



LAW FARM

TARBOLTON, MAUCHLINE, SOUTH AYRSHIRE



LAW FARM, TARBOLTON, MAUCHLINE, SOUTH AYRSHIRE

A most desirable detached Farmhouse with land in an excellent location.

Tarbolton 1.5 miles ■ Ayr 7 miles ■ Glasgow City Centre 30 miles

About 10.26 acres (4.15 hectares)

Offers Over £625,000

Kitchen/Diner. Family Room. Living Room. Dining Room/Bedroom. Bathroom. Utility Room. 4 Bedrooms. Shower Room.

- 3 reception rooms. 4 bedrooms.
- Useful stone building.
- Fabulous countryside views.
- Generous gardens with wrap around patio terrace.
- About 6.67 acres grazing.
- Idyllic private location.



Galbraith

Ayr
01292 268181
ayr@galbraithgroup.com

 OnTheMarket



LIVING ROOM

SITUATION

Law Farm is an excellent detached farmhouse with magnificent views over rolling Ayrshire countryside in a most private location.

Ideally located for easy access to Ayr (7 miles), Tarbolton (1.5 miles), Troon (8 miles), and Prestwick (7 miles), with Glasgow City Centre accessible in about 30 miles. There are excellent transport links in the area with a regular train service to Glasgow from Troon and Prestwick, whilst Glasgow Prestwick Airport is only 5.5 miles away offering regular scheduled international flights and Glasgow International Airport is about 36 miles away.

Nearby, the conservation village of Symington (5.5 miles) has a primary school, Co-op store, and a popular village pub, whilst there is a good range of local facilities available in Prestwick and Troon, with an excellent choice of restaurants, wine bars, tea rooms and shopping. The delightful village of Craigie is nearby and the ruins of Craigie Castle located about 4 miles north of Law Farm and the prominent Wallace's Monument "Barnweil" lies to the north west. The Gothic tower sits on Barnweil Hill and was erected in 1856, built to commemorate William Wallace, the then leader of the Scottish resistance to Edward I of England.

The village of Tarbolton has a primary school, seasonal library and the popular Black Bull Inn. The County town of Ayr offers a wider range of amenities including excellent shopping, a wide choice of restaurants and various sports facilities. There is good schooling in the area.

This part of Ayrshire has an excellent coastal network of scenic towns and fine beach landscapes with the award winning beach at Troon overlooking the Isle of Arran. For horse riding, there is excellent hacking available around Law Farm along the quiet country lanes.



DINING ROOM

DESCRIPTION

Law Farm is an imposing Ayrshire Farmhouse situated in a private rural location with magnificent views over the Ayrshire countryside.

The accommodation comprises a generous kitchen / dining room with fitted floor and wall units, integrated hob and 2 oven Aga range cooker with 2 hot plates, fridge freezer and dishwasher with access to the expansive wrap around patio. The utility room with base units has washing machine and tumble dryer. The cosy family room has an inset multi-fuel stove with patio door leading to the gardens. The spacious living room also has patio doors with a stone fireplace with open fire. This leads to the dining room/bedroom 5 which has glazed wall panelling. There is a bathroom with free standing roll top bath, w.c., sink and heated towel rail completing the accommodation on the ground floor.

On the first floor there are 4 bedrooms and a shower room with hydro shower enclosure, sink and w.c.

Adjacent to the farmhouse are former stone farm buildings, which could be developed (subject to the necessary planning consents).

The land at Law Farm extends to approximately 10.26 acres in total with about 6.67 acres being fenced off as excellent grazing ground. Further land to the south west could be fenced off by the new owners to create further paddocks if required.

Law Farm offers complete privacy and is a wonderful lifestyle opportunity for those with equestrian or other country interests.



ENTRANCE HALL



SITTING ROOM



KITCHEN



KITCHEN/DINING

ACCOMMODATION

Ground Floor: Kitchen/Diner. Family Room. Living Room. Dining Room/Bedroom 5. Bathroom. Utility Room.

First Floor: 4 Bedrooms. Shower Room.

BUILDINGS

Barn: About 10.96m x 5.5m

Stone and slate with box profile sheeting, power.

Implement Shed/Workshop: About 10m x 14.1m

Stone and slate with loft area, power, water.

Store: About 4.3m x 4.8m

Stone and slate.

Log store.

