



Galbraith

CRAIGHEAD FARM
MAUCHLINE, EAST AYRSHIRE



CRAIGHEAD FARM, MAUCHLINE, EAST AYRSHIRE

A most attractive equestrian property in a fine rural location.

Mauchline 3.5 miles ■ Glasgow 29 miles ■ Kilmarnock 6 miles ■ Ayr 15 miles

About 27.90 acres (11.29 hectares)

3 Reception Rooms. 3 Bedrooms. Office/Bedroom 4. Kitchen. Shower Room. w.c. Bathroom. Tack Room. Utility Room. Games Room. Garage.

- Useful stone buildings with 5/6 stables.
- General Purpose Shed used for equestrian training.
- About 18.41 acres grazing land plus woodland.
- 2.15 acre meadow set against a striking natural cliff on the Cessnock Water.
- Large gardens with a unique inner walled garden.

Offers Over £475,000



Galbraith

Ayr
01292 268181
ayr@galbraithgroup.com

 **OnTheMarket**

SITUATION

Craighead Farm boasts a convenient setting close to the A76, ideally placed between Kilmarnock and Mauchline, and with onward travel to Glasgow within comfortable reach.

Craighead Farm is an attractive farmhouse with useful buildings and land in an accessible location in East Ayrshire. Primary schooling is available at Mauchline (about 3.5 miles) along with a good range of services including doctors surgery, bank and local shops. The farm is situated approximately 4 miles from Galston with secondary schooling and a variety of shops including a superstore.

The farm is situated about 6 miles from Kilmarnock with secondary schooling and a wide range of facilities, and 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 (about 8 miles) and Auchinleck (about 8 miles), Glasgow Prestwick Airport is about 13 miles away with regular scheduled international flights and Glasgow International Airport is about 32 miles. The towns of Ayr and Kilmarnock offer a wide range of amenities including excellent shopping, restaurants, cinemas and sports facilities. There are good private and state schools in the area too.

Ayrshire is renowned for its many golf courses including the world famous courses at Royal Troon and Turnberry, Ballochmyle Golf Course (5 miles) is a popular 18 hole course and the world class 19 hole golf course designed by Colin Montgomerie at Rowallan Castle is some 9 miles away. There is the popular Racecourse in Ayr and excellent yachting facilities at the Marina in Troon. The 44 mile River Ayr Way long distance walk is nearby, and the route travels along by Sorn Castle and the Ballochmyle Viaduct at Mauchline which are both particularly interesting sections of the walk. Mauchline also has a local heritage trail in memory of Robert Burns, The Burns Heritage Trail.

DESCRIPTION

Craighead Farm is an attractive and substantial traditional Ayrshire farmhouse of stone and slate on two storeys with a recently completed single storey conversion together with useful stone buildings. It is approached from the drive to a courtyard enclosed by the house and it's two wings.

The house has been extended by the conversion of one wing into additional accommodation comprising a new kitchen, dining room with one and a half height ceiling which overlooks the walled garden, a tack room and double garage. Potential exists within the property for division for the purposes of multi-generational living, guest or holiday let accommodation. There are former farm buildings, presently used as a car port and greenhouse. Craighead Farm is said to date back to 1750. The grounds extend to about 27.9 acres in all.

A versatile and generously sized property, likely to attract diverse buyers, with particular appeal to those interested in equestrian activities, development opportunities or livestock farming.

ACCOMMODATION

Ground Floor: Living Room, Dining Room, Kitchen, Snug, Utility Room, Bedroom, Office/Bedroom 2, Shower Room, separate w.c. Tack Room.

First Floor: 2 Bedrooms, Bathroom, Games Room.

On the ground floor there is a cosy snug with wood burning stove, spacious living room with wood burning stove overlooking the gardens, bedroom, 2nd bedroom/office, shower room, separate w.c. and utility room with fitted wall units. The new annexe comprises farmhouse house style kitchen with floor and wall units, double oven and microwave, electric hob, dishwasher and space for fridge freezer. The dining room has one and a half height ceiling which overlooks the walled garden area, spacious hall, tack room and garage. The first floor has two bedrooms, Victorian style bathroom with roll top bath and separate shower and a large games room.



Craighead Farm has oil fired central heating and the annexe has air source heat pump with underfloor heating.

GARDEN

The extensive gardens are mainly down to lawn with a pond and patio seating area. The courtyard has ample parking for several cars and vehicles.

BUILDINGS

Adjoining Farmhouse:

Barn: About 4.99m x 13.77m
Stone and slate with 3 stables and hay store/stable 4, power available (about 4.09m x 3.76m and 3.66m x 3.31m and 5.09m x 3.00m and 3.66m x 3.31m).

Stables: About 8.58m x 4.86m
Stone and slate with 2 stables, wide corridor/storage space, power and water available (about 2.77m x 4.079m and 4.50m x 2.86m).

