



AUCHMILLANHILL FARMHOUSE
MAUCHLINE, EAST AYRSHIRE



AUCHMILLANHILL FARMHOUSE, MAUCHLINE, EAST AYRSHIRE

A fabulous renovated detached farmhouse offering spacious accommodation in a lovely rural setting.

Mauchline 3.5 miles ■ Ayr 14 miles ■ Glasgow 33 miles

Kitchen, Living Room, 4 Bedrooms, Study/Dining Room, Family Bathroom, Utility Room, Shower Room, w.c.

- Lovely semi-rural setting within an exclusive development of luxury homes.
- Generous garden.
- Off-road parking.
- Superb rural aspect.
- Energy efficient with Solar Panels.

Offers over

£395,000



Galbraith

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 **OnTheMarket**

SITUATION

Auchmillanhill Farmhouse is situated in a private and tranquil location just a short distance from the popular village of Mauchline in East Ayrshire. Primary schooling is available at Mauchline (3.5 miles) along with a good range of convenient services including a doctor's surgery and local shops. The towns of Ayr and Kilmarnock offer a wide range of amenities including excellent shopping, restaurants, cinemas and sports facilities. It is well placed for easy access to Ayr and Glasgow by the A76 and M77. There are excellent transport links in the area with a regular train service to Glasgow from Kilmarnock and Auchinleck, Glasgow Prestwick Airport is about 14 miles away with regular scheduled international flights and Glasgow International Airport is about 36 miles. There is the popular Racecourse in Ayr and excellent yachting facilities at the Marina in Troon.

Nearby places of interest include Dumfries House (9 miles), a Palladian country house set in a 2,000 acre estate with an outstanding collection of 18th century furniture, beautiful walled gardens and coffee shop. At Auchinleck Estate (6 miles) there are enjoyable riverside walks to Wallace's Cave and Peden's Cave and the River Ayr gorge walk at Mauchline is close by with the Mauchline viaduct (the tallest extant viaduct in Britain). 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 and gift shop (Boswell's Coach House) within the Estate grounds. Lochside House and Spa is also close by and has a well-respected reputation for high quality service.

DESCRIPTION

Auchmillanhill Farmhouse is a superb, renovated farmhouse completed by Hodge Developments Ltd. Auchmillanhill Farmhouse is now complete and is the first property forming part of the development.

Auchmillanhill Farmhouse is a traditional two storey stone and slate farmhouse. The property comprises entrance porch with original tiled floor, entrance hall which leads to the spacious living room with cornicing and wood burning stove. The fitted kitchen with wall and base units, has integrated oven and hob, cooker hood, microwave, 1.5 bowl sink and splashback and dishwasher. It also has a cosy inset woodburning stove with brick backdrop wall and a window seat to enjoy the views. There is a study/dining room, utility room with fitted units and plumbing for washing machine and sink, shower room with large walk-in shower, and separate w.c. completing the accommodation on the ground floor.

On the first floor landing there is a family bathroom with bath and separate large walk-in shower, 3 bedrooms plus a well-proportioned master bedroom.

ACCOMMODATION

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

First Floor: Family Bathroom, 4 Bedrooms.

GARDEN

There is a lovely lawned garden to the rear with a large patio area, there is a further lawned area to the front and monobloc parking to the front.

An EV charging point will be installed.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

| Water | Electricity | Drainage | Tenure | Heating | Solar Panels | Council Tax | EPC | Broadband | Mobile |
|-------|-------------|---------------------------------|----------|--|----------------|-------------|-----------|-------------------------------------|--------|
| Mains | Mains | Private drainage to septic tank | Freehold | Oil fired central heating (new boiler) | 10 roof panels | Band E | Band D 63 | Superfast Fibre Broadband available | Yes |

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>
There is no evidence of flooding according to SEPA.

ENERGY EFFICIENCY

A new central heating system has been installed and 10 in-roof solar panels have been fitted to generate solar energy for the home.

DEVELOPMENT

Auchmillanhill Farmhouse is part of a steading development of individually designed homes situated in unspoilt countryside with fabulous views.

DIRECTIONS

From Mauchline, take the B743 Sorn Road and continue for about 1.27 miles and turn left onto an unnamed road. Proceed to the small junction and turn right. Continue for about 0.53 miles and Auchmillanhill Farmhouse is then on your left.

