



DOWNAN FARMHOUSE

BALLANTRAE • GIRVAN • SOUTH AYRSHIRE • KA26 0PB



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*Attractive period farmhouse with outstanding views
to Ailsa Craig and Arran*

*Girvan 13 miles, Stranraer 17 miles, Ayr 35 miles
(all distances are approximate)*



Traditional farmhouse (three reception rooms, five bedrooms)

Range of traditional and modern farm buildings

About 4.1 acres in total (1.65 hectares)

For sale as a whole

Savills Dumfries

28 Castle Street

Dumfries

DG1 1DG

01387 274 677

dumfries@savills.com



SITUATION

Downan Farm is situated in an attractive rural coastal setting in South Ayrshire. Within close proximity of the farm is the seaside village of Ballantrae (1.1 miles) where there is a thriving community and facilities including village shop and Post Office, primary school with nursery, 24 hour service station, a hotel/country pub, doctor's surgery (with dispensary), bowling green, and garden centre (with tea room).

The town of Girvan is 13 miles to the north and offers primary and secondary schooling as well as a wider range of local and professional services, a train station and a swimming pool with gym, soft play and a cafe. Ayr (36 miles) provides a further choice of services and transport connections as well as a racecourse which is the home of the Scottish Grand National meeting held annually in the spring. Ayr also has a public

swimming pool, ten pin bowling, an ice rink, golf courses, sailing, game and sea fishing as well as river and park walks and a college campus incorporating the Scottish Rural University College (SRUC).

The A77 at Ballantrae provides links to Cairnryan port and Stranraer to the south, and Ayr/Glasgow to the north. There are railway stations in Girvan, Maybole and Ayr (providing regular services to Glasgow and Stranraer), and international airports at Prestwick (43 miles) and Glasgow (72 miles). Ferry links to Ireland (Larne and Belfast) operate from Cairnryan (23 miles). Glasgow offers all the services and transport connections associated with a major city.



Southwest Scotland provides a wealth of opportunities for outdoor pursuits with fishing available on various local river systems including the Stinchar. The Ayrshire coast is famous worldwide for golfing, with championship courses at Turnberry, Prestwick and Troon. Galloway Forest Park to the east is an area of outstanding natural beauty and offers excellent walking, mountain biking and fishing, and is one of only four national parks in the western world to have official Dark Sky status.

DESCRIPTION

Downan Farmhouse presently forms part of Glenapp Estate, situated in an enviable coastal position in South Ayrshire. The farmhouse benefits from well-proportioned rooms with many period features intact, and there are five bedrooms in total. Externally, the land extends to about 4.1 acres (1.65 hectares) and includes a range of useful modern and traditional farm buildings.

Downan Farmhouse has a northwesterly aspect and spectacular views over the scenic Ayrshire coast towards Ailsa Craig, Arran, the Mull of Kintyre and even Ireland on a clear day. The house is a two storey (full height) dwelling of traditional stone construction with a slate roof; the accommodation is arranged over two floors as shown on the accompanying floorplans.

The front door opens into a small vestibule which in turn accesses the ground floor hall. Situated at the front of the house, the northwestern facing living room and dining room benefit from coastal views, with the living room also having a large Clearview wood burning stove. A good sized study also has an open fireplace and could be utilised as a television room/snug.



Approximate Gross Internal Floor Area:
229.74 sq.m (2473 sq.ft) (Including WC)

For Identification Only. Not To Scale.



The farmhouse kitchen is located towards the rear of the house with fitted units, an integrated electric cooker and a small Rayburn utilised principally for domestic hot water. There is a spacious utility room with additional storage units and a sink as well as external access to the rear of the property.

A large modern family bathroom with bath, large shower unit, WC, wash hand basin and vanity unit is located next to the laundry room where the oil fired boiler is also positioned. Upstairs there are five bedrooms, with bedrooms 4 and 5 requiring some upgrading.

The farmhouse benefits from UPVC double glazing, oil fired central heating (via boiler) and domestic hot water (via oil Rayburn), a private water supply (shared with the neighbouring farm), mains electricity and drainage to a septic tank. Externally there is a large enclosed garden laid to grass with a gravelled driveway and parking area to the front of the house. To the side there is an extensive area of hardstanding with parking.

FARM BUILDINGS AND LAND

Adjacent to the farmhouse there is a small range of former farm buildings, of mixed construction, which complement the grazing land and provide useful storage space. Please note, additional buildings (to the west of the farmhouse) are available by separate negotiation.

In close proximity to the farmhouse there are two enclosed paddocks, extending to 4 acres, ideally suited for grazing horses or other livestock.

GENERAL REMARKS AND INFORMATION

Viewing

Strictly by appointment with Savills – 01387 274 677.

Directions

From Ayr travel south on the A77 towards Stranraer. On reaching Ballantrae village, continue along Main Street leaving the village (after crossing the river), and take the first right hand turn. Continue along this road, again turning right at the first opportunity, and follow this road for around 1 mile and you will reach Downan Farm. Turn left and park up in the yard adjoining the farmhouse.

Entry and Possession

Entry by arrangement.

Offers

Offers in Scottish Legal Form are to be submitted to the selling agents, Savills, 28 Castle Street, Dumfries, DG1 1DG. A closing date for offers may be fixed and prospective purchasers

are advised to register their interest with the selling agents following inspection.

Solicitors

AB and A Matthews, Newton Stewart

Fixtures and Fittings

All fitted carpets and lighting are included in the sale.

Mineral Rights

The mineral rights are reserved to Glenapp Estate.

Basic Payment Scheme

For the avoidance of doubt, the sale does not include any BPS entitlements.

Photographs taken

June 2019

Services, Council Tax and Energy Performance Certificates

Property	Services	Council Tax Band	EPC Rating
Downan Farmhouse	Private water, mains electricity, septic tank, oil fired central heating boiler and oil fired Rayburn.	E	E (48)



STIPULATIONS

Purchase Price

Within 7 days of the conclusion of missives a non-returnable deposit of 10% of the purchase price may be required to be paid.

The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Bank of Scotland base rate. No consignment shall be effectual in avoiding such interest.

Disputes

Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision acting as experts, shall be final.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Generally

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Missives of Sale, the latter shall prevail.

Servitude Rights, Burdens, Wayleaves and Statutory Public and Other Access Rights

1. The property is sold subject to and with the benefit of all servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property

is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser will be held to have satisfied themselves as to the nature of all such servitude rights and others.

2. The adopted highway extends through the farm beyond the farm buildings.
3. A shared private water supply with Langdale Farm is located on land being retained by the seller with rights of access for maintenance, repair and renewal.
4. There are farm buildings with mutual walls with the neighbouring farm with responsibility for maintenance being 50:50 with the owners of Langdale Farm.
5. Appropriate rights of access, servitude and wayleave will be granted and reserved as appropriate.

Apportionments

The Council Tax and all other outgoings shall be apportioned between the seller and the purchaser as at the date of entry.

IMPORTANT NOTICE Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. 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 and Savills have not tested any services, equipment or facilities. 20/06/15 SH



