



**DALMORTON HOUSE**  
STRAITON, SOUTH AYRSHIRE



# DALMORTON HOUSE

## STRAITON, SOUTH AYRSHIRE

A handsome country home with picturesque views towards Craig Hill and the Upper Girvan Valley.

Straiton 2.4 miles ■ Ayr 16 miles ■ Glasgow 51 miles

**About 1.96 acres**

**Offers Over £400,000**

- 3 Reception Rooms. 4/5 Bedrooms (one en suite). Kitchen/Dining. Bathroom. Shower Room. Porch/office. Hall. Utility Room. Boot Room. Storage rooms/cupboards. Attic/loft space.
- Spacious open plan kitchen/dining with living room.
- Adaptable accommodation.
- Large gardens.
- Garage and log shed.



# Galbraith

Ayr  
01292 268181  
ayr@galbraithgroup.com

 OnTheMarket



Sitting Room



Snug

### SITUATION

Dalmorton House lies close to the attractive conservation village of Straiton, South Ayrshire, with easy access to the county town of Ayr. The main street has pretty stone built cottages and the outlines of Craigengower and Bennan Hill form a stunning backdrop to the village and valley beyond where the house is situated. There are local village amenities - a traditional pub - the Black Bull- beautiful church, café and community shop, playpark as well as a well-regarded primary school. Kirkmichael (6.7 miles) also has a primary school, nursery, community shop and café and a popular pub, The Kirkmichael Arms. Further shops, services and secondary schooling are available at Maybole (8.8 miles). The county town of Ayr offers a comprehensive range of excellent services including restaurants, shopping, supermarkets and a private co-educational school. The town benefits from a wealth of public parks, good path networks and wide sandy beaches on the Firth of Clyde coast.

Straiton is a popular destination for those seeking outdoor pursuits. Straiton has many interesting walks, Bennan Hill Circuit including Craigengower (929 ft) has lovely views to Ben Lomond, Arran and Ailsa Craig on a clear day. At the summit is an obelisk, which was erected to the memory of Lt Col James Hunter Blair, killed at the battle of Inkerman in 1854. The Lady Hunter Blair's Walk leads to a lovely waterfall in a wooded glen (Lambdoughty). There are many local country walks and for horse riding there are peaceful country lanes providing quiet off-road hacking direct from Bennan Farm. Brown trout fishing is available at many of the local lochs including Loch Bradan as well as the River Girvan. The property lies just beside the only Dark Sky Park in the UK where the night skies are some of the best as well as the beautiful Galloway Forest Park and Biosphere with the Merrick Wild Land Area which is prized for hiking and mountain biking. The Stinchar waterfalls walk along the riverbanks of the River Stinchar is a pleasant 5 mile walk accessed from the Stinchar Bridge car park with numerous other Stinchar and Upper Girvan Valley trails available.

There are regular train services to Glasgow and beyond from Ayr and there is also a railway station in Maybole. Prestwick Airport, with a comprehensive schedule of international flights, is about 22 miles. Glasgow itself is easily accessible via the A/M77. The popular racecourse in Ayr holds the Scottish Grand National and there are yacht marinas at Troon, Ardrossan and Largs. A number of Scotland's most famous Links golf courses including Turnberry (16 miles), Royal Troon and Prestwick are close at hand. Culzean Country Park (about 14 miles) has a dramatic castle on the cliffs, shingle and sandy beaches, caves, waymarked trails, parkland, swan pond and woodland play areas.

### DESCRIPTION

Dalmorton House is substantial period farmhouse, built over two storeys of stone with a white roughcast finish under a slate roof. The adaptable accommodation comprises an entrance porch with tiled flooring into the reception hallway. The heart of the home is undoubtedly the generously proportioned kitchen/dining room which then also opens into a living room. The kitchen is flooded with natural light from the French doors with large windows either side and Velux windows above, it is fitted with floor and wall mounted country style cabinets, a large island houses the electric 4 oven AGA (charged through an economical night storage system). There are superb views from the kitchen over the gardens towards the spectacular hills beyond. The living area is fitted with a classic wood burning stove set in stone with a wooden mantelpiece, it also houses a large built-in Victorian dresser cupboard. The snug has dual aspect windows with natural wooden shutters, painted wood panelling to dado height, oak flooring and a wood burning stove with hot plate. There is one bedroom on the ground floor with dado and picture rail. Completing the downstairs is a useful pantry/wine cellar from the main hall, a utility room complete with pulley, sink and washing machine as well as a shower room from the large rear hall/boot room. Stairs rise from the main hall providing access to the master bedroom which has a walk-through dressing room and



