

Galbraith

PIERHILL HOUSE & COTTAGE

AYR, SOUTH AYRSHIRE





PIERHILL HOUSE & COTTAGE AYR, SOUTH AYRSHIRE

A most attractive country house and cottage with stables and land,
set in an enviable and sought after location.

Ayr 7 miles. Troon 9 miles. Glasgow 34 miles.

About 5.75 acres (2.32 hectares)

For sale as a whole: Offers Over £950,000

Pierhill House: Offers Over £800,000

House: 3 Reception Rooms, 5 Bedrooms, Bathroom, Shower Room,
Dining Kitchen, Utility Room, Cloakroom and W.C.

Cottage: 2 Bedrooms, Living Room, Kitchen and Bathroom.

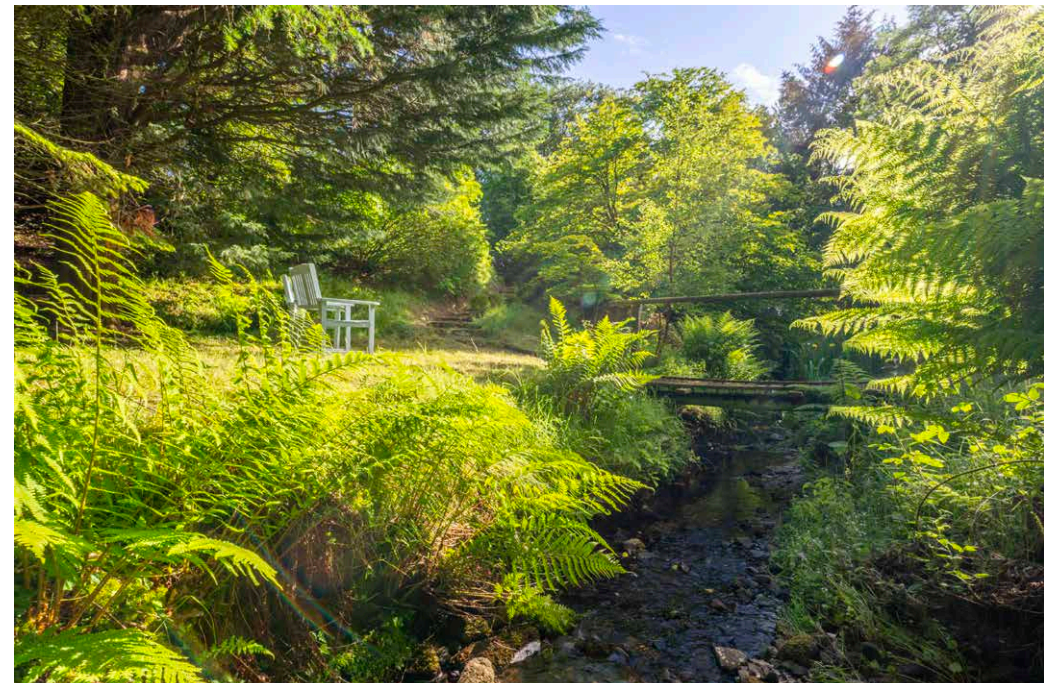
Immaculately presented.

Private sheltered gardens.

Stables, Garage, Workshop and Barn.

3.7 acres of paddock.

Countryside views.



Galbraith

Ayr
01292 268181
ayr@galbraithgroup.com

 **OnTheMarket**

SITUATION

Pierhill House and Cottage are nestled in an enviable, secluded and private setting close to Stair within Annbank parish and only 7 miles from Ayr town centre. The well-established county town of Ayr has a wide range of excellent services, shops and cinema, together with a number of restaurants, bars and sports facilities. Troon (9 miles) provides an excellent range of shops, boutiques, delicatessen, cafes and restaurants, with a superb sandy beach backed by large dunes. There is a primary school in Annbank and several well-regarded secondary schools in Ayr in addition to Wellington School, a private co-educational school. The town has a mainline railway station with regular services to Glasgow and beyond. Glasgow and Prestwick airports have regular scheduled flights and are 37 miles and 8 miles respectively. Glasgow is easily accessible by rail and road via the A/M77.

Ayrshire is renowned for its range of outdoor pursuits. There are a number of world-renowned golf courses including Royal Troon, Prestwick and Turnberry. The racecourse at Ayr provides regular fixtures and is host to the Scottish Grand National.

Excellent yachting facilities are available at the marinas in Troon, Ardrossan and Largs. There are many opportunities for game sports in the area and Ayrshire has some of South West Scotland's best salmon and trout fishing. Permit fishing is available at the River Ayr and the River Nith whilst Annbank fishery lies close by. Ayrshire is famous as the birthplace of Robert Burns.

