

Galbraith



THE OLD BYRES

TURNBERRY, GIRVAN, SOUTH AYRSHIRE



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A highly energy efficient barn conversion in an elevated position with superb views.

Turnberry 2.8 miles ■ Girvan 5 miles ■ Ayr 16 miles

- 2 Reception Rooms. 3 Bedrooms (one en suite). Dining Kitchen. Bathroom.
- Attached stone byre with planning permission to extend.
- Energy efficient solar panels and heat pump.
- Mature garden.
- Beautiful country and sea views.

Offers Over £350,000



Galbraith

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OnTheMarket

SITUATION

The Old Byres is situated in an enviable elevated position on the outskirts of Turnberry with some spectacular views of the Clyde coast towards Ailsa Craig and Kintyre. The world-famous Trump Turnberry Hotel and Spa and the beautiful sandy beach are close by. Other local amenities can be found along the coast in the pretty little coastal village of Maidens which has a lovely long sandy beach and boasts the well-regarded 'Wildings' restaurant, a grocer's, coffee shop and primary school. The harbour was originally built for fishing but is mainly used by those who sail for pleasure. Maybole is 8 miles distant and has a selection of small convenience shops, primary and secondary schools. The harbour town of Girvan lies south and has a selection of local convenience stores including a health centre whilst market town of Ayr has a wider range of shops, supermarkets and leisure facilities.

Ayrshire is renowned for its excellent golf courses and in addition to the world-famous Trump Turnberry Ailsa Open Championship course, Prestwick and Royal Troon are 20 and 24 miles respectively. The popular Ayr racecourse is host to the Scottish Grand National and some of Scotland's most testing sailing waters lie around the Ayrshire coast with marinas in Troon, Largs and Inverkip. Culzean Castle and Estate is (about 7 miles distant) was built in 1777 by the architect Robert Adam and maintained by the National Trust for Scotland is set in some 640 acres of parkland and woodland with beautiful gardens, swan pond, children's activity adventure park, gift and coffee shop. Maybole has close connections to Scotland's national bard Robert Burns having been the place his parents met and married. Glasgow Prestwick Airport and Glasgow Airport are 23 and 57 miles respectively.

DESCRIPTION

The Old Byres is a delightful barn conversion built of stone under a slate roof. The property benefits from an air source heat pump and solar panels making it highly energy efficient with low running costs. It is attached to another byre with planning permission to further extend or utilise as an additional annex or holiday let (subject to necessary planning consents). The all on the level accommodation comprises a large dining kitchen fitted with bespoke handmade wooden cabinets, a 5 burner Rangemaster (dual fuel gas with electric ovens), extractor fan and dishwasher. Beautiful oak flooring extends from the kitchen to both the living room with dual aspect windows, a Jotul wood burning stove and painted stone wall, and the garden room with full height sliding doors fitted with electric blinds and a sky light window and over-looking the garden and views beyond. There is a storage cupboard which is currently used as a computer station for working from home. Additionally, there is a large walk-in pantry providing ample storage. There are three bedrooms, one with an en-suite shower room and build in wardrobes, one bedroom houses a laundry cupboard with washing machine and tumble drier. The bathroom is fitted with a bath, rainfall shower, wash hand basin set in a vanity unit and w.c.

ACCOMMODATION

Ground Floor: Living Room, Dining Kitchen, Garden Room, 3 Bedrooms (one en suite), Bathroom, Pantry.

GARDEN (AND GROUNDS)

The mature gardens at The Old Byre have a variety of trees including Alder, Canadian Maple, Picea Pungens, Fir, Apple and Victoria Plum along with mixed hedging and beautiful colours when the Rosa Rugosa and Forsythia are in bloom. There is a small decked area from which to enjoy the stunning view towards the Ailsa Craig. Timber Garden Shed.

Byre 2 (About 4.2m x 20m)

Stone with slate roof.

Power and light.

PLANNING CONSENT

Planning permission was granted in July 2004 to convert two former farm buildings into a dwelling house. Planning reference 04/0070/COU. A copy of the planning consent is available on request from the Selling Agents.





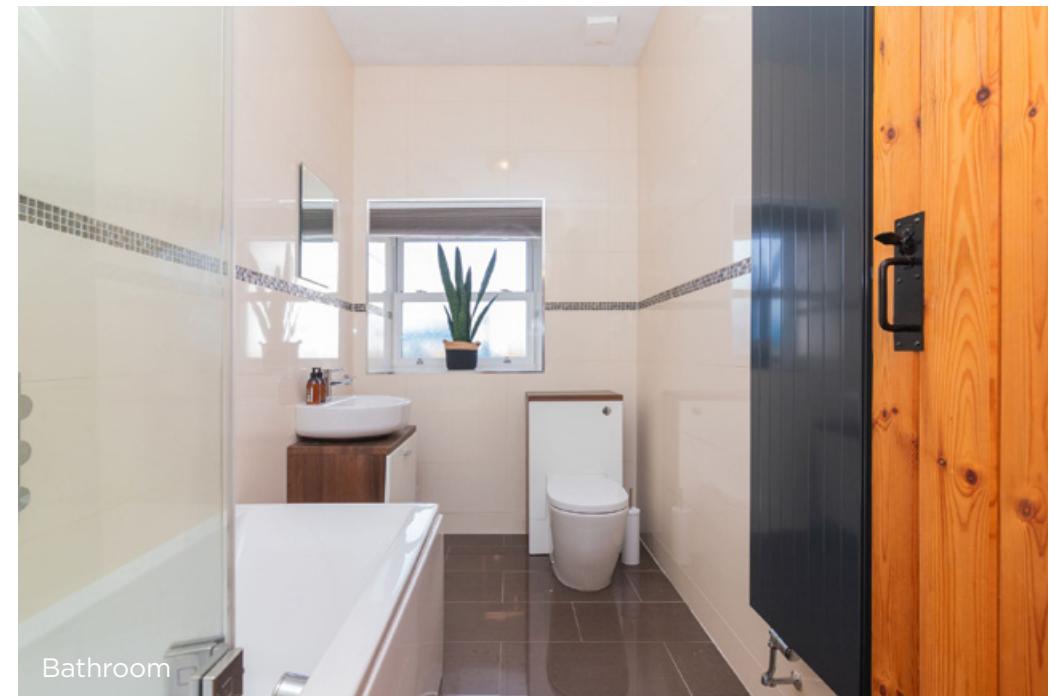
Living Room



Bedroom



Bedroom



Bathroom

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private - Septic tank	Freehold	Air Source Heat Pump	Band E	B32	FTTP*	Yes

*Fibre To The Premises is available

FLOOD RISK

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

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

Three properties have shared maintenance over the access road.

DIRECTIONS

From Ayr travel south on the A77 following the signs for Turnberry. Once past Turnberry turn left at Dowhill Farm Shop and Café, follow the road past the caravan park, turn left at the next fork in the road turn right and follow signs for Dailly. Take the first left and the Old Byres is the first house on the right hand side.

POST CODE

KA26 9JT

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///threaded.required.grafted

**SOLICITORS**

Brodies, Capital Square, 58 Morrison Street, Edinburgh, EH3 8BP

LOCAL AUTHORITY

South Ayrshire Council, County Buildings, Wellington Square, Ayr, KA7 1DR

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.





Approx. Gross Internal Floor Area 3201 sq. ft / 299.00 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 March 2024 and March 2025.

