



SMITHSTON

Patna, Ayr, KA6 7EZ



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



SMITHSTON

Patna, Ayr, KA6 7EZ

Dalrymple 4 miles, Ayr 7 miles, Glasgow 44 miles, Carlisle 86 miles

AN EXTREMELY ATTRACTIVE AND DIVERSE SMALLHOLDING SITUATED WITHIN THE EAST AYRSHIRE REGION BENEFITTING OPEN VIEWS OVER THE SURROUNDING COUNTRYSIDE

- WELL-PRESENTED FIVE BEDROOM FARMHOUSE (THREE EN-SUITE)
- CHARMING ONE BEDROOM STONE BARN CONVERSION
- RANGE OF AGRICULTURAL BUILDINGS
- GRAZING PADDOCKS
- HUGE POTENTIAL FOR EQUESTRIAN, TOURISM OR A VARIETY OF OTHER COMMERCIAL USES
- SOLAR PANELS AND BIOMASS ON FEED-IN TARIFF'S
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

IN ALL ABOUT 12.781 ACRES (5.172 HECTARES)

VENDORS SOLICITORS

Kilpatrick & Walker
4 Wellington Square
Ayr
KA7 1EN
Tel: 01292 618585



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



INTRODUCTION

Located in a rural position, Smithston Farmhouse & cottage are located within close proximity to the village of Dalrymple village and within a short driving distance to the town of Ayr in the Southwest of Scotland.

Smithston Farmhouse is an attractive detached five-bedroom stone-built farmhouse set within a traditional courtyard benefitting from enclosed mature garden grounds to the rear. The farmhouse is set over two floors offering spacious family accommodation and up until recently, the farmhouse was utilised as a successful B & B.

In addition, a one-bedroom farm cottage (traditional barn conversion), sits on its own private plot benefitting from enclosed garden grounds to the rear, which offer privacy from the main farmhouse and steading.

This diverse smallholding benefits from a range of modern and traditional farm buildings which have in the past been utilised for livestock housing and general storage. The more traditional barns and byres could have further development potential for conversion to further residential accommodation subject to the appropriate planning and other consents being obtained. Any interested party wishing to pursue this should make their own enquiries in this respect with East Ayrshire Council's planning department.

With the inclusion of about 12 acres of grazing land the whole property could lend itself to a variety of uses such as smallscale agriculture, equestrian or tourism purposes or indeed storage facilities.

The established market town of Ayr has a wide range of excellent services including cinema and retail centre and large supermarkets. Ayr offers a wide variety of restaurants, bars, sports and leisure facilities. Wellington School is the highly regarded private coeducational school in Ayr and there are several well regarded state schools. Further education is well served by West of Scotland University Campus and Ayr College. Ayr has a mainline railway station with a regular service to Glasgow and beyond. Prestwick Airport, with a comprehensive schedule of international flights, is within 12 miles. Glasgow itself is easily accessible by rail and road via the M77. Ayrshire is renowned for its many golf courses including the world famous facilities at Turnberry, Royal Troon and Prestwick courses. The popular racecourse in Ayr holds the Scottish Grand National and there are yacht marinas at Troon, Ardrossan and Largs. Salmon and sea trout fishing is available on various Ayrshire rivers including the Doon and the Ayr and the enjoyable River Ayr Way Walk is close by. Alloway, south of Ayr, is famous as the birthplace of Robert Burns. In addition to golf and sailing, the Ayrshire coastline is renowned for its beautiful beaches and vistas all within a short drive of the property. This rural area is well served by the agricultural supply industry and the farm lies close to the Ayr Auction Market.



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 as a whole.