GARDEN (AND GROUNDS)

The gardens are mainly down to lawn with a large terrace for entertaining with some mature trees which are underplanted with snowdrops in spring.

There is a useful large area of hard standing.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Alarm/ CCTV	Council Tax	EPC
Law Farm	Mains	Mains	Private drainage (to septic tank with soakaway)	Freehold	Oil fired central heating with wood burning stove and open fire	CCTV	Band E	D57

BROADBAND AND MOBILE SIGNAL

Broadband is available. There is mobile signal, which will vary in strength depending on provider.

FLOODING

There is no specific risk of flooding. The flood maps can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/PostCode>

DIRECTIONS

From Glasgow, head south down the M77 towards Ayr. At Bogend Toll, turn left onto the B730 (Dundonald Tarbolton). Continue straight on at the roundabout towards Tarbolton on the B730. Turn right onto the A719 and proceed for about 1 mile, then turn right onto a single track road. The entrance to Law Farm is then on your right hand side after about one third of a mile.

KA5 5NB

WHAT3WORDS

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



RIGHT OF ACCESS

The first section of the drive is shared with the neighbouring landowner marked AB on the plan.

SOLICITORS

Carruthers Curdie Sturrock & Co. 1 Howard Street, Kilmarnock, KA1 2BW Tel: 01563 572727

LOCAL AUTHORITY

South Ayrshire Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. Curtains and blinds are included.

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.

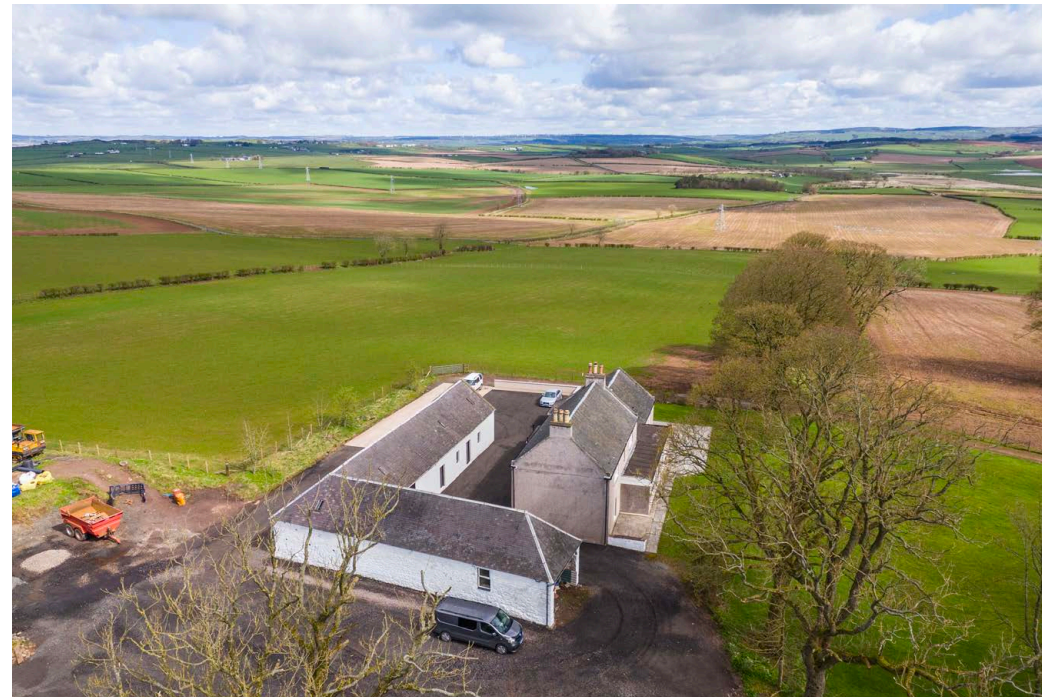
Failure to provide required identification may result in an offer not being considered.

