



THOMAS MURRAY
PROPERTY



Ballaird Farm
Pinwherry
KA26 0QB

www.thomasmurrayproperty.com



General Surroundings: view east from property (the ground forming the foreground of this photograph is part of the property)



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A delightful country property comprising:

About 7 acres;

Ballaird Farmhouse with 3 reception rooms and 3 bedrooms;

Glenmore Cottage with 2 reception rooms, 2 bedrooms;

A traditional steading comprising stone and slate buildings;

A substantial detached general purpose building (workshop/garaging)

Superb elevated position from where the property commands magnificent views east and south across the surrounding landscape forming the Duisk Valley.

A wonderful amenity farm perfect for those with equestrian or rare breed interests. Equally the property would suit those seeking flexible and adaptable accommodation for extended family or holiday letting enterprise. The steading buildings present further development possibilities for the creation of additional residential space.

The property is easily accessible, set back about a mile from A714 Girvan to Newton Stewart Road.



The property: west facing elevation



Part of the ground forming Ballaird Farm. This lying to the south of the steading



Ground lying immediately to the front of the property (east)



Farmhouse and part of the steading



The cottage

Ballaird Farm Pinwherry

Ballaird Farm is situated in a wonderful rural landscape and from its elevated position the property commands a magnificent view east and south across the surrounding countryside which forms the Duisk Valley. The property comprises an attached farmhouse, cottage, a traditional stone and slate steading, a general purpose workshop / garaging and all standing within approx. 7 acres.

Ballaird Farmhouse is of traditional stone and slate construction extending to 1½ storeys. The house is in very good heart and is presented in excellent decorative order throughout.

The well appointed accommodation provided by Ballaird Farmhouse comprises: entrance hall; sitting room; inner hall; dining room; cloak room; living room; dining fitted Kitchen with Esse oil fired range and also integrated hob, oven and extractor canopy; side vestibule; utility room; office / study; bathroom. On the upper floor there are 3 double bedrooms and a further cloak room.

Ballaird Farmhouse is double glazed in uPVC casements and the house benefits from a dual heating system by way of air source heat pump and oil. There are solid fuel burning stoves in the living room, sitting room and dining room.

The cottage, known as Glenmore is a conversion from part of the steading. Glenmore provides accommodation which is arranged over single storey. The accommodation provided is light and airy and the spacious interior comprises: entrance hall with built in cupboard; cloak room with WC and wash hand basin; large dining kitchen; living room; garden room, from where wonderful views over the countryside can be enjoyed; inner hall with access to bedroom 1 (a good sized double); bedroom 2 (a single bedroom) and a large bathroom. Windows of the cottage are double glazed in uPVC casements and central heating is by way of oil.

The property is arranged in a traditional L shaped fashion and the attached steading buildings which are stone and slate construction are in good repair and afford excellent potential for further development. There is ample scope for elements of the steading to be created to provide further residential space. The steading also afford scope for workshop, stores, studio etc.

On the west side of the steading is a detached general purpose building.

The land which forms the property appears to be in good heart and can be fairly described as grazing ground. The ground is arranged into 3 separate fields which extend to the east and south side of the houses and steading. The ground to the immediate east side of the steading features a pond.

Our clients, the sellers purchased the property approx. 12 years ago and in the intervening years have carried out substantial improvements resulting in the well cared for property we see today.

Viewing of what is an outstanding country property is strongly recommended.



Farmhouse: Living Room



Farmhouse: Kitchen



Farmhouse: Dining Room



Farmhouse: Sitting Room



Farmhouse: Bathroom



Farmhouse: Bedroom 1

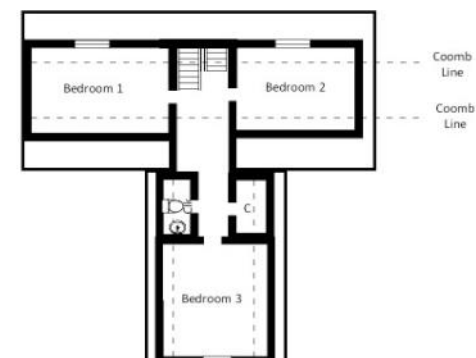
Farmhouse

Living Room	14'4" x 14'5"
Sitting Room	13'3" x 13'1"
Dining Room	14'3" x 11'6"
Kitchen	14'3" x 11'9"
Bedroom 1	12'7" x 14'8"
Bedroom 2	12'7" x 11'8"
Bedroom 3	11'6" x 11'
Bathroom	6'1" x 9'10"
Utility Room	10'6" x 4'1"
Office / Study	6'11" x 8'10"
Cloak Room 1, with WC and WHB	4'9" x 5' at widest points
Cloak Room 2, with WC and WHB	5'2" x 8'1" reducing to 6'7"

The Cottage

Living Room	12'7" reducing to 10'5" x 15'10" reducing to 15'5"
Garden Room	8'6" x 17'1"
Dining Kitchen	11'7" x 15'6"
Bedroom 1	10'7" x 14'4"
Bedroom 2	6'7" x 10'2"
Bathroom	7'1" x 10'4"
Cloak Room, with WC and WHB	4'10" x 5'11"

Dimensions are approximate and the floor plan is not to scale





Farmhouse: Bedroom 1



Farmhouse: Bedroom 2



Farmhouse: Bedroom 3



Farmhouse: Bedroom 2



Farmhouse: Kitchen



Farmhouse: Living Room



Farmhouse: Cloak Room 1, ground floor



Farmhouse: Cloak Room 2, upper floor



The Cottage: Living Room



The Cottage: Kitchen

The Steading

The steading comprises a range of traditional stone and slate buildings arranged as follows:

Outbuilding 1: 4'11" x 14', with double glazed window to rear. Fitted with light and power;

Outbuilding 2: Window to side, fitted with light and power;

Former Byre: 15'4" x 18'. Light and with door from courtyard through to ground on south side of building;

Outbuilding 3: 19'7" x 12', detached;

Outbuilding 4: 15'3" x 22'1", with light and power.

