



MEIKLE MAXWOOD FARM
GALSTON, EAST AYRSHIRE



MEIKLE MAXWOOD FARM, GALSTON, EAST AYRSHIRE, KA4 8LZ

A charming traditional attached farmhouse with about 6.92 acres of land and buildings.

Galston 1 mile ■ Ayr 16 miles ■ Glasgow 25 miles

About 6.92 acres (2.8 hectares)

Offers Over £375,000

- 2 Reception Rooms, Office/Study, 4 Bedrooms.
- Adaptable accommodation.
- Useful buildings.
- Lovely rural views.
- About 6.01 acres grazing.
- Large gardens with summer house.



Galbraith

Ayr
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 OnTheMarket



The Byre - Living/Dining Room



The Byre - Living/Dining Room

SITUATION

Meikle Maxwood Farm is located in a convenient semi-rural position just a short distance from the popular small town of Galston, East Ayrshire. It comprises a fine attached farmhouse with useful outbuildings including workshop, general purpose storage shed and garage, in a peaceful rural situation with stunning views over the surrounding Ayrshire farmland. It is well placed for access to Kilmarnock (6 miles) and Ayr (16 miles) whilst Glasgow (about 25 miles) can be reached easily via the M77. There are excellent transport links in the area with a regular train service to Glasgow from Kilmarnock whilst Glasgow and Prestwick Airports are 28 miles and 14 miles away respectively. Primary and secondary schooling are available in Galston and private schools at Belmont House and Hutchesons' in Glasgow and Wellington in Ayr.

Galston has a variety of local shops including a superstore. Kilmarnock offers a wider range of facilities including a retail park and cinema whilst Silverburn Shopping Centre is 18 miles distant. Ayrshire is renowned for its many golf courses including the world famous facilities at Royal Troon, Turnberry, and Galston (Loudoun Gowf Club). The Morris Equestrian Centre with fabulous equestrian facilities is 9 miles away. The surrounding rolling countryside of the Irvine Valley offers a network of country lanes, ideal for walking, cycling and hacking. The popular Burn Anne Walk is a pleasant 5 mile circuit starting from Lockhart's Tower (Barr Castle) in Galston. There are excellent yachting facilities at the marinas at Ardrossan, Largs, Inverkip and Troon.

DESCRIPTION

Meikle Maxwood Farm is a handsome attached traditional Ayrshire farmhouse which has lovely rural views from which you can see the ruins of Loudoun Castle. Built on two storeys of stone and slate with a white painted finish, the current owner has lived at Meikle Maxwood Farm for some 35 years. There are outbuildings including a general purpose storage shed, workshop and garage, which could be ideal for stabling or for other business or leisure interests.

ACCOMMODATION

Ground Floor: Kitchen, Utility Room, The Byre - Living/Dining Room, Sitting Room, Office, Porch, Boot Room, Shower Room, Boiler Room.

First Floor: 4 Bedrooms, Bathroom.

The kitchen/diner has a range of farmhouse style floor and wall units with integrated double oven and microwave, hob, dish washer, fridge and freezer. There is a useful utility with kitchen units and plumbing for washing machine. The byre - living/dining room, is a wonderful extensive living space providing a raised dining area and patio doors leading to the gardens and a large brick fireplace with calor gas fire. There is a cosy sitting room and office, together with a sun porch which has access to the garden. There is a shower room on the ground floor, together with boot room, boiler room completing the accommodation on the ground floor.

On the first floor, there are 4 spacious bedrooms together with a family bathroom with shower over bath.

GARDEN

The gardens are down to lawn sheltered by a hawthorn hedge with a gravelled patio seating area. There is a hexagonal summer house with slate roof from which to enjoy the lovely rural views. There is also a potting shed.

BUILDINGS

General Purpose Storage Shed: About 15.15m x 6.058m

Breeze block and corrugated frame with hardcore and earth surface, slate roof.

Garage: About 6.36m x 7.049m

Brick and slate with power, concrete floor. Up and over door.