AMC PLC FINANCE

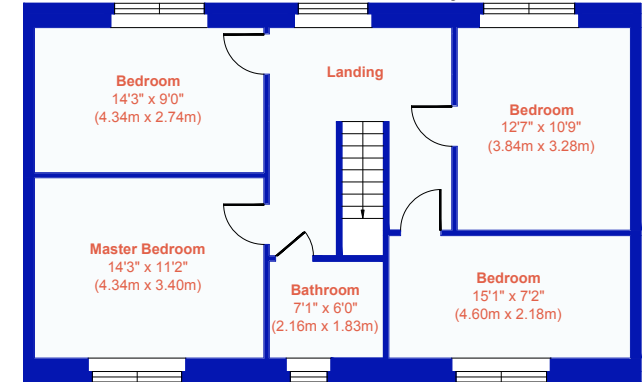
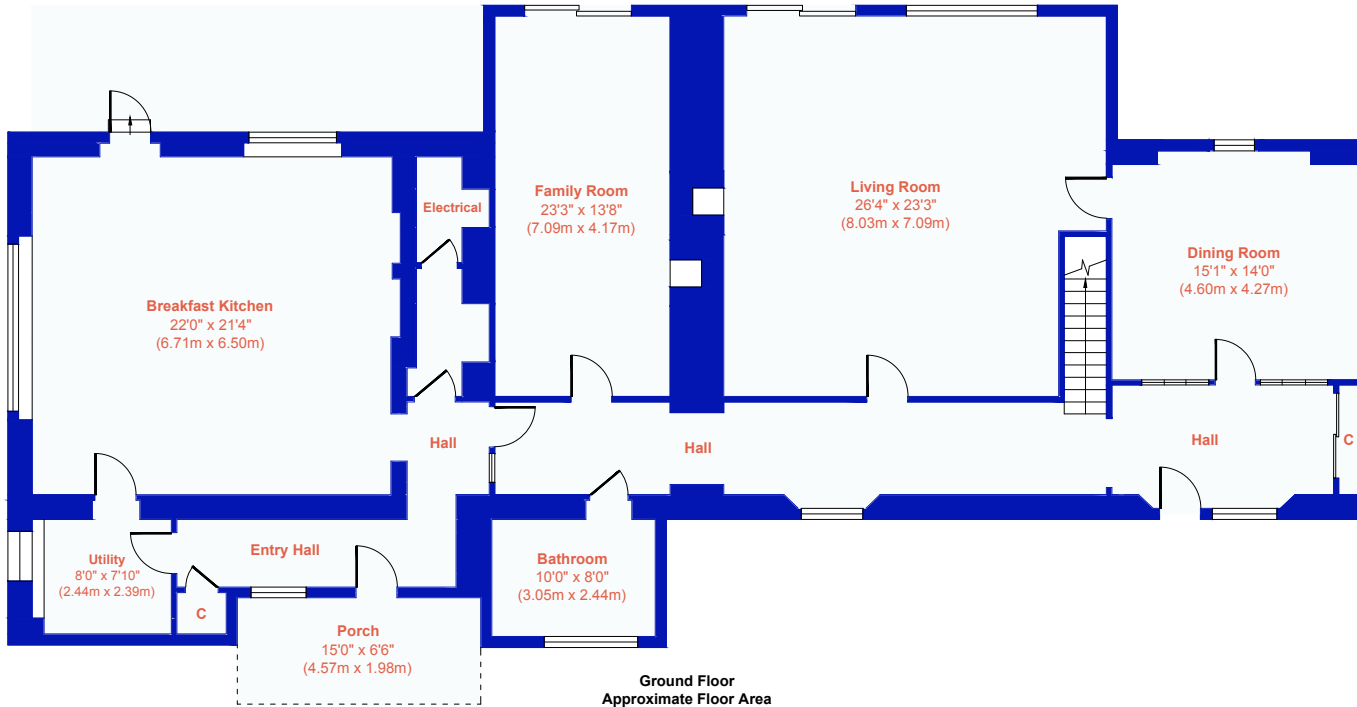
Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm 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 April 2024.



