

TRABOYACK FARM

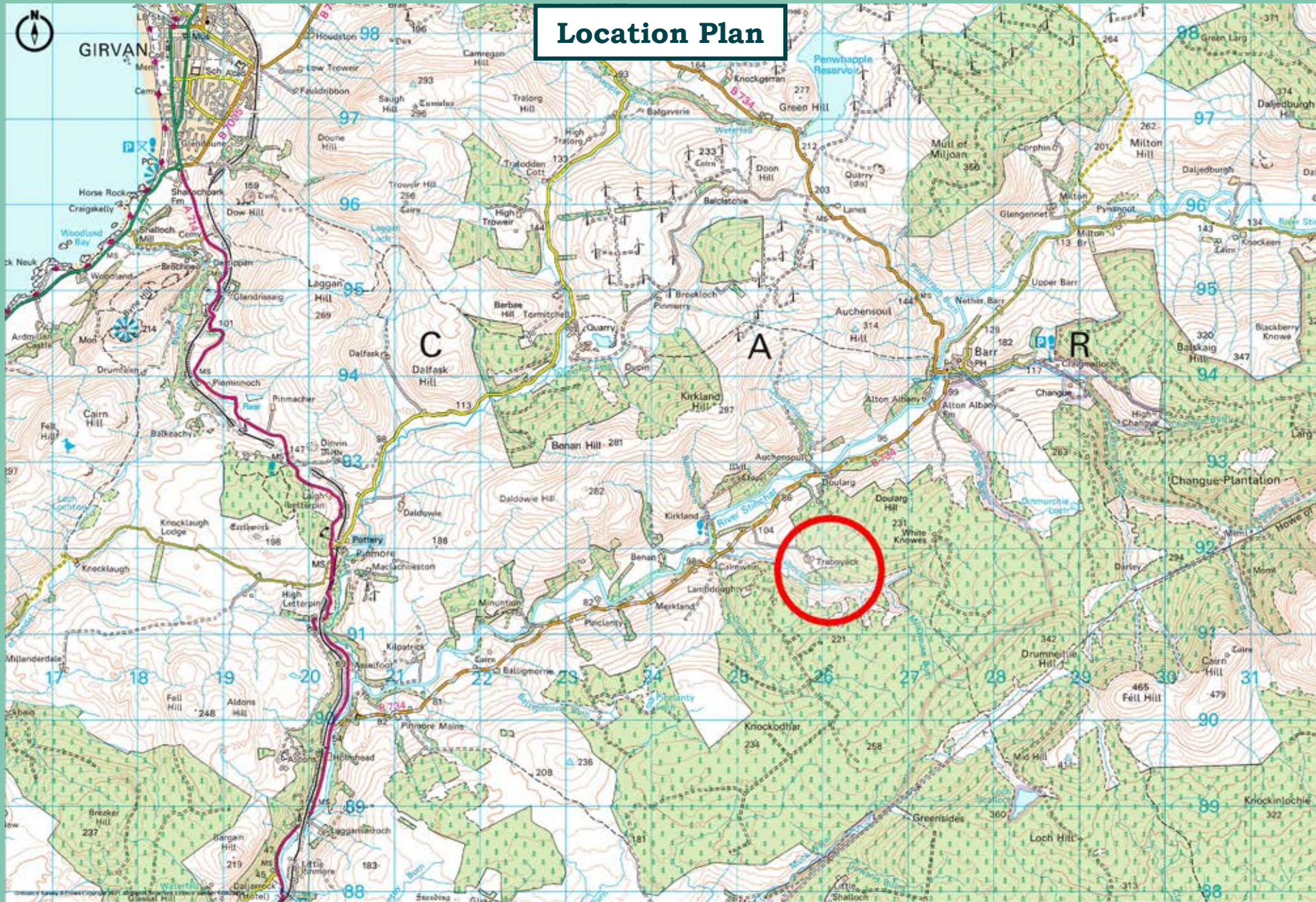
Pinmore, Girvan, Ayrshire, KA26 0TH



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



TRABOYACK FARM

Pinmore, Girvan, Ayrshire, KA26 0TH

Girvan 6 miles, Newton Stewart 24 miles, Ayr 27 miles, Glasgow 64 miles

AN EXTREMELY DESIRABLE RESIDENTIAL SMALLHOLDING SET ON AN ENVIABLE ELEVATED SITE WITH STUNNING FAR REACHING VIEWS ACROSS THE VALLEY AND SURROUNDING COUNTRYSIDE

- RECENTLY SYMPATHETICALLY MODERNISED FOUR BEDROOM FARMHOUSE
- WELL-MAINTAINED TRADITIONAL COURTYARD STEADING (DEVELOPMENT POTENTIAL)
- GRAZING LAND & OUTDOOR MENAGE
- HUGE POTENTIAL FOR EQUESTRIAN OR SMALLSCALE AGRICULTURAL PURPOSES
- PEACEFUL LOCATION WITH NO IMMEDIATE NEIGHBOURS
- WITHIN AN EASY DRIVING DISTANCE TO MAJOR COMMUTING NETWORKS