DESCRIPTION

Pierhill House is a highly attractive two storey house built of stone and brick with a white render finish, sash and case painted windows, under a slate roof. Pierhill House has instant appeal before even entering the house, from the private drive leading to a gravel driveway with ample parking, well maintained and beautifully stocked mature gardens, grazing land, several useful outbuildings and stables to the charming 'secret' oasis of private garden by the stream.

Pierhill House comprises a bright welcoming hallway which gives access to the large dining kitchen with cream Aga, separate oven and hob, Belfast sink, two attractive free-standing

dressers and co-ordinating cream floor units including a carved wooden central island. There is access to the garden from the kitchen and the rear hallway leading on to the large utility room with washing machine and tumble drier. In addition, there is a door from the kitchen into the large dining room which can accommodate dining for 12 plus people, a decorative fireplace and wall lights. The dual aspect sitting room has a large picture window with window seat below from which to appreciate the wonderful countryside views, a wood burning stove set-in brick with wooden surround. Also from the hall is the living room with a wood burning stove set-in brick and wooden surround and bespoke hearth surround, dual aspect windows and window seat. There are two w.c.'s/cloakrooms on the ground floor. Stairs rise from the hall to the five generously sized bedrooms, four of which have built in wardrobes/storage. Two bedrooms benefit from wash hand basins set in vanity units. The family bathroom has a bath with shower over, shower cubicle, wash hand basin, w.c. and heated towel rail and the shower room complete with dual head shower, w.c. and wash hand basin complete the first floor accommodation along with the plentiful cupboard space.



Living Room



Sitting Room



PIERHILL COTTAGE

Pierhill Cottage is built of non-traditional construction and sits at the entrance of the drive to Pierhill House on a quarter of an acre plot. It is currently used as a family second home and provides ideal additional accommodation for extended family and could also be used as a holiday let. It comprises a sitting room with wood-burning stove, beautiful fitted kitchen, bathroom with shower over bath and screen and two double bedrooms.

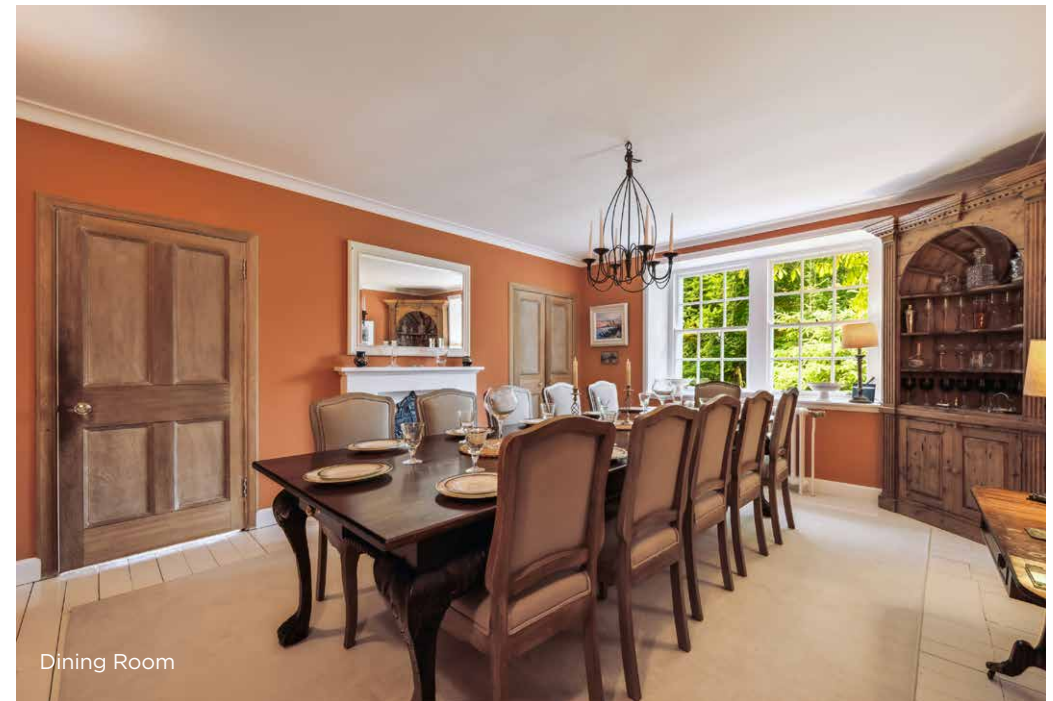
Prospective buyers should also be aware of the development potential of the Cottage. Given its type of construction and the size of its plot, the Cottage could also fall under Local Authority planning policy guidance for an enlarged replacement dwelling on the site. This would be subject to a Planning Application Approval being made by the Local Authority.

