



HIGH POLQUHIRTER

New Cumnock, Ayrshire, KA18 4NW



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



HIGH POLQUHIRTER

New Cumnock, Ayrshire, KA18 4NW

Cumnock 3 miles, Ayr 15 miles, Glasgow 37 miles, Edinburgh 61 Miles

A TRADITIONAL SMALLHOLDING SITUATED ON AN ENVIABLE ELEVATED SITE WITH STUNNING VIEWS ACROSS THE SURROUNDING COUNTRYSIDE WITHIN A CENTRAL LOCATION OF AYRSHIRE

- TRADITIONAL AYRSHIRE FOUR BEDROOM FARMHOUSE
- TRADITIONAL STEADING (DEVELOPMENT POTENTIAL)
- POTENTIAL FOR EQUESTRIAN OR SMALLSCALE AGRICULTURAL USES
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS
- EPC – F (37)
- IN TOTAL ABOUT 9.39 ACRES (3.80 HECTARES)

FOR SALE PRIVATELY

VENDORS SOLICITORS

Turcan Connell
Princes Exchange
1 Earl Grey Street
Edinburgh
EH3 9EE
Tel: 0131 2288111



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SOLE SELLING AGENTS

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas
DG7 1TJ

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk





INTRODUCTION

High Polquhirter is situated just outside New Cumnock on an elevated site boasting stunning views across the surrounding countryside. The property sits away from the main road and would be ideal for equestrian or small-scale agricultural uses or indeed, huge potential for some self-sufficient living. The property is within easy reach of major road networks and within reasonable commuting distance of the central belt.

High Polquhirter benefits from a spacious traditional four-bedroom dwellinghouse which does require a degree of cosmetic upgrading, however, has huge potential to create a lovely family home. In addition, the property benefits from a traditional courtyard steading which is in a condition commensurate with its age. The steading in recent times has been utilised for livestock and general storage but could have some development potential for conversion to residential or indeed, extending the existing farmhouse. Any interested party wishing to pursue this would need to make their own enquiries with the regional council.

The grazing land amounts to about 8.5 acres and is made up of two field enclosures and an area of amenity woodland. The land at present is down to grass for grazing and has huge potential for equestrian or small-scale agricultural uses.

New Cumnock has a nursery, primary school, village shop and doctor's surgery and the larger town of Cumnock lies a few miles away providing a secondary school and a larger selection of amenities.

High Polquhirter boasts excellent communication and commuting links with Ayr only a 20-minute drive away and Glasgow only a 40-minute drive from the property. Railway travel is available from New Cumnock from where there are regular commuting trains. The nearest international airports can be found at Prestwick and Glasgow, which are both within easy reach.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. The area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses.

DIRECTIONS

As indicated on the location plan, which forms part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

Offers for High Polquhirter are sought **in excess of: £365,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas, DG7 1TJ
Tel: 01556 453453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



PARTICULARS OF SALE

HIGH POLQUHIRTER DWELLINGHOUSE

High Polquhirter dwellinghouse is of traditional construction set under a slated roof. The property occupies a stunning elevated site and benefits from views over the open countryside.

The accommodation in more detail briefly comprises:

- **Vestibule**
With door off to attached barn.
- **Bathroom**
'P' shaped bath with shower over, WC & WHB.



- **Kitchen**
With windows to the front affording elevated far reaching views. In recent years the kitchen has been refitted with floor and wall units and benefits from a Rayburn range.
- **Utility Room**
With floor and wall units, plumbed for white goods, window to the front.
- **Lounge / Diner**
With windows to the front, open fire, walk-in storage cupboard.

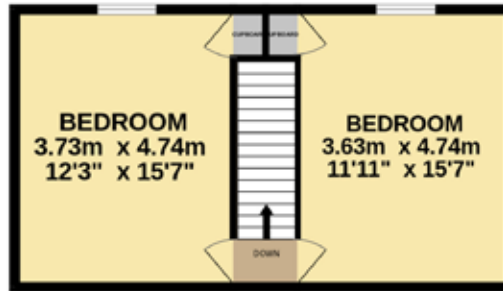


- **Double Bedroom 1**
With window to the rear.
- **Living Room**
With double aspect windows.
- **Double Bedroom 2**
With a window to the front.

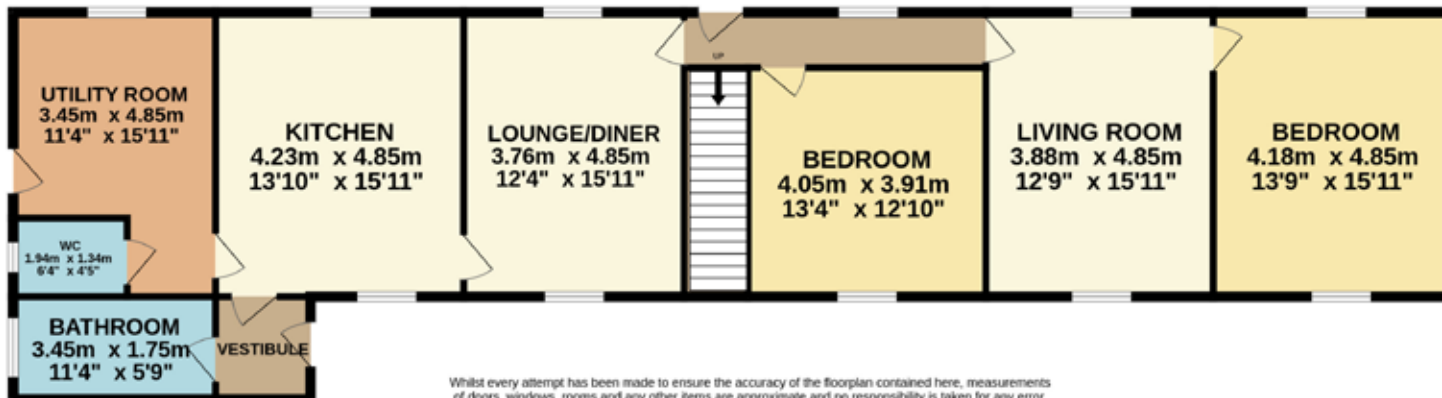


Floor Plan

ATTIC FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

FIRST FLOOR

- **Double Bedroom 3**
With window to the front.
- **Double Bedroom 4**
With a window to the front.

SERVICES

- Private water and drainage.
- Mains electricity.
- Oil fired central heating system.
- The telephone line is installed subject to the normal BT regulations.

THE AGRICULTURAL STEADING

High Polquhirter Farm benefits from both traditional and more modern farm buildings. The traditional buildings form a 'U' shaped courtyard to the rear of the farmhouse and although have been utilised for agricultural storage, they lend themselves to other uses

To the rear of the traditional steading are a range of more modern farm buildings, including a four bay steel portal slatted shed with feed barrier and underground slurry tank, a high-level slatted shed block built under a profile sheet roof, general purpose agricultural shed utilised as a cattle court.





THE AGRICULTURAL LAND

The agricultural land lies within a ring fence and surrounds the property giving the benefit of privacy and seclusion. The agricultural land is at present all down to grass for grazing, is classified as region 1 and of LFASS status.

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Turcan Connell**, for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX

Band D.

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

There are no ingoing claims affecting the property.

WARRANTY CLAUSE

Whilst the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared January 2023