IN TOTAL ABOUT 19.02 ACRES (7.7 HA)

FOR SALE PRIVATELY AS A WHOLE

VENDORS SOLICITORS

Mr David Hall
Hall Baird Solicitors
The Old Exchange
Castle Douglas
DG7 1TJ
Tel: 01556 502764



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY

Tel: 01556 453 453

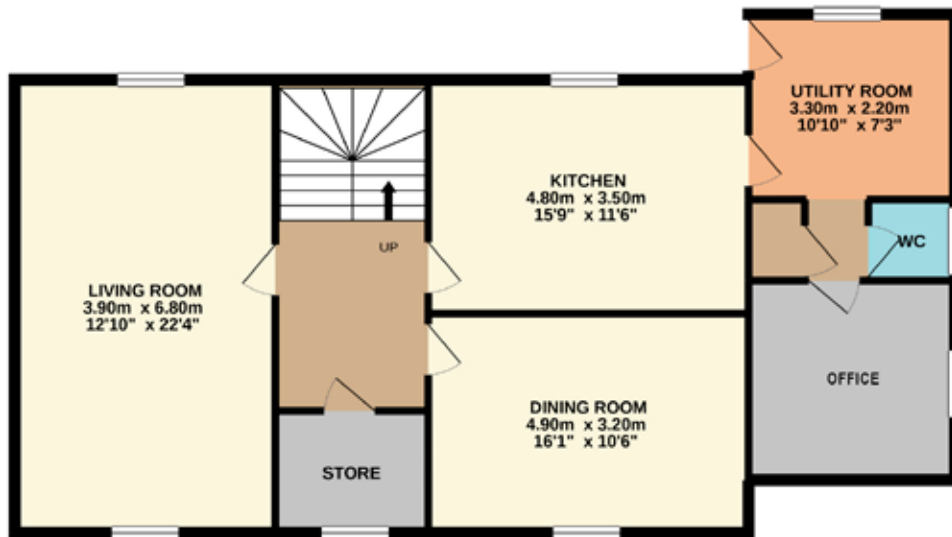
Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk

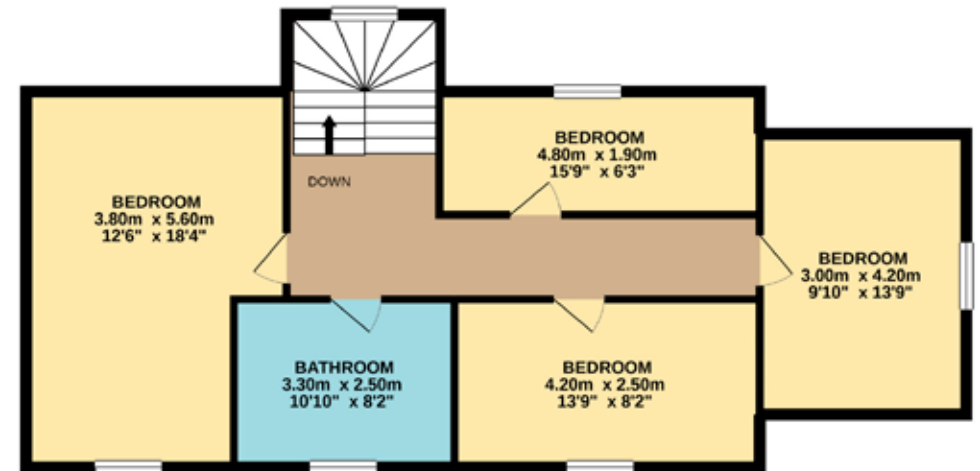


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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INTRODUCTION

Traboyack is an exceptional residential smallholding which has been vastly improved within the current ownership, not only has the house been completely sympathetically refurbished to an extremely high standard, including new double glazing, modern cast iron style radiators in parts of the accommodation. The land, outbuildings, garden grounds, etc. have also been immensely improved. The whole property is in walk-in condition and presents the perfect rural lifestyle which many are seeking at this time.

Traboyack is approached by its own well-maintained single-track road where through a gated driveway, there is ample parking for several vehicles and your first glimpse of the wonderful, elevated views across the valley. The farmhouse is set over two floors offering beautifully presented and spacious four-bedroom family accommodation. It is obvious from the outset that the current owners have been sympathetic with the modernisation undertaken and the attention to detail being second to none. To the rear of the farmhouse areas have been set aside to enjoy the peaceful surroundings with a lovely patio providing the perfect space for alfresco dining or family and social entertaining, along with a neat area of lawn.