Dining Room



Kitchen/Dining Room

en suite shower room with double headed shower. There are two further double bedrooms which share the family bathroom with bath, shower enclosure, wash hand basin set in vanity unit and w.c. The current owners presently use the fifth bedroom as a sitting room to take full advantage of the wonderful views. This is a large dual aspect room with an open fire set in slate with wooden surround, a distinctive box-shaped 'oriel' bay window and complete picture and dado rails. The house benefits from double glazing and has several storage cupboards (including a gun cabinet) on both the ground and first floor.

#### ACCOMMODATION

Ground Floor: Open Plan Dining/Kitchen with Living Room. Snug. Bedroom. Shower Room. Utility Room. Boot Room. Wine Cellar. Hall. Porch.

First Floor: Master Bedroom (en suite shower room). 2 Bedrooms. Bathroom. Sitting Room/Bedroom.

#### GARDEN (AND GROUNDS)

Dalmorton House is set in an elevated position amid well-established gardens and woodland grounds of about 1.96 acres in total. The gardens are mainly down to lawn with a variety of apple, pear, willow, sycamore, rowan, beech and fir trees with a pond set in a quiet wooded area. Hedging provides shelter to the immediate garden area around the house and there is a wonderful slate wall dividing the garden from the garage grounds.

#### Garage (About 6.95 x 3.9m)

With electricity supply and separate log storage shed.



Kitchen

## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband	Mobile	EPC
Private	Mains	Private - Septic tank	Freehold	Oil	Band E	*FTTP	Yes	E49

\*FTTP/FTTC - Fibre to the premises/Fibre to the cabinet.

### BROADBAND AND MOBILE SIGNAL

Broadband is available. There is mobile signal, which will vary in strength depending on provider.

### FLOODING

There is no specific risk of flooding. The flood maps can be viewed at <https://www.sepa.org.uk/environment/water/flooding/>

### ACCESS

Dalmorton House has a shared right of access over the road with the neighbouring property and the farm.



### DIRECTIONS

From Ayr, take the A77 south towards Maybole, after Minishant take the first road on the left (B7045), continue through Kirkmichael and Straiton. After about 1.5 miles turn right (sign post for Balbeg Holiday Cottages), follow this road for about 0.7 miles and turn left into Dalmorton House.

### POST CODE

KA19 7NN

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///organist.mavericks.romantics

### SOLICITORS

Lockharts  
12 Beresford Terrace  
Ayr  
South Ayrshire  
KA7 2EG

### LOCAL AUTHORITY

South Ayrshire Council

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. Exclusions from the sale are medicine cabinet and mirror (in the bathroom), the projector and surround system in the snug, the stag coat hook on the door to the laundry room, the metal storage shelf by the back door. The bookshelves and the plate rack in the kitchen.

### VIEWINGS

Strictly by appointment with the Selling Agents.

