

Galbraith

LANGHOLM

BY OCHILTREE, EAST AYRSHIRE



LANGHOLM, BY OCHILTREE, EAST AYRSHIRE

A charming farmhouse with adjoining cottage, buildings, land and woodland, privately situated on the banks of the Lugar Water.

Ayr 13 miles ■ Glasgow 37 miles

About 8.35 acres (3.37ha)

Offers Over £395,000

Presently divided into 2 houses:

Langholm House: Living Room, 3 Bedrooms, Kitchen, Bathroom, Shower Room.

Langholm Farm: Sitting Room, 2 Bedrooms, 2 Attic Rooms, Kitchen/Dining, Bathroom.

- Adjoining stone and slate outbuildings.
- Picturesque and private riverside setting.
- About to 2.72 acres of grazing.
- Fishing rights.
- Requiring some modernisation and renovation.

Galbraith

Ayr
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ayr@galbraithgroup.com

 OnTheMarket



SITUATION

Langholm is a charming traditional farmhouse with adjoining cottage together with a useful range of stone outbuildings in a very picturesque and private riverside location. It is a short distance from the villages of Ochiltree (2 miles) and Mauchline (5 miles) which have primary schooling, local shops and other services. Secondary schooling is available at Auchinleck (about 3.5 miles). The County Town of Ayr is about 13 miles distant with an excellent range of amenities and facilities including cinema, hospital, a wide range of shops and supermarkets and a well regarded private school. Langholm is an easy drive via the A70 trunk road whilst Glasgow is about 37 miles to the north via the M77. There is a railway station at Auchinleck, with regular services to Glasgow and beyond. Glasgow Prestwick Airport and Glasgow Airport with regular international flights are about 17 miles and 40 miles respectively.

Ayrshire is renowned for its range of outdoor pursuits. There are a number of world famous golf courses including Royal Troon, Turnberry and Prestwick Golf Club. The racecourse at Ayr provides regular fixtures. Excellent yachting facilities are available at the marinas in Ardrossan, Troon, Largs and Inverkip.

At Auchinleck Estate there are enjoyable riverside walks to Wallace's Cave and Peden's Cave and the River Ayr gorge walk at Mauchline is close by. Auchinleck Mansion House, was built by Lord Auchinleck, James Boswell in the late 1700s. The Scottish classic-style mansion was designed by Robert Adam, one of Scotland's most famous architects, there is a popular coffee shop (Boswell's Coach House) within the Estate grounds. Dumfries House Estate (about 4 miles) is one of Britain's most beautiful stately homes with an outstanding collection of 18th century furniture, beautiful walled gardens and coffee house.

DESCRIPTION

Langholm provides a rare opportunity for a purchaser seeking a delightful rural location with a beautiful riverside setting.

Built in 1897 of stone and slate, Langholm is a most attractive traditional farmhouse with useful stone buildings in a private riverside location with lovely views. The house has been divided into two presently offering flexibility of use for additional accommodation for multi-generational living or for guests, or holiday let accommodation.

Langholm House is an attractive farmhouse requiring some upgrading and modernisation. Langholm House has living room, kitchen, 3 bedrooms, bathroom and a separate shower. The

cottage (named, Langholm Farm) has a separate entrance with dining kitchen with integrated electric oven and hob and breakfast bar, 2 bedrooms and bathroom on the ground floor, with sitting room on the first floor with delightful views towards the river Lugton and wood burning stove, a further set of stairs leads to 2 attic bedrooms.

There is ample parking to the rear of the farmhouse in the courtyard. Langholm is complemented by useful adjoining stone and state outbuildings. The adjoining barn has the potential to convert into further living accommodation subject to the necessary planning consents There is an area of garden with both properties.

There are about 8.35 acres of woodland and riverbank grazings, together with salmon fishing rights on the Lugar Water which has at least one good pool.