GUIDE PRICE

Offers for Smithston Smallholding are sought **in excess of: £575,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural

No' 3 Ring

New Market Street

Castle Douglas, DG7 1HY

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

SMITHSTON FARMHOUSE

Smithston Farmhouse is a traditional stone-built dwelling under a slate roof enjoying a south westerly aspect with views over the River Doon. The property has been sympathetically modernised with the accommodation set over two floors offering bright and spacious accommodation briefly comprising of: kitchen/diner, dining room, living room, office, utility, family room, two family bathrooms and **five bedrooms, three of which are ensuite.**

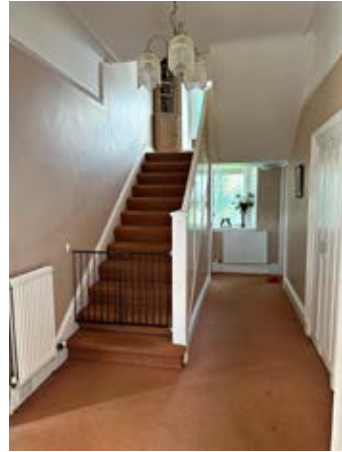
Prior to Covid-19, the current owners ran a very successful Bed and Breakfast business from the farmhouse welcoming over 900 guests per annum.

OUTSIDE

To the rear of the farmhouse are generous enclosed mature garden grounds offering a safe haven for children and pets. There is a with a sheltered seating area which provides the perfect space for alfresco dining or family and social entertaining.



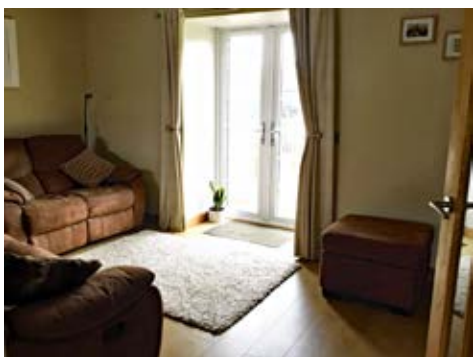




SMITHSTON COTTAGE

This charming traditional barn conversion offers modern accommodation over a single floor comprising of an open plan kitchen/living area, bedroom with adjoining dressing room which could be utilised as a second bedroom or nursery, bathroom, utility and hallway. There is opportunity for further conversion, subject to obtaining the necessary consents, with the attic fully floored and Velux windows. The original plans included two rooms and a shower room in the attic space. To the rear, there is an enclosed lawned garden with decking bordered by timber fencing.





RENEWABLES

In 2014, a 100kW Heizomat woodchip biomass boiler was commissioned which provides heating to both the farmhouse and cottage. In October 2012, a 12 kW solar panel system was installed on the roof of one of the agricultural buildings. Further details on the Renewable Heat Incentive (RHI) and Feed In Tariff (FIT) payments can be requested from the selling agents. **As part of the sale, the ownership and the right to the payments will be transferred, providing a sizeable annual income.** The biomass boiler benefits from an annual service plan.

STEADING BUILDINGS

Smithston benefits from a useful range of modern and traditional farm buildings. The traditional buildings are arranged in a classic courtyard style and may have some further development potential subject to the necessary planning consents.

The more modern portal buildings could be utilised for a range of activities and are in good order commensurate with their age. An area to the east of the steading would lend itself to the inclusion of a menage and a feature of the property are the extensive hardcore yards. The buildings have water and electricity laid in. As mentioned earlier, the steading buildings could be utilised for a variety of commercial uses, including storage units, etc.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATES

Property	Water	Drainage	Electricity	Heating	Council Tax	EPC
Farmhouse	Mains	Septic Tank	Mains	Biomass Boiler	E	D60
Cottage	Mains	Septic Tank	Mains	Biomass Boiler	B	C69



THE LAND

The grazing land is arranged in specific grazing paddocks, mainly to the south of the property. The land is registered with the AFRC-RPID and is suitable for a range of agricultural or equestrian activities.



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, **Kilpatrick & Walker**, for a definitive list of burdens subject to which the property is sold.



HOME REPORT

There is no requirement to obtain a home report given that Smithston offers a portfolio of property and in addition, benefits from an agricultural holding number.

WARRANTY CLAUSE

Whilst the central heating system and 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, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. 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 July 2023

Sale Plan



Area: 5.172 ha (12.781 acres)

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Plotted Scale - 1:5000. Paper Size - A4