General Purpose Shed: About 12.13m x 18.43m
Steel frame with metal profile cladding, sand surface. Currently used for equestrian training.

Car port: About 9.25m x 4.69m
Stone with profile sheeting roof.

Greenhouse:
Brick frame with polycarbonate roof. Raised beds and planters, water and electricity.

LAND

There are two grazing paddocks extending to 18.41 acres (7.4 ha) in total. The land is principally classified Grade 4(2) and 6(2) by the James Hutton Institute, water is available in both paddocks. To the north, there is also about 3.36 acres amenity woodland.

A sweeping bend of the Cessnock Water embraces a secluded 2.15 acre meadow at the valley floor, cradled by a high natural cliff “Craigennconnor”, creating a haven for wildlife including peregrine falcon and deer, a tranquil recreational asset.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council	EPC	Broadband	Mobile
Mains	Mains	Private drainage to septic tank	Freehold	Oil fired central heating, air source heat pump, wood burning stove	Band E	E47	ADSL Copper broadband	Yes

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 at Craighead Farm.



Annexe Hall



Snug

ACCESS

The neighbouring properties have rights of access over the drive with shared maintenance.

DIRECTIONS

From Crossroads Roundabout, take exit onto A76, drive for about 1.47 miles and turn left, drive for a further 600 feet, turn right, continue towards the end of the road, Craighead Farmhouse is then on the left hand side.

POST CODE

KA5 5TR

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///downsize.hours.conductor

SOLICITORS

Carruthers Curdie and Sturrock, 1 Howard Street, Kilmarnock, KA1 2BW

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. Blinds are included in the sale and the two dressers in the kitchen are excluded.

The steel container is included with the sale.

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.