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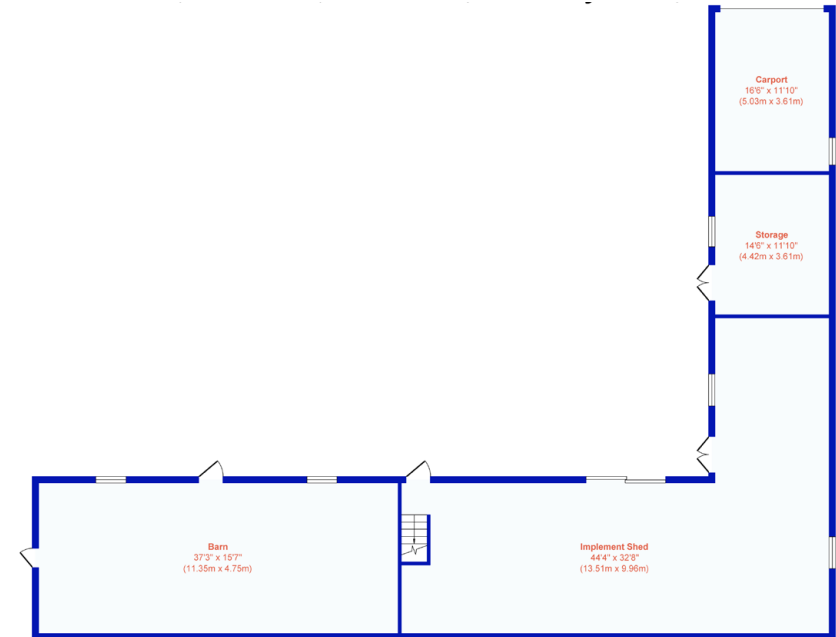


First Floor

Ground Floor
 Approximate Floor Area
 2270 sq. ft
 (210.88 sq. m)