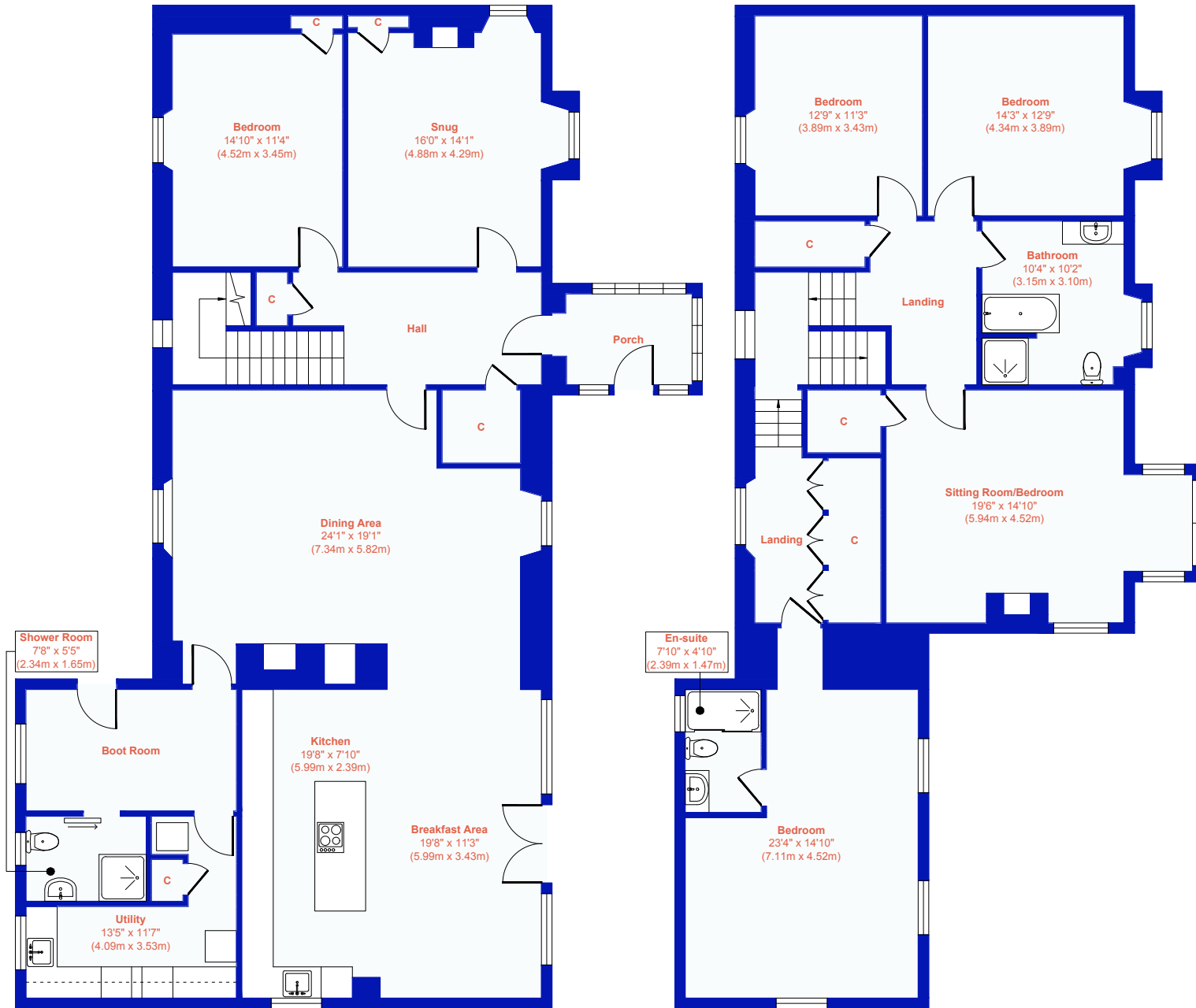
### ANTI MONEY LAUNDERING (AML) REGULATIONS

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.



# Dalmorton House



Ground Floor  
Approximate Floor Area  
1689 sq. ft  
(157.00 sq. m)

First Floor  
Approximate Floor Area  
1239 sq. ft  
(115.00 sq. m)