GARDEN (AND GROUNDS)

The gardens at Pierhill House are wonderfully laid out and maintained, the beautifully tended lawn is surrounded by an abundance of mature trees and a variety of plants providing year-round colour and include some more unusual species like Black Poplar and Cercidiphyllum. There are several entertaining areas around the garden for family and friend get-togethers or for quiet peaceful outdoor time at the secret garden by the stream. The current owners have hosted large family events in marquees on the lawn, and 3 phase 16A 240v external power sockets are installed for this purpose.

LAND

There are two grazing paddocks, one lying to the west and one to the south of the house and totalling about 3.7 acres.



Dining Room



Dining Kitchen



Bathroom

OUTBUILDINGS

Stables: 4 timber stables and tack room with concrete hardstanding. Water and electricity.

Garage (About 9.4m x 4.2m): Brick with wooden sliding doors, electricity and external security light.

Workshop / Store (About 6.3m x 3.7m): Brick, concrete floor, electricity.

Back Storage/Laundry Room (About 3.3m x 3m): Brick with door to utility area.

Garage 2 (About 7.5m x 3.7m): Electricity and light.

Workshop (About 3.7m x 1.8m): Concrete floor. Electricity.

Garden Store (About 5m x 1.8m): Brick. Concrete floor. Electricity.

Gardeners w.c. (About 1.8m x 1.2m): Water and electricity.

Open sided Dutch Barn has parking for 4 cars

Byre (About 4.2 x 3.4m): Brick with cobble floor, tin roof, stable door.

Log Store (About 3.9m x 3.5m): Brick with tin roof.

Lean-to storage (About 4.8 x 3m): From the Pole barn/car port.

Polytunnel 420 sq feet: Raised beds. Paved. Water tap.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

| Property | Water | Electricity | Drainage | Tenure | Heating | Council Tax | EPC | Broadband | Mobile |
|------------------|-------|---------------|-----------------------|----------|---------|-------------|-----|--------------|--------|
| Pierhill House | Mains | Mains 3 Phase | Private - Septic tank | Freehold | Oil | Band F | C79 | 5G reception | Yes |
| Pierhill Cottage | Mains | Mains | Private - Septic tank | Freehold | Oil | Band C | E47 | 5G reception | Yes |

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

PLANNING PERMISSION

An application for Planning permission has been made for the erection of a dwelling house in a neighboring field. Further details available on South Ayrshire Planning Portal.

ACCESS

If the cottage is not sold with Pierhill house, it will have a right of access over the first portion of the drive.

DIRECTIONS

From Ayr take the B743 road towards Mauchline. Turn right onto the B730 to Stair. After 1.2 miles turn right onto an un-named road. Pierhill House is the first house on the right hand side.