OUTBUILDINGS

There are useful stone and slate farm buildings forming a fine south facing courtyard:

Barn: About 11.36m x 6.95m

Coal store: About 5.03m x 3.36m

Stable: About 7.0m x 5.13m

Barn 2: About 10.26m x 5.18m

Open garage: About 5.06m x 4.86m

Tractor shed: About 10.83m x 5.42m

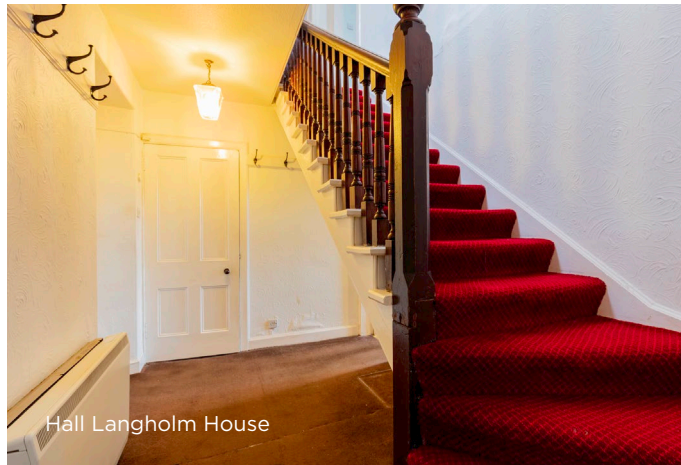
LAND

There are two grazing paddocks extending to 2.72 Ac in total. The paddock by the river is about 1.32 Ac and the top paddock is about 1.40 Ac. The land is principally classified Grade 3(2) and 4(2) by the James Hutton Institute.

The neighbouring shed and adjoining arable field is being retained by the seller.



Kitchen Langholm House



Hall Langholm House



Living Room Langholm House

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Langholm House:

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains (metered with deduction meter)	Mains	Private to septic tank	Freehold	Electric storage heating	B	F24	FTTC*	Yes

Langholm Farm:

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains (metered with deduction meter)	Mains	Private to septic tank	Freehold	Oil fired central heating	C	F33	FTTC*	Yes

FLOOD RISK

There is a very small chance of flooding in any one year according to SEPA (between 0.1% and 0.5%). The property has not flooded during our client's ownership. Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

ACCESS

The road is owned by the neighbouring farm and Langholm has a right of access over the farm road.

There is a small brick building owned by SEPA on the riverbank.

FISHING RIGHTS

There are salmon fishing rights extending to about 0.28 miles along the River Lugar with at least one good pool. The Fishing Club currently rent the fishings for £20.00 per annum both sides of the river.

DIRECTIONS

From Ayr take the A70 through Coylton towards Cumnock. Continue along the A70 to Ochiltree. Turn left on to the B7036 (signposted Auchinleck) for about one mile then turn left onto Barony

Road signed for Boswells Coach House Coffee Shop and Gift Shop, Auchinleck House. Continue past South Lodge to the bend in the road and proceed straight ahead along the private drive at the Langholm Farm sign. Proceed along the track and turn left at the bend, Langholm is at the bottom of the track situated next to the river (Lugar Water).

POST CODE:

KA18 2LS

WHAT3WORDS

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

SOLICITORS

Lockharts Solicitors, 12 Beresford Terrace, Ayr, KA7 2EG, Tel: 01292 265045

LOCAL AUTHORITY

East Ayrshire Council, London Road, Kilmarnock, KA3 7BU, Tel: 01563 576000

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

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.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.