Workshop: About 7.85m x 5.67m

Stone and brick with concrete floor, inspection pit, power, slate roof, with floored area above (5.94m x 3.57m), double timber doors.

LAND

There is a 6.01 acre paddock west of the farmhouse which is fenced with access from the road and the private drive.

The land is graded 3(2) as per the James Hutton Soil Classification Map.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private drainage - to septic tank	Freehold	Calor gas	Band E	F21	FTTC*	Yes

Fibre To The Cabinet

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>
There is no risk to flooding to Meikle Maxwood Farm.

RIGHT OF ACCESS

Meikle Maxwood Farm is one of 4 properties accessed from a private drive.

There is a Right of Access over the drive with shared maintenance.



DIRECTIONS

From Glasgow take the M77 and exit at Junction 5 and turn left onto the A719 for Galston. Proceed to the roundabout at Galston and head straight on into the town. Continue onto the B7037 and turn left onto Clockston Road and turn left at the next turning. Continue for about 0.49 miles and the entrance to Meikle Maxwood Farm is on the right hand side. Proceed along the drive and it is the second property on your left hand side.

KA4 8LZ

WHAT3WORDS

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

SOLICITORS

Dales Solicitors, 18 Wallace St, Galston KA4 8HP

LOCAL AUTHORITY

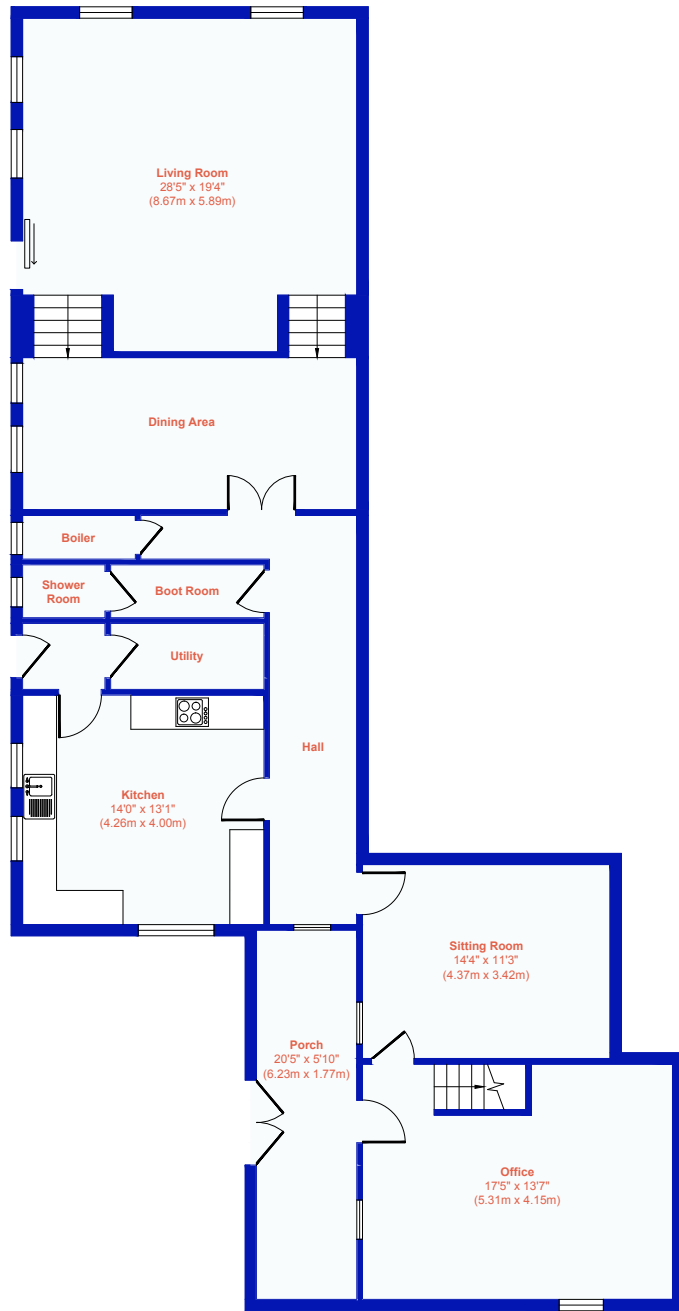
East Ayrshire Council, 95 London Road, Kilmarnock, KA3 7DD

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.