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

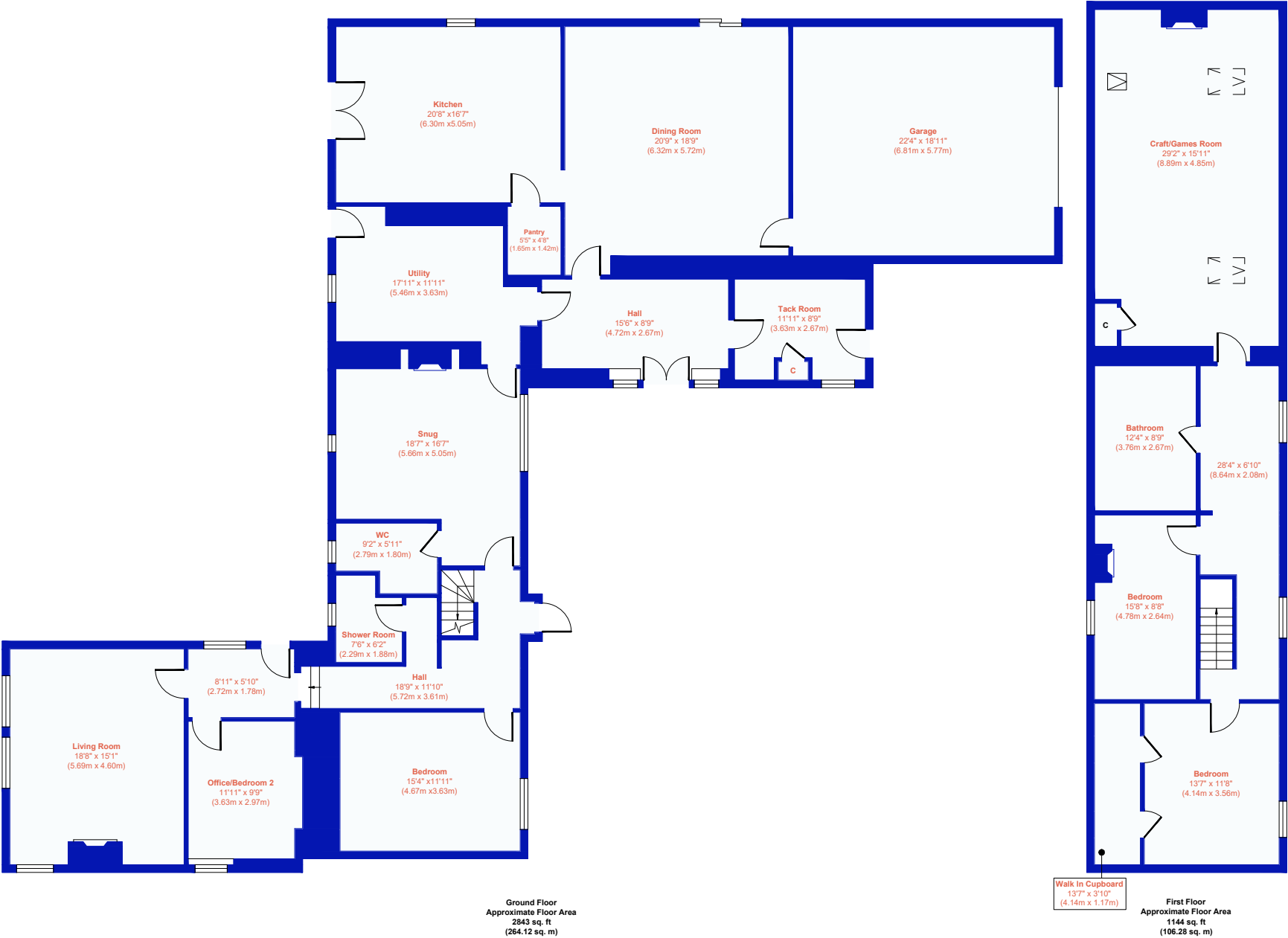


Living Room



Bedroom

Craighead Farm, Mauchline, East Ayrshire, KA5 5TR



Approx. Gross Internal Floor Area 3987 sq. ft / 370.40 sq. m (Including Garage)

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

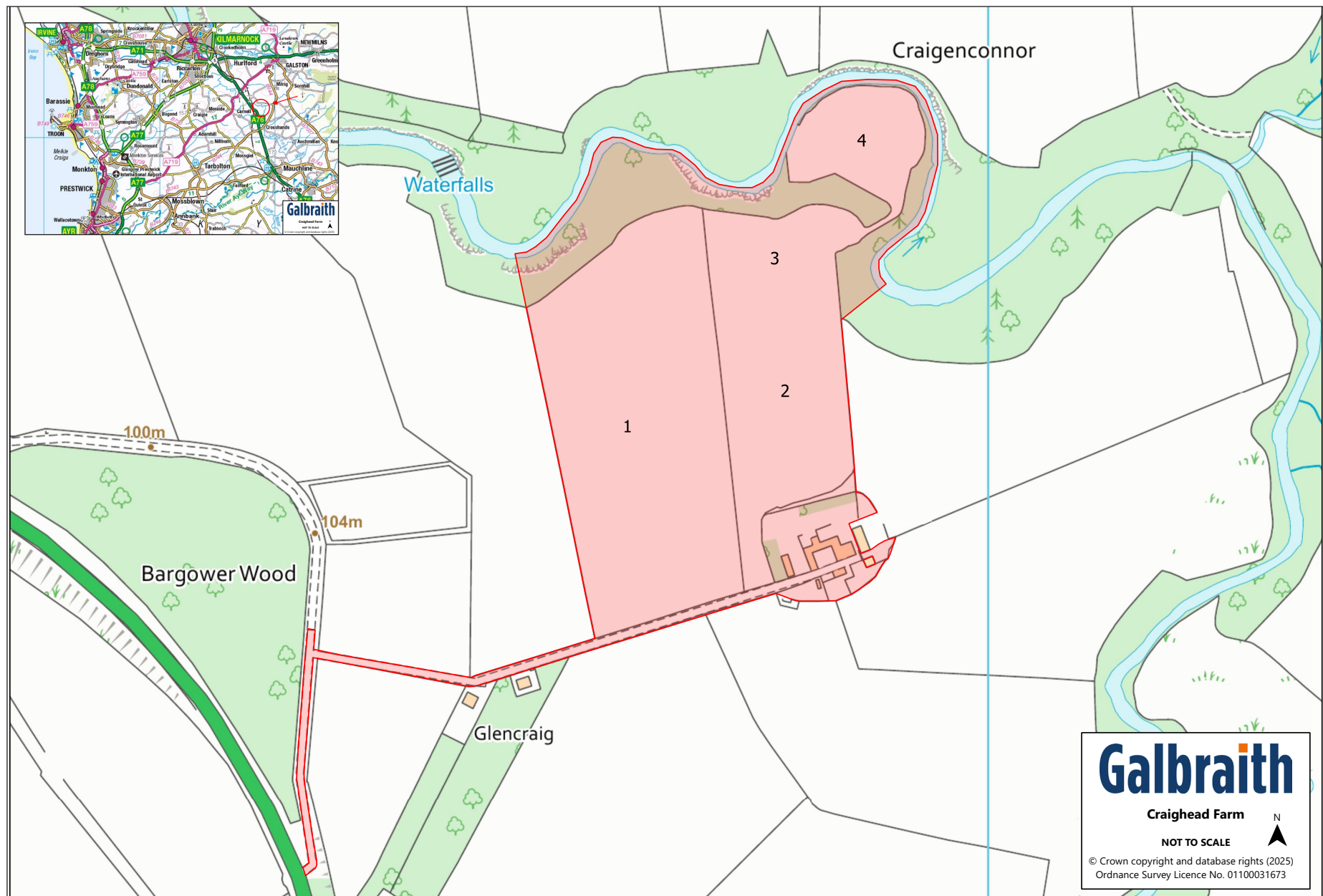


Landing



Bathroom





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 2025.





Galbraith


RESPONSIBLY PRINTED
PLEASE RECYCLE