Bedroom Langholm Farmhouse

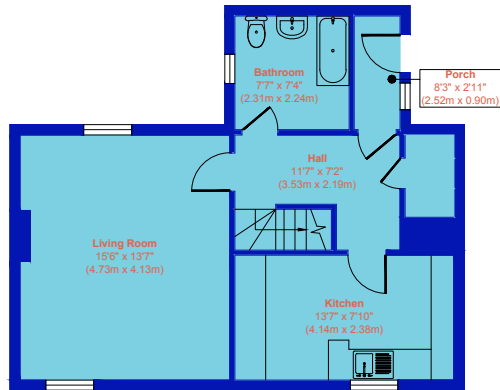


Sitting Room Langholm Farmhouse

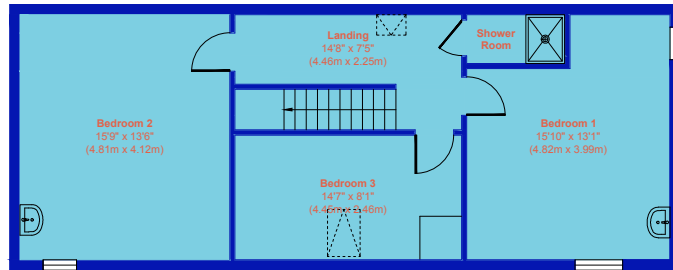


Kitchen Langholm Farmhouse

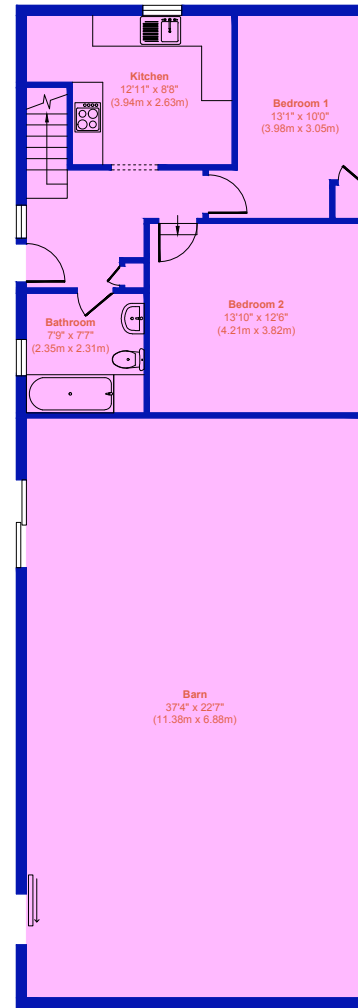
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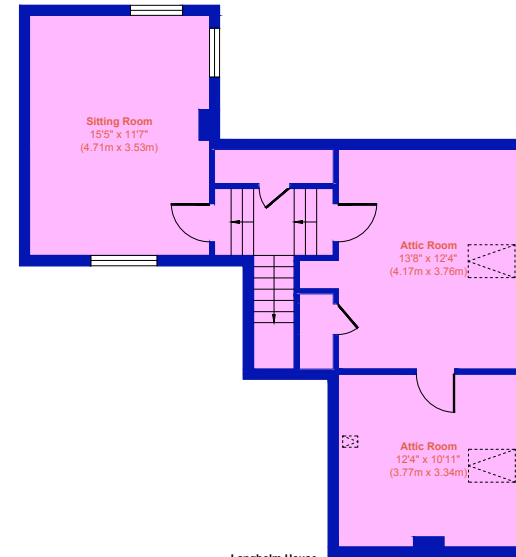
Langholm Ground Floor
Approximate Floor Area
522 sq. ft
(48.54 sq. m)



Langholm First Floor
Approximate Floor Area
660 sq. ft
(61.37 sq. m)



Langholm Farmhouse
Approximate Floor Area
1373 sq. ft
(127.63 sq. m)



Langholm House
Approximate Floor Area
572 sq. ft
(53.23 sq. m)