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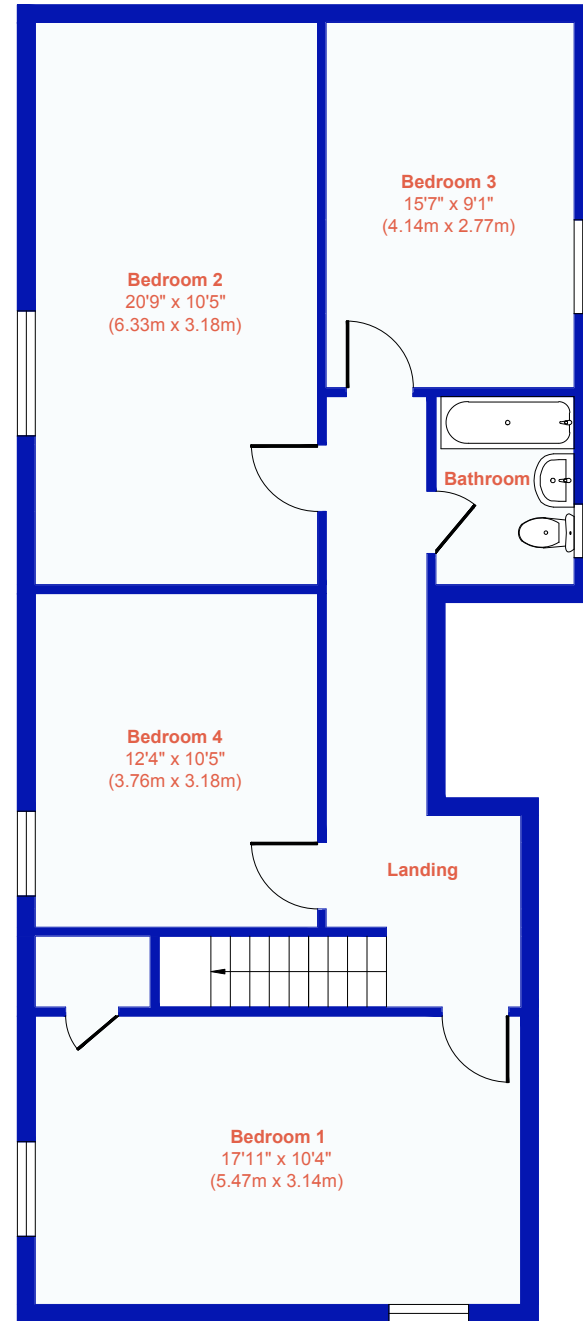


Ground Floor
Approximate Floor Area
1559 sq. ft
(144.90 sq. m)

Approx. Gross Internal Floor Area 2420 sq. ft / 224.93 sq. m

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

Produced by Elements Property



First Floor
Approximate Floor Area
861 sq. ft
(80.03 sq. m)