POST CODE

KA5 6HG

WHAT3WORDS

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

SOLICITORS

The McKinstry Company, 39 Sandgate, Ayr, KA7 1BE

LOCAL AUTHORITY

East Ayrshire Council, Council Headquarters, London Road, Kilmarnock, East Ayrshire, KA3 7BU, Tel: 01563 576000

FIXTURES AND FITTINGS

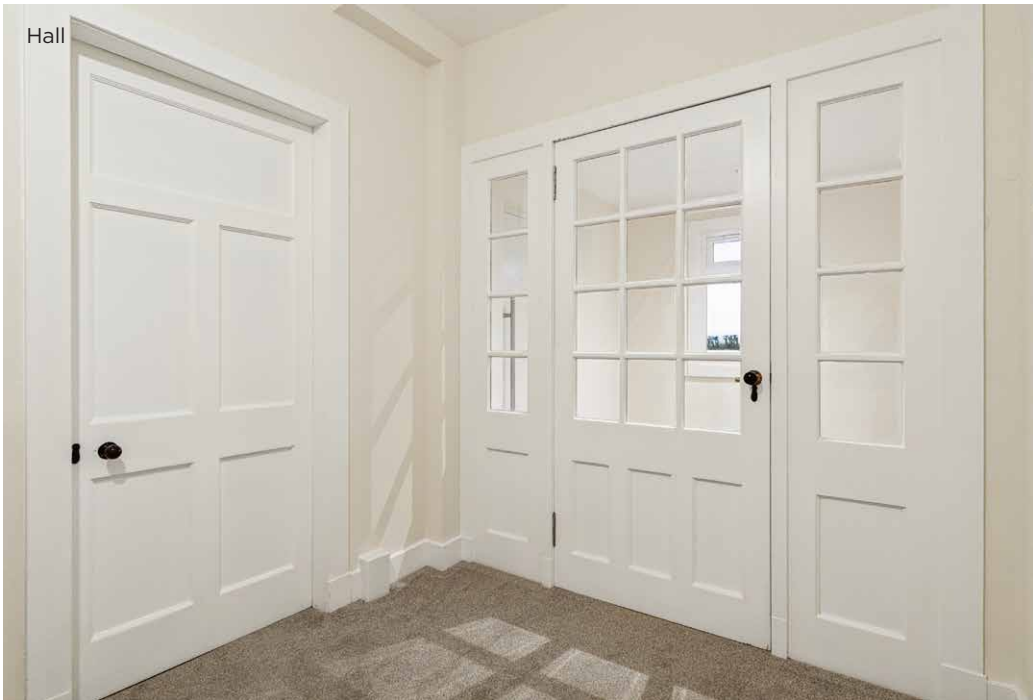
No items are included unless specifically mentioned in these particulars.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection on the property.

VIEWINGS

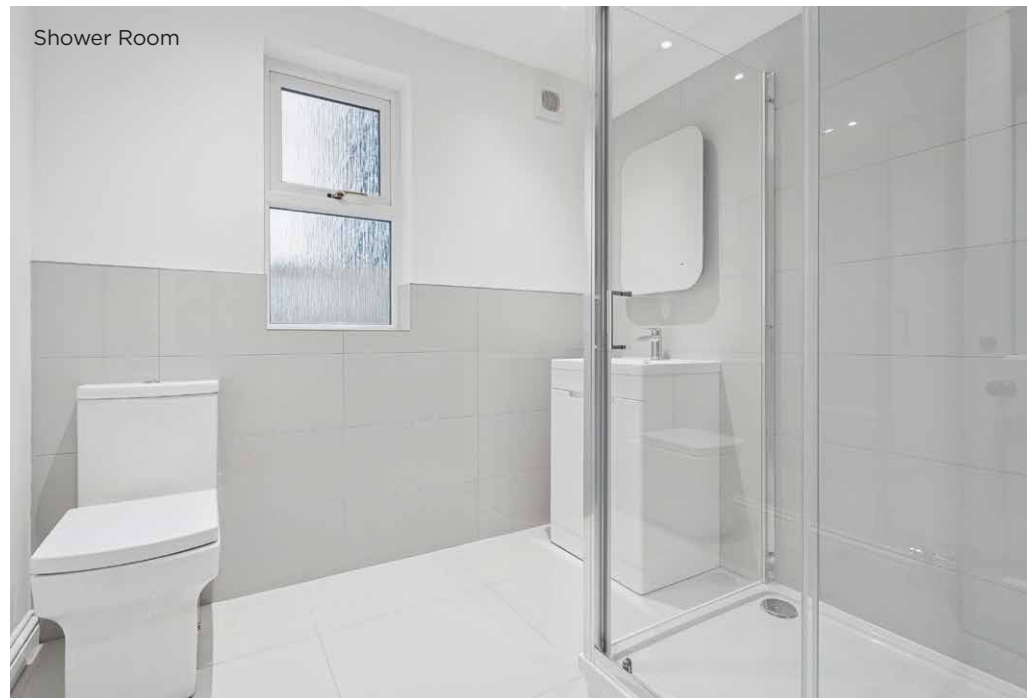
Strictly by appointment with the Selling Agents.



