



Galbraith

FAIRFIELD FARM
GALSTON, EAST AYRSHIRE



FAIRFIELD FARM, GALSTON, EAST AYRSHIRE

A superb 8 bedroom large country house with grazing land and equestrian facilities.

Galston 3 miles ■ Kilmarnock 5 miles ■ Glasgow 24 miles

About 6.78 acres (2.74 hectares)

Offers Over £795,000

- 3 Living Rooms. 2 Dining Rooms. Games Room. Kitchen. 8 bedrooms (4 en suite). Study. Office. 2 Bathrooms. Shower Room. Utility Room. w.c.
- Multiple reception rooms.
- Fabulous views.
- Substantial house of approximately 608 square metres (6552 square feet).
- Wonderful gardens.
- Three car garage.
- Grazing land, stables and arena.



Galbraith

Ayr
01292 268181
ayr@galbraithgroup.com

 OnTheMarket

Living Room



Living Room



SITUATION

Fairfield Farm is an excellent extended farmhouse in about 6.78 acres, privately situated with superb rural views. It is located near the hamlet of Moscow (1.3 miles) and the villages of Waterside (3 miles) and Fenwick (6 miles). It is well situated for easy access to Glasgow (about 24 miles). Fenwick offers a primary school, delicatessen/café and popular hotel with restaurant (The Fenwick Hotel). Secondary schooling is available at Galston (3 miles) and private schooling is available at Belmont, Newton Mearns (about 14 miles) and Wellington in Ayr. Both Kilmarnock (5 miles) and Kilmaurs (6 miles) have mainline railway stations to Glasgow and beyond. Glasgow and Prestwick Airports have regular scheduled services and are 26 and 14 miles away respectively.

Ayrshire itself is renowned for its many golf courses including the world famous facilities at Turnberry and Royal Troon and the fabulous "19" hole golf course designed by Colin Montgomerie at Rowallan Castle, which includes a first class Hotel and Restaurant. Morris Equestrian Centre is 6 miles distant.

DESCRIPTION

Fairfield Farm is a very privately situated eight bedroom family home with lovely rural views across open farmland. Built on one and a half storeys of stone and slate, this substantial detached country house has been extended by the existing vendors and offers extensive and flexible well-presented family accommodation that could provide an annexe if required (subject to the necessary planning consents).

This is a well-functioning and impressive family home with multiple reception room layout, eight bedrooms (two principal bedroom suites featuring built in storage and en suite bathrooms).

On the ground floor, there are three living rooms, two dining rooms, a large games room with doors opening to the courtyard, fitted kitchen with a range of floor and wall units, oil Aga with twin hot plates, separate hob, integrated oven and microwave, twin sink and integrated dishwasher.

This leads to the useful utility room with access to the rear gardens. There are two en suite bedrooms, shower room and w.c. completing the accommodation on the ground floor.

To the first floor, there are two staircases with the first leading to one of the principal bedroom suites, two bedrooms, bathroom and an office. The second staircase provides access to three bedrooms (one master suite), study and family bathroom.

It has extensive and hugely versatile living spaces with internal accommodation of approximately 608.82 square metres (6552 square feet).

Externally, there is a three car garage, summer house, hot tub, stables and floodlit arena.

ACCOMMODATION

Ground Floor: Three Living Rooms. Two Dining Rooms. Games Room. Kitchen. Two en suite Bedrooms. Utility Room. Shower Room. w.c.

First Floor: Six Bedrooms (Two master suite), Two Bathrooms. Store.

Kitchen



GARDEN (AND GROUNDS)

At the rear, there are large extensive landscaped lawns with hedging providing privacy and a large patio terrace. There is an orchard with apple and plum trees. A monobloc parking area to the front of the property provides parking with additional ample parking by the garage block.

BUILDINGS

Triple Garage: About 9.2m x 5.8m

Breeze block with slate roof, up and over electric doors. Power.

Pavillion House:

Timber Framed with patio seating.

Garden Room:

With hot tub and timber framed deck.

Stables: About 3.4m x 4m and 3.4m x 4.8m

Timber framed with overhang. 3 stables, hay store, tack room.

Field Shelter:

Timber field shelter.

Arena:

Floodlit with silica sand and carpet surface.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	Alarm	Broadband	EPC
Fairfield Farm	Mains (to private pipe)	Mains	Private drainage (to septic tank)	Freehold	Oil fired central heating	Band G	Yes	Yes	D59

DIRECTIONS

From Glasgow take the M77 towards Kilmarnock. At Junction 5 (signposted Galston A77) slip left. Follow signs for Galston then turn left on to the A719. Drive through Waterside and Moscow. Take the first road on the right after leaving Moscow (signposted for Fosterhill and a T Junction). At the first set of gates, Fairfield Farm is then on the right.

Fairfield Farm, Galston, East Ayrshire, KA4 8PJ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://w3w.co/lace.hotdog.chatters>

ACCESS

Fairfield Farm has a Right of Access over the drive, and the responsibility for maintenance is shared on a user basis.

SOLICITORS

Colvin Houston, 24 Portland Road, Kilmarnock, Ayrshire, KA1 2BS



Bedroom



Bathroom



LOCAL AUTHORITY

East Ayrshire Council, Council Headquarters, London Road, Kilmarnock, East Ayrshire, KA3 7BU

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. The hot tub and blinds are included and some curtains. Some light fittings may be retained.