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

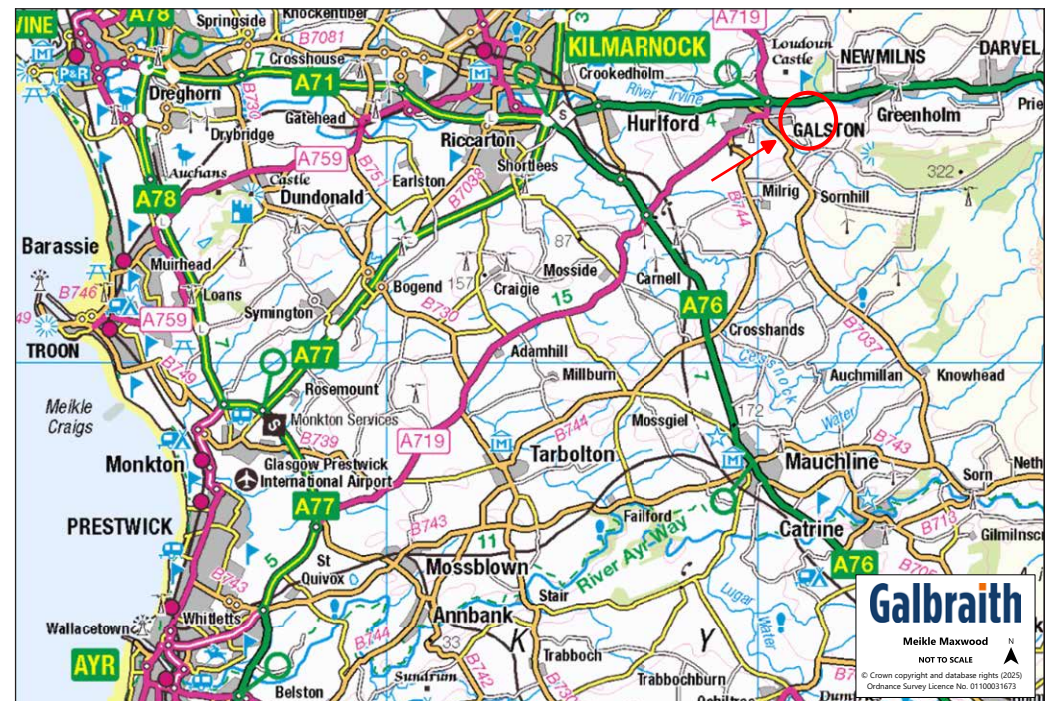
Failure to provide required identification may result in an offer not being considered.

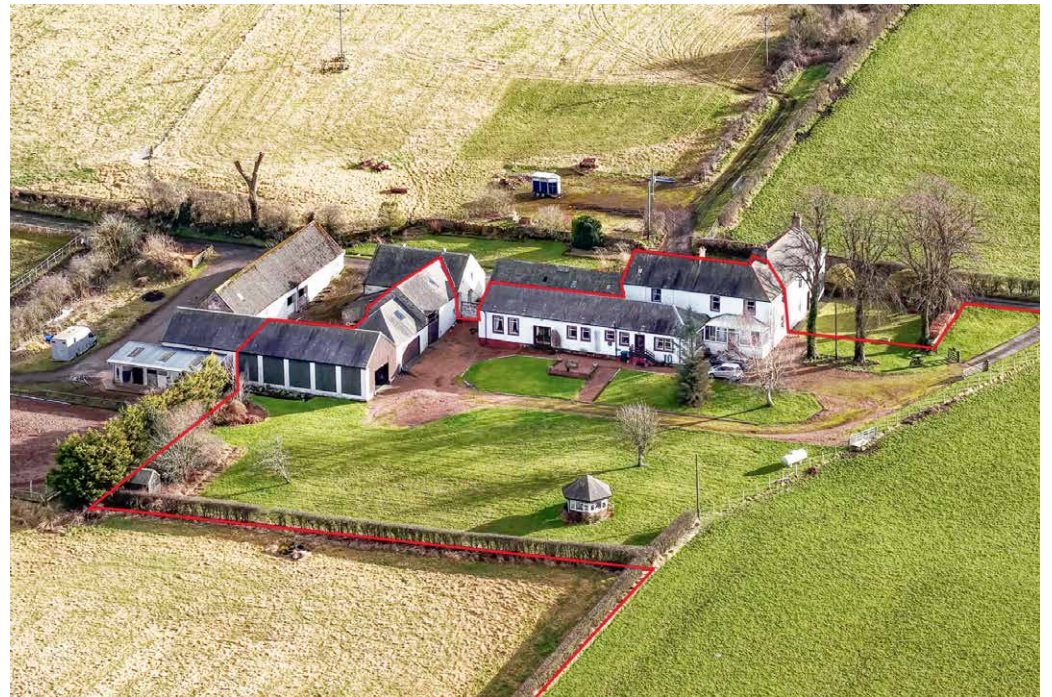
HEALTH & SAFETY

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.

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 February 2025.







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