Bathroom



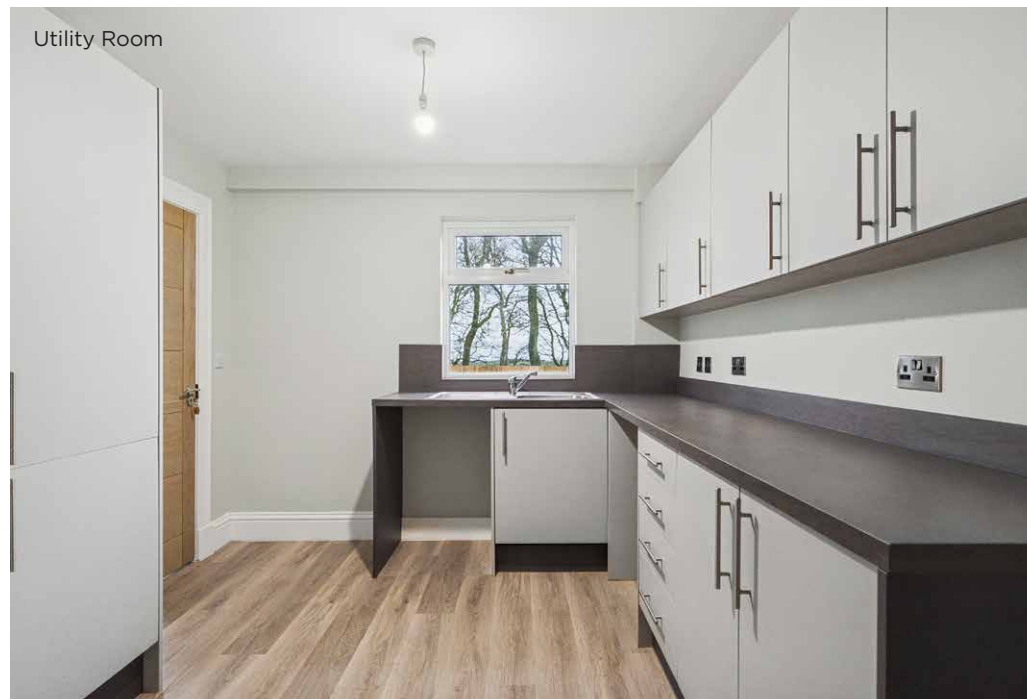
Shower Room



Bedroom



Utility Room



Auchmillanhill Farmhouse



Approx. Gross Internal Floor Area 2237 sq. ft / 208.00 sq. m

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

Produced by Elements Property

