Farm is a former small dairy farm built in a traditional courtyard of stone and slate comprising a two storey farmhouse with attached annex and farm buildings. The property requires to be fully renovated and offers huge potential for buyers seeking a development project.

The farmhouse comprises a kitchen with store room off with stairs to further storage, living room with dual aspect, bathroom, porch and hall cupboard. Stairs rise to the first floor where there are 4 generously sized bedrooms. The annex has a kitchen, living room, bedroom and bathroom.

GARDEN

The rear garden has views over the land and countryside.

The grazing paddock extends to about 1.81 acres.

Buildings

Young Stock Byre (About 5.4m x 5.06m)

Stone and slate with stone floor.

Store 1 (About 3.66m x 2.37m)

Stone and slate with stone floor. Electricity.

Old Barn (about 5.4 x 8.4m)

Stone and slate with stone floor. Electricity.

Store 2 (About 4.1m x 5.4m)

Stone and slate with concrete floor. Electricity.

Hay Shed & Lean-to (About 13.03 m x 22.01m)

Part brick and corrugated walls, corrugated roof, partially open. Earth floor.

Dairy House (About 4.9m x 3.4m)

Stone and slate. Concrete floor. Electricity.

Dairy (About 16.6m x 6.2m)

Stone and slate. Concrete floor. Electricity.

Byre (About 13.06m x 3.47m)

Stone and slate. Concrete floor.

Bothy (About 3.4 x 2.9m)

Stone and slate. Concrete floor.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private - Septic tank	Freehold	Electric	Band E	G02	FTTP	Yes

FLOOD RISK

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

There have been no flood issues in the time the current owner has lived in the property.

RIGHTS OF ACCESS

Pennyfadzeoch Farm have a right of access over the access road (marked A B on our site plan) with shared maintenance.

IMPORTANT NOTE

It should be noted that there is an historic right of pre-emption over the property by the neighbouring Dumfries House Estate. Whilst the Estate has not expressed an interest in buying the property, there may be up to a 21 day delay in the conveyancing process while this clause is addressed at the time of receiving any offers.

DIRECTIONS

From Ayr take the A70 towards Cumnock. Pass through the village of Ochiltree and continue for just over a mile, Pennyfadzeoch is on the left hand side of the road.

POST CODE

KA18 2NL

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///blushed.plantings.dimes

SOLICITORS

D W Shaw, 1 The Square, Cumnock, KA18 1BG





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.

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

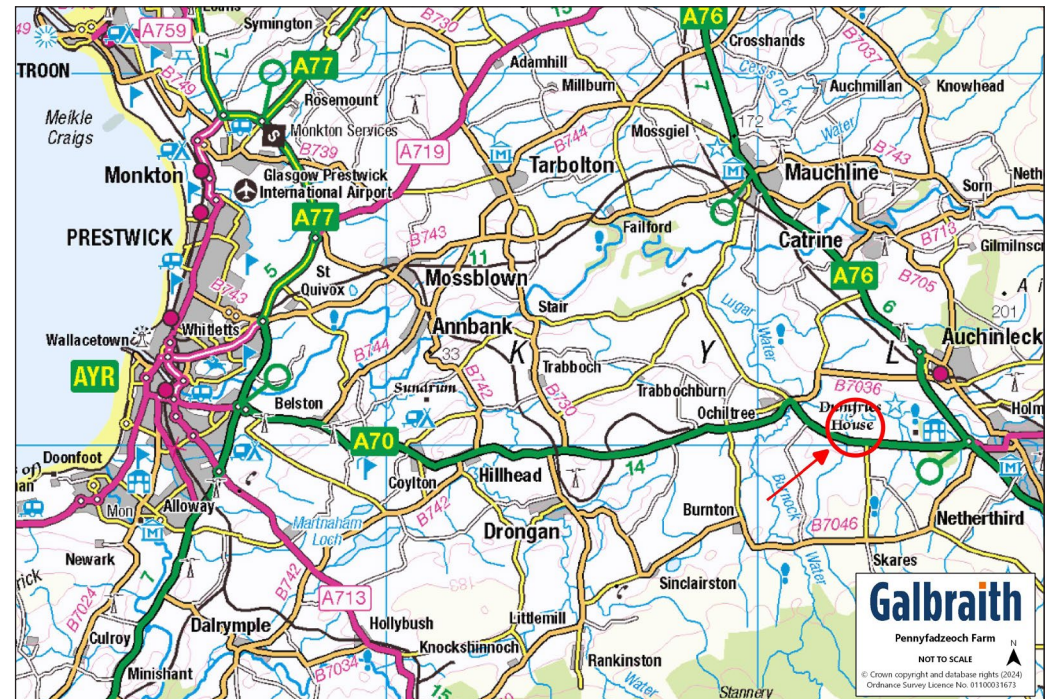
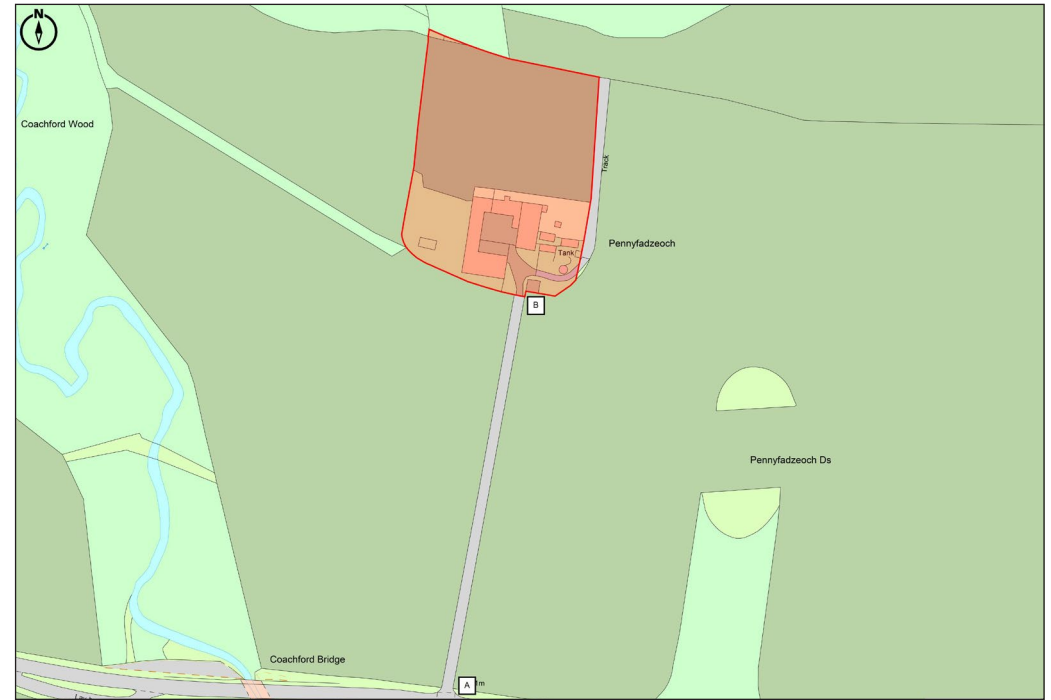
Failure to provide required identification may result in an offer not being considered.

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.

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 February 2025.



Pennyfadzeoch Farm



Approx. Gross Internal Floor Area 2446 sq. ft / 227.35 sq. m (Including Annex)

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

Produced by Elements Property





Galbraith



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PLEASE RECYCLE