Detached General Purpose Building -35' x 19'. Timber frame corrugated iron construction. Concrete floor. Roller door.

Location

The property is situated about 3 miles south of the small settlement known as Pinwherry. Turning right off the A714 Ballaird Farm is approx. ½ mile along an unclassified road. Ballaird Farm is on an elevated site and this ensures delightful aspects across the surrounding countryside. The property is approx. 11 miles from Girvan and about 22 miles from the market town of Newton Stewart. The village of Barrhill is a further 5 miles south and in the village can be found shop, primary school and a railway station providing a connection south to Stranraer and north to Girvan, Ayr and Glasgow. Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, state of the art gym and soft play area (this called The Quay Zone); community hospital; a town centre with both independent and multiple retailers; ASDA supermarket; 18 hole golf course; attractive seafront and harbour and railway station.

This corner of south west Ayrshire is renowned for its contrasting and unspoilt scenery and also its particularly mild climate throughout the year. Although delightfully rural the locality affords easy access to many of the attractions within the district which include Galloway Forrest Park, Culzean Castle and Country Park, many hill and coastal walks and cycle trails; an array of first class golf courses- Girvan, Turnberry, Stranraer, Port Patrick; picturesque Loch Doon; and of course the usual field sports and rivers for fishing, the most notable of which in the district are the Stinchar and Cree.

Directions

Travelling from Ayr on A77 proceed to Girvan. Proceed straight ahead through Girvan and continue to roundabout on south side of Girvan, here take second exit signposted A714 Newton Stewart and continue to the small settlement of Pinwherry. Continue ahead through Pinwherry on A714 and approx. 2 miles along turn right. Continue on unclassified road and proceed under railway bridge and carry on uphill turning first left into Ballaird Farm.

Travelling from Newton Stewart continue on A714 and carry on ahead, proceed through the village of Barrhill and carry on for approx. 4 miles. Here turn left on unclassified road and proceed on to Ballaird Farm.



The Cottage: Garden Room



The Cottage: Bedroom 1



The Cottage: Bedroom 2



The Cottage: Bathroom



The Cottage: Living Room



The Cottage: Kitchen



The Cottage: Bathroom



The Cottage: Cloak Room



The property showing the cottage, steading and farmhouse (the building on the right hand side of the photograph is not part of the sale)



General surroundings: View across fields forming the property towards surrounding countryside



General Purpose Building: Workshop, garage



Garden ground on south side of the cottage and steading



The pond in the grounds forming the property to the east side of the steading and dwellings



Ground forming the property to the east of the steading and dwellings

General Comments

Home Report available on request. Although being sold as a whole Ballaird Farmhouse and Glenmore Cottage are on 2 separate titles.

The property as you immediately enter Ballaird Farm steading, this on the right hand side is not included in the sale and is under separate ownership.

Drainage is to septic tank. Water is by way of a private supply, spring fed going to a substantial holding tank. The holding tank is situated to the west side of Ballaird Farmhouse and steading.

Any comments expressed with regard the development possibilities of the steading are made subject to obtaining the appropriate architectural advice and Local Authority consent.

Our clients have advised that they intend to take with them the bathroom cabinet in the downstairs cloakroom in Ballaird Farmhouse and they will also be taking with them the light fittings from the dining room in Ballaird Farmhouse. In The Cottage they will be removing the light fittings from the Garden Room & Inner Hallway

The title plan provided on page 3 of the sale particulars is for illustrative purposes only. The area forming the property is delineated in red and the boundaries are as we understand them to be following on from advice provided by our clients. There will of course be an accurate title plan provided as part of the conveyancing process for any prospective purchasers solicitor to make the necessary observations and enquiries.

Council Tax: Band D

EER: Band C (71)

Viewing

By appointment only. Contact the agents, Thomas Murray Property, telephone 01465-713498 or email enquiries@thomasmurrayproperty.com



Pre-sale Valuation and Appraisal: If you are thinking about selling your home please give us a call. Tom Murray is a surveyor and RICS Registered Valuer and can provide an accurate assessment of the value of your property and discuss with you how your property can be presented for marketing.



Anti Money Laundering Regulations

An important change came into force on 26th June 2017 in connection with Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations which now require us as selling agents to conduct due diligence not only on our client (the sellers) but also on purchasers. We are required by law to ask purchasers to provide identification at the point of making an offer. Identification required is proof of identity (such as a passport or driving license) and a formal item of correspondence confirming the purchasers present address such as a utility bill, council tax notice, bank/ credit card statement, mortgage statement or HMRC correspondence. Identification is required in order for the transaction to proceed.

Offers

Offers should be submitted to the agents in writing through a solicitor. Interested parties are advised to register their interest formally through their own solicitor. Should a closing date for offers be set only those parties who have registered interest formally will be notified. Prospective purchasers are advised that the vendor reserves the right to accept any offer at any time.

Conditions of Sale

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Floor plans are schematic and not to scale. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us.



81 Dalrymple Street
Girvan
KA26 9BS

tel: 01465 713498

email: enquiries@thomasmurrayproperty.com

www.thomasmurrayproperty.com