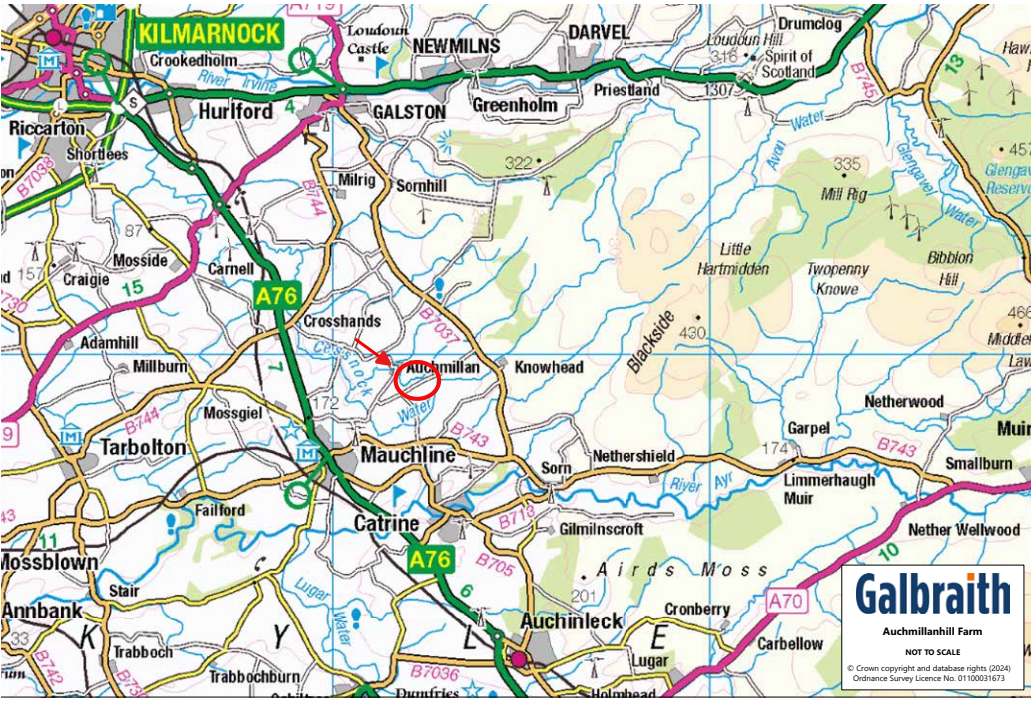
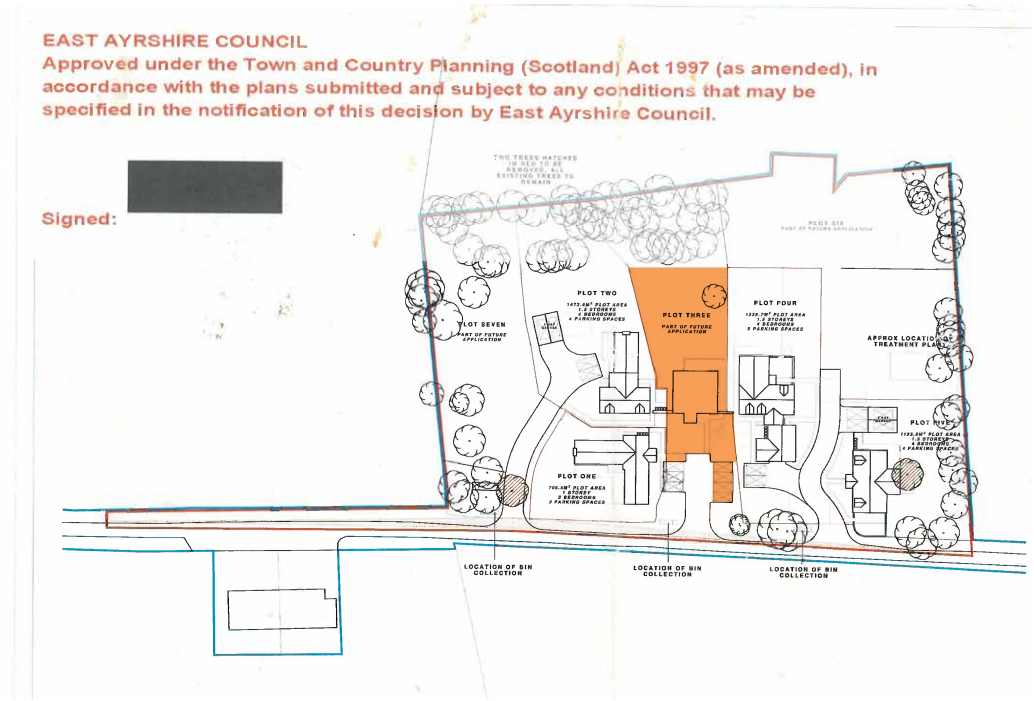
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.

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 December 2024.





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