Approx. Gross Internal Floor Area 3127 sq. ft / 290.77 sq. m

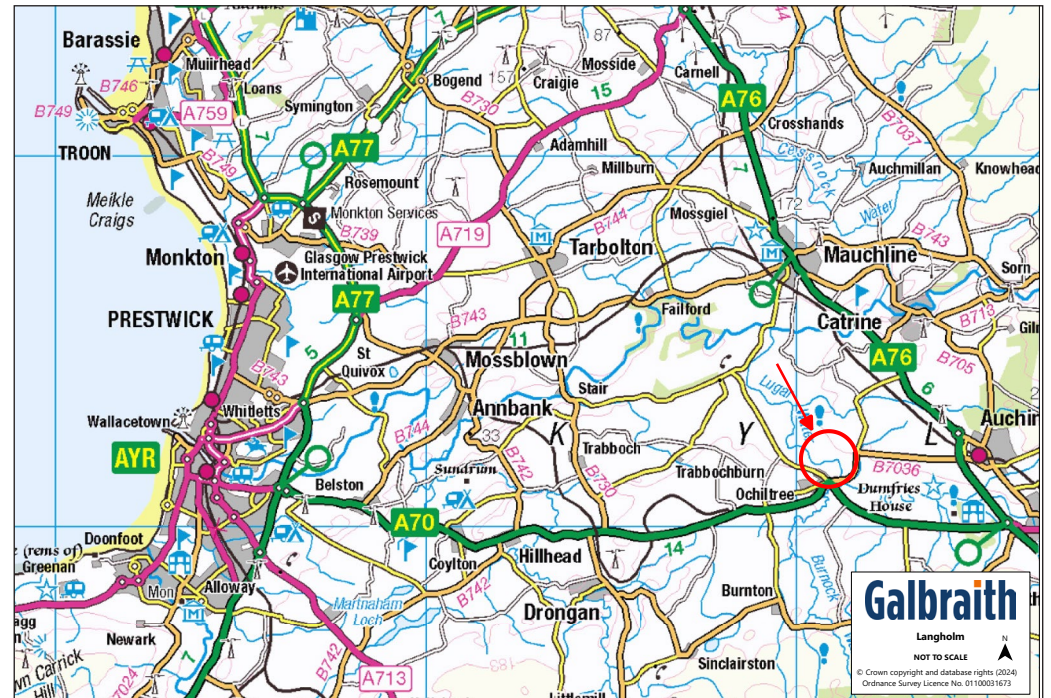
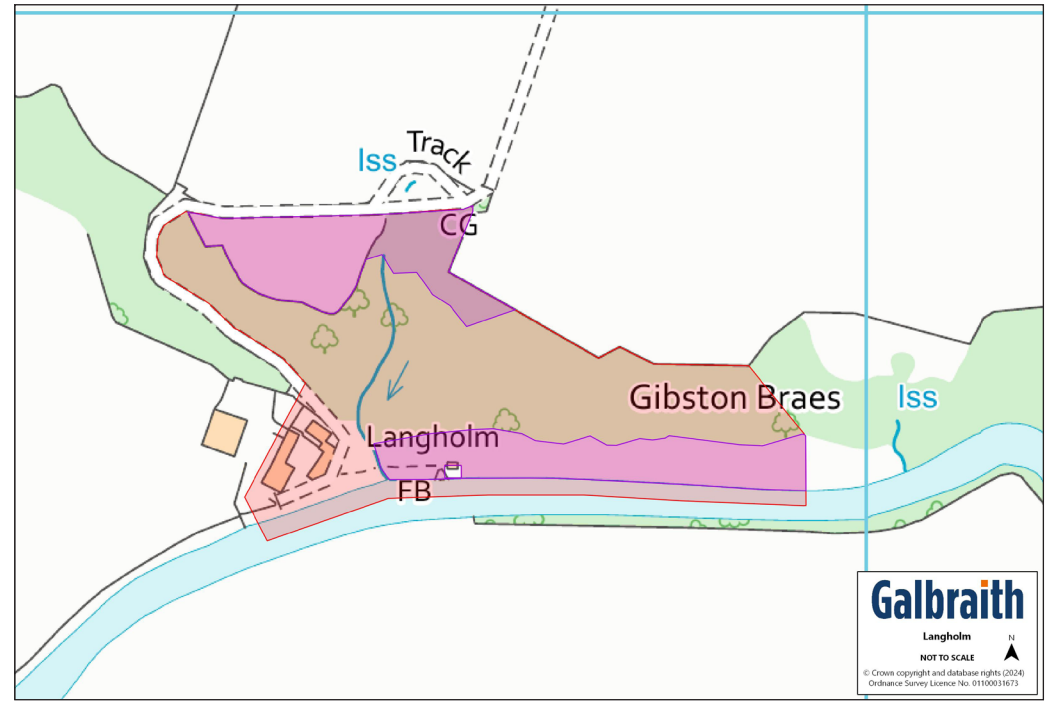
Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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 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 October 2024.







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