**Approx. Gross Internal Floor Area 2928 sq. ft / 272.00 sq. m**

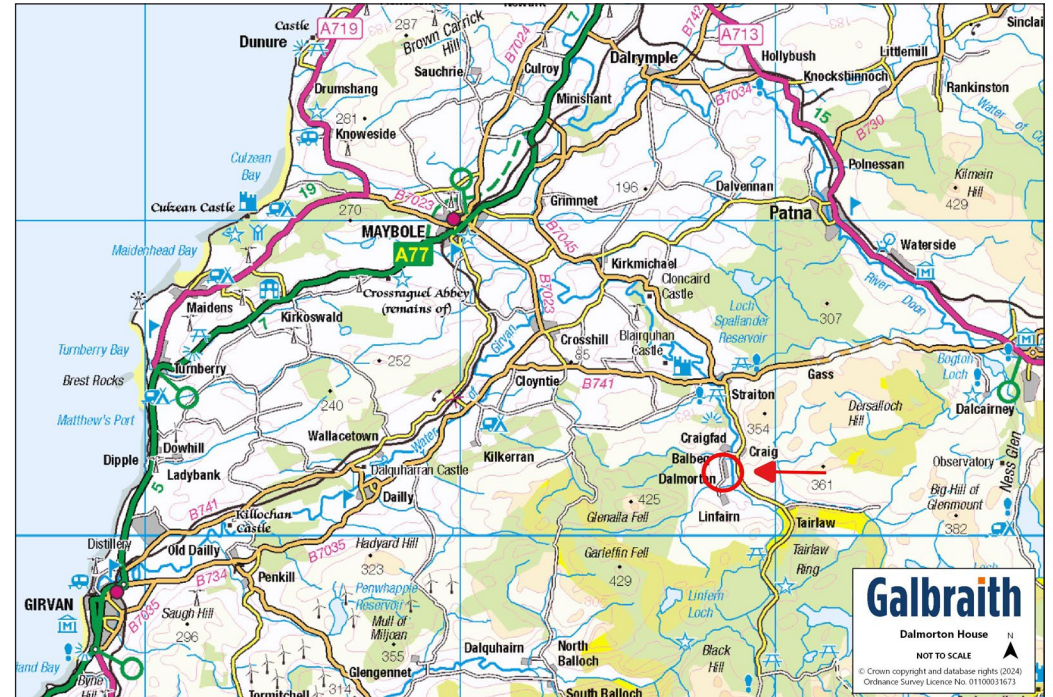
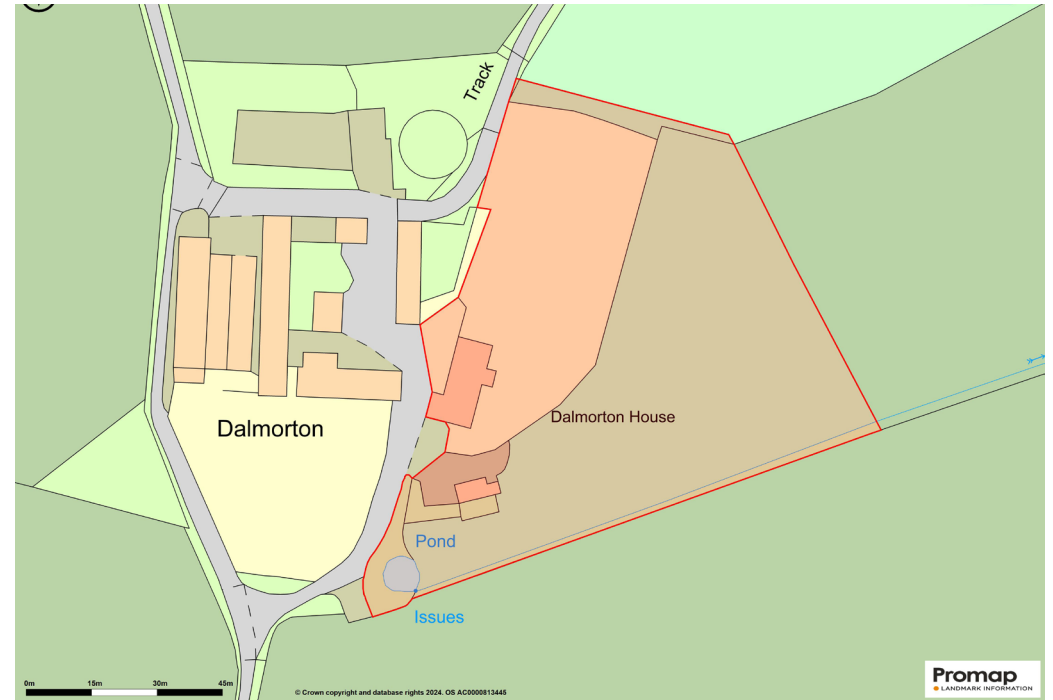
Illustration for guidance only, measurements are approximate, not to scale.

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, 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 May 2024.







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