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

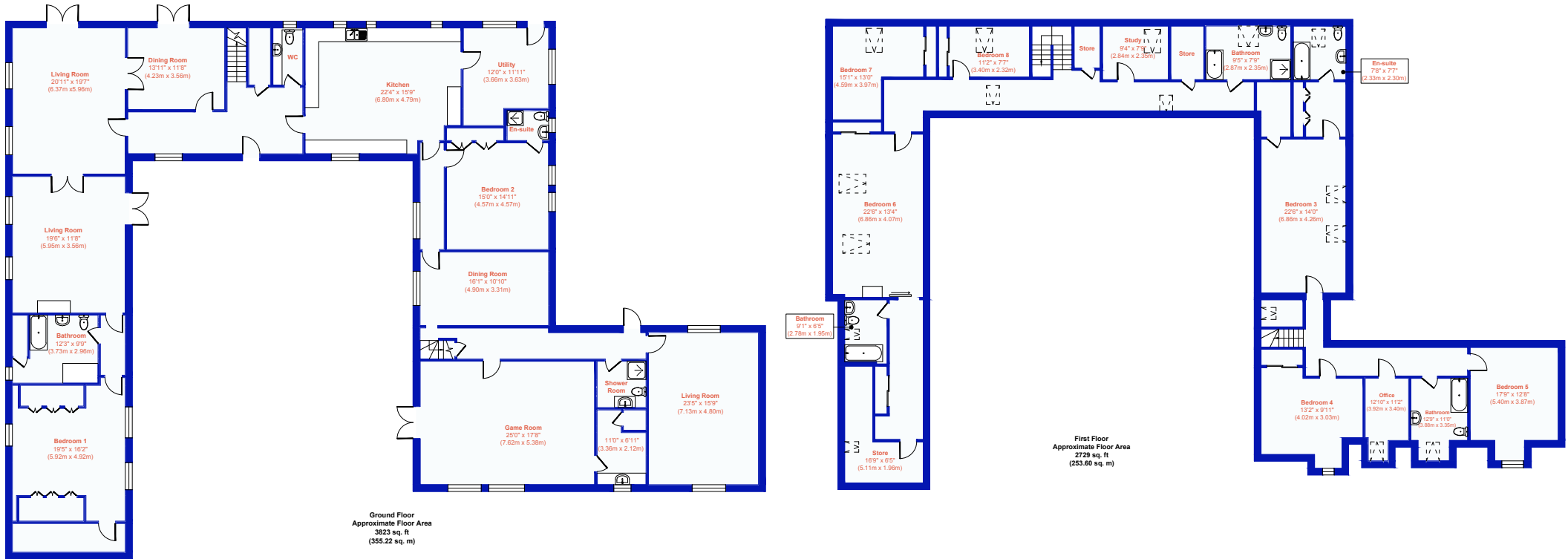
Failure to provide required identification may result in an offer not being considered.

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, together with proof of funding and Identification. 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. Photographs taken in July 2022



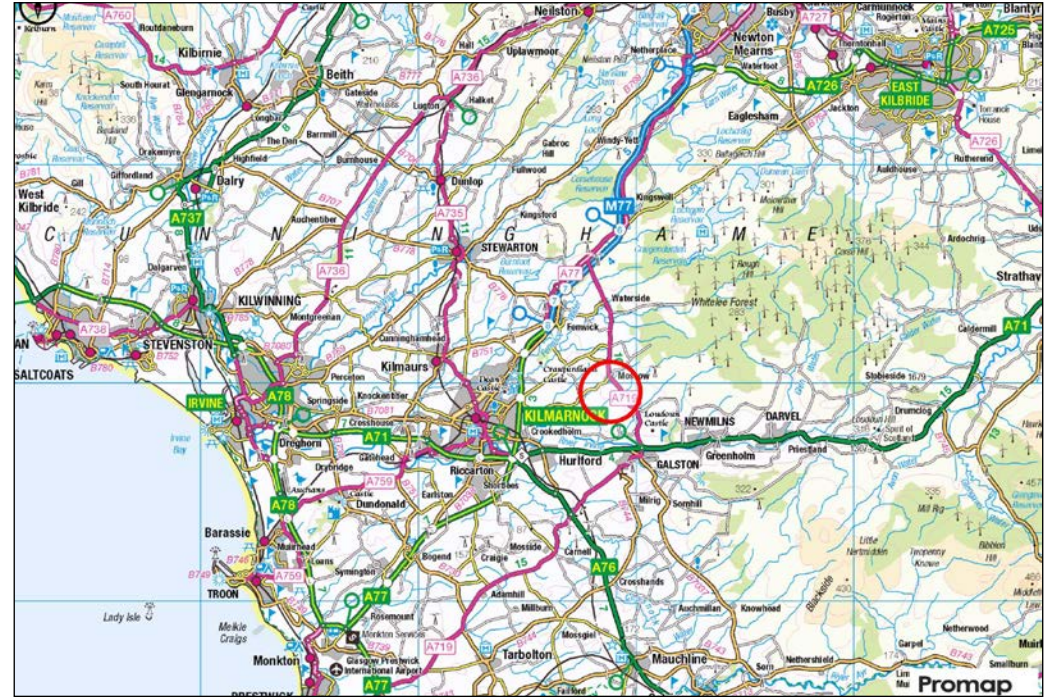
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Approx. Gross Internal Floor Area 6552 sq. ft / 608.82 sq. m

Illustration for guidance only, measurements are approximate, not to scale.

Produced by Elements Property





Galbraith



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