POST CODE

KA6 5AW



Bedroom



Bedroom

Pierhill House, Annbank, Ayr, South Ayrshire, KA6 5AW

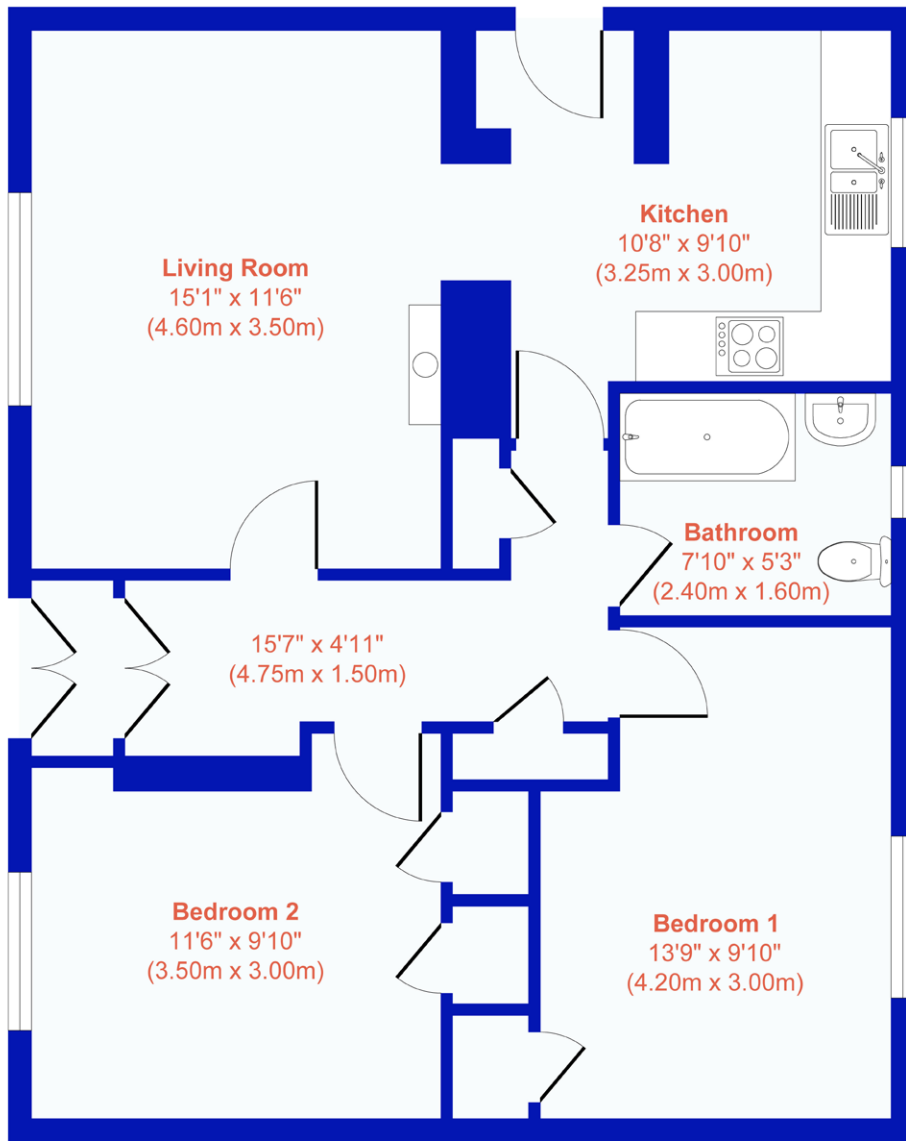


Approx. Gross Internal Floor Area 3725 sq. ft / 346.00 sq. m

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

Produced by Elements Property

Pierhill Cottage



Floor Plan

Approx. Gross Internal Floor Area 735 sq. ft / 68.35 sq. m
Illustration for guidance only, measurements are approximate, not to scale.
Produced by Elements Property



Cottage



Cottage - Sitting Room

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///forgives.chitchat.withdraw

SOLICITORS

McLennan Adam Daves, 13 Alloway Place, Ayr, South Ayrshire, KA7 2AA.

LOCAL AUTHORITY

South Ayrshire Council, County Buildings, Wellington Square, Ayr, South Ayrshire, KA7 1DR.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

IMPORTANT NOTE

This property belongs to a relation of a Member of CKD Galbraith LLP, trading as Galbraith.

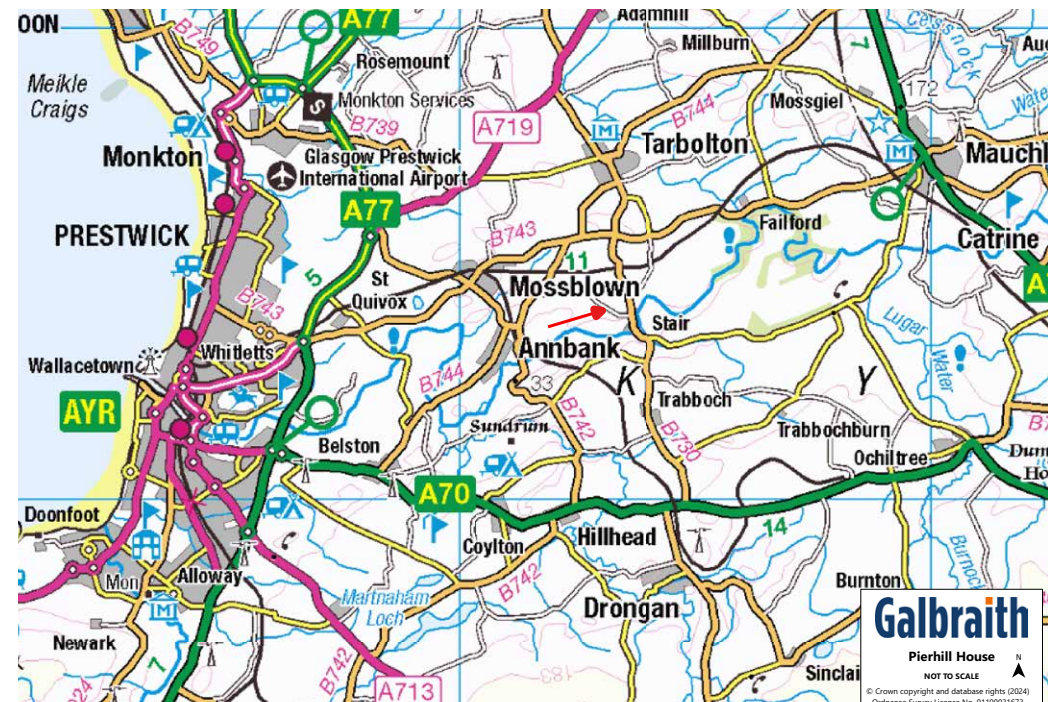
ANTI MONEY LAUNDERING (AML) REGULATIONS

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. 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 June 2024.





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