Approx. Gross Internal Floor Area
3028 sq. ft / 281.30 sq. m

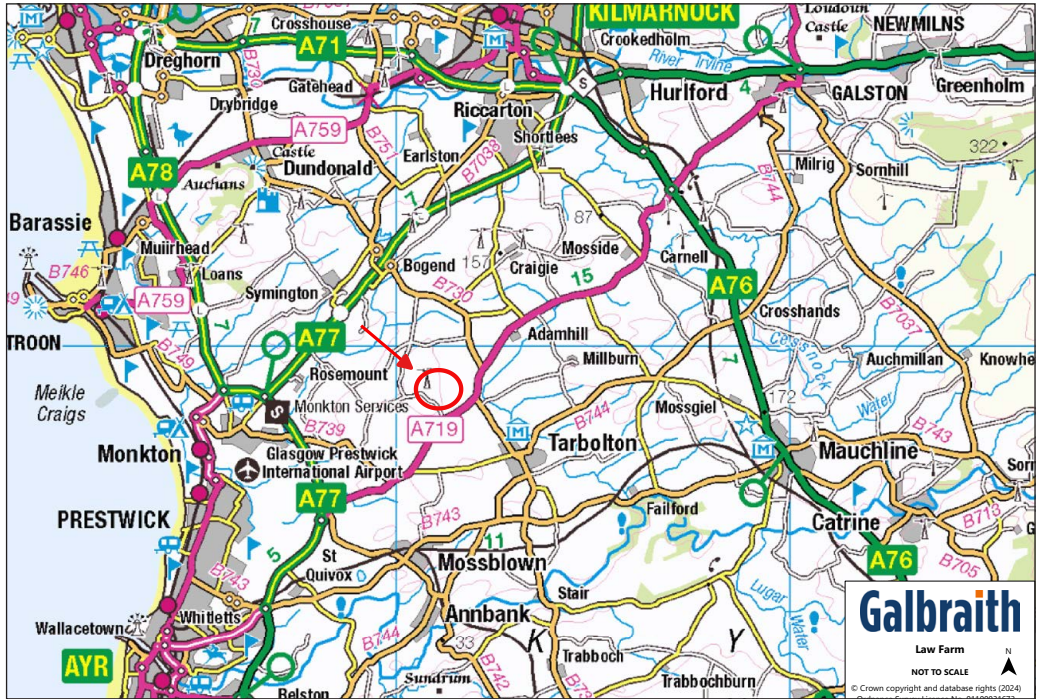
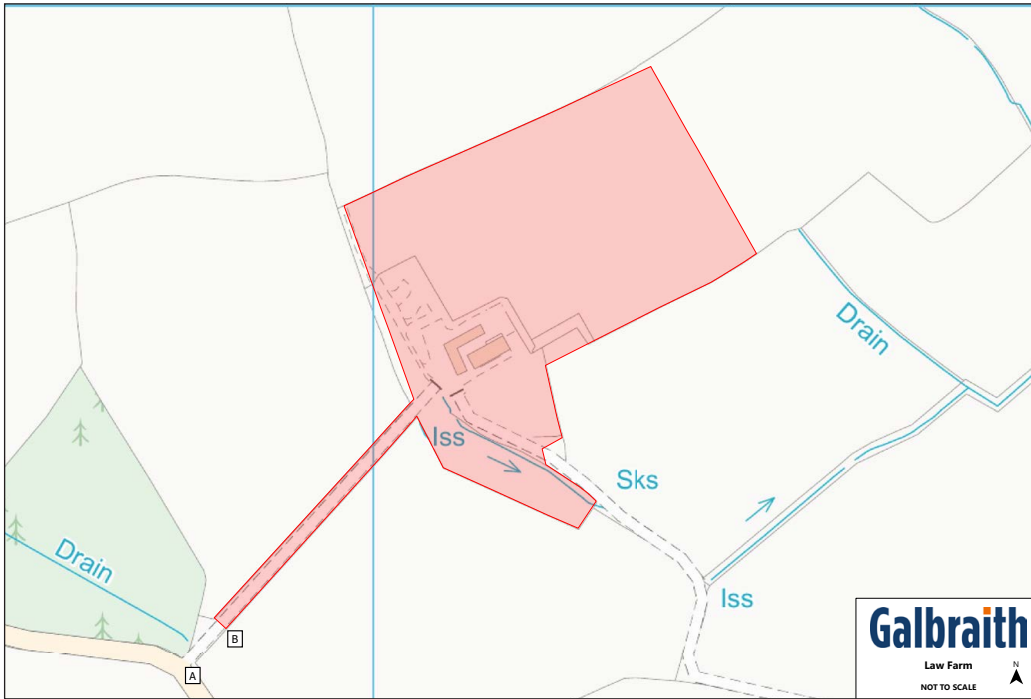
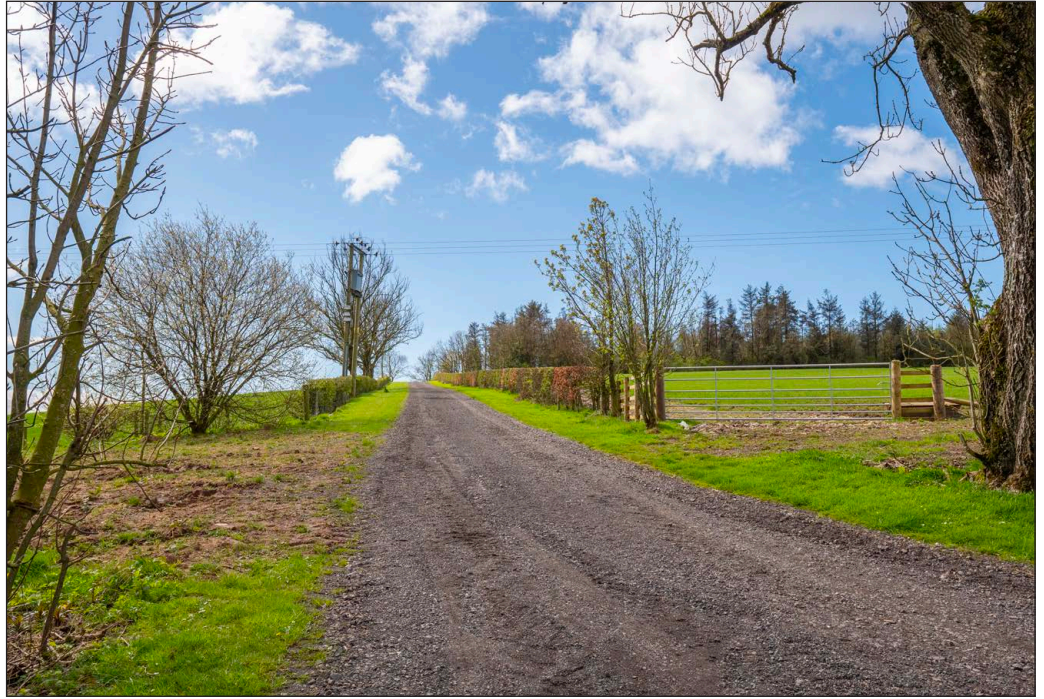
Illustration for guidance only, measurements are approximate, not to scale.
 Produced by Elements Property



Outbuilding Ground Floor
 Approximate Floor Area
 1853 sq. ft
 (172.14 sq. m)

Approx. Gross Internal Floor Area
Outbuilding = 2621 sq. ft / 243.48 sq. m

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