A feature of the property is the traditional courtyard buildings, which benefit from 16 stables, a workshop, a restroom, dry storage, etc. There is a hardstanding yard providing further storage space along with some smaller animal shelters, one of which is home to the owners pigmy goats. In addition, and to compliment this fabulous smallholding, there is about 17 acres of grazing land fenced into manageable paddocks. The whole property has huge potential for any smallscale agricultural / equestrian or tourism enterprises.

Traboyack is within easy reach of Girvan, Ayr and Newton Stewart, which provide all essential services. The village of Barr has a local shop and a primary school and is located about 2 miles distant.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of local courses. The area is distinctly rural in character with agriculture and tourism forming the backbone of the local economy. The region is noted for its fertile and productive grassland.

DIRECTIONS

As indicated on the location plan which forms part of these particulars.
What3Words: fillings.blackbird.dislodge

METHOD OF SALE

The property is offered for sale by private treaty **as a whole**.

GUIDE PRICE

Offers for Traboyack are sought **in excess of: £590,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural

No' 3 Ring

New Market Street

Castle Douglas

DG7 1HY

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

TRABOYACK FARMHOUSE

As mentioned earlier, the farmhouse at Traboyack has been sympathetically modernised throughout offering spacious four-bedroom accommodation over two floors, very briefly comprising:

GROUND FLOOR

- **Boot Room / Utility Room**

Accessed through a composite stable door and the perfect space for kicking off your boots. There is a base unit with a WHB set in and plumbing is in place for white goods along with a built-in storage cupboard. There is a window to the rear. From here an inner hallway gives access to a cloakroom and office.

- **Cloakroom**

Benefitting from a WC & WHB.

- **Office**

With a window to the side.

- **Kitchen**

A wonderful farmhouse kitchen offering a generous range of floor and wall units to include pull out pantry cupboards and a Welsh dresser type wall unit. A range of floor units are set in a 'U' shape with a polished granite worktop incorporating an integrated. Included in the sale is an American style fridge freezer and a 7 ring Sterling gas cooker range (bottled gas). There is ample room to accommodate a dining table with one of the windows to the rear having a window seat.

- **Central Hallway**

With stairs off to the first floor, large understair storage cupboard. A front door porch with a composite door gives access to the front of the property.

- **Cinema Room / Snug**

With a feature panel to one wall backlit with LED lights which at present houses a large TV screen. There is a window to the side.

- **Lounge**

A lovely family room with a multi-fuel stove inset into a beautiful feature fireplace which was imported from Italy. There are windows to the front and rear, enhancing the natural light.





FIRST FLOOR

- **Double Bedroom 1**
A generous double bedroom with a window to the front.
- **Family Bathroom**
With free standing bath, WC, WHB, shower cubicle and large Velux window to the front.
- **Double Bedroom 2**
With a large Velux window to the front.
- **Double Bedroom 3**
With window to the rear.
- **Double Bedroom 4**
With Sharpes fitted wardrobes to one wall.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Private	Septic Tank	Mains	Oil Fired / Multifuel Stove	F	E 51

It should be noted that the private water supply comes from a spring and feeds into a 3,000 litre underground tank, this is then fed through a particle filter and then through a UV filter contained within the utility room.

THE GARDEN GROUNDS

Within the current ownership, the garden grounds at Traboyack have been greatly improved incorporating a lovely patio, perfect for alfresco dining and family and social entertaining along with a neat area of lawn. The location is such that wonderful views can be enjoyed on a daily basis, along with a plethora of native wildlife.

TRADITIONAL COURTYARD STEADING

Situated adjacent to the house are a range of really well-maintained traditional farm buildings configured in a classic courtyard shape. The buildings currently house a range of stables comprising of traditional loose boxes as well as freestanding stables. There is also a tack room, workshop and two areas for fodder storage as well as a rest room with adjoining toilet and hot waters supply. The courtyard is concreted and to the rear is situated a full-size drained and surfaced and fenced ménage (60mx20m).



Although very useful in their current form, these steading buildings could well have some development potential for change of use, however, any interested party wishing to pursue this would need to make their own enquiries with the regional council.

AGRICULTURAL LAND.

Traboyack extends in total to about 19.02 acres (7.7 hectares) to include the areas occupied by the farmhouse, farm steading, yards, etc. The grazing land is contained within clearly defined field enclosures. At present the land is all down to grass for grazing. The land at Traboyack is mainly classified within yield classes 4 to 5 of the Macaulay Land Capability Scale as produced by the James Hutton Institute.

WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

HOME REPORT

It should be noted that the property is an agricultural holding, which benefits from an agricultural holding number and therefore there is no requirement for the sellers to provide a Home Report, as it is classed as mixed use. For the avoidance of doubt the property is being sold as a whole.

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc. whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitors, **Mr David Hall, Hall Baird Solicitors** for a definitive list of burdens subject to which the property is sold

INGOING

There are no ingoing claims affecting the property.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.





IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/ verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared July 2024



