



SW
STANLEY
WRIGHT

Hill of Auchmannoch Farmhouse
Sorn
Mauchline
East Ayrshire
KA5 6JN

4 bedroom farmhouse in rural East Ayrshire with range of outbuildings making an ideal lifestyle property

- small paddock
- traditional steading
- potential for diversification



Hill of Auchmannoch Farmhouse sits on a plot of just over 1 acre. The traditional farmhouse and outbuildings are in need of upgrading and modernisation, and subject to the required consents, it would be suitable for reconfiguration.

Currently the property comprises; kitchen, utility, bathroom, 2 bedrooms downstairs and 2 further bedrooms upstairs. There is a separate set of stairs from the kitchen to a store room. A further store room is accessed from outside.

The farmyard consists of a variety of traditional outbuildings, storage sheds, garage and hay shed. A small paddock lies to the east of the property and to the west is a large garden area.

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The village of Sorn is just under 4 miles with church and primary school.

The nearby historic market town of Cumnock has a good selection of amenities including a variety of shops, supermarkets, hotels, bars and a community hospital. There are several primary schools and a new 'super school' for secondary education, The Robert Burns Academy.

Both Cumnock and Auchinleck have railway stations on the Carlisle - Glasgow line.

Sorn 3.8 miles
Mauchline 4.7 miles
Auchinleck 7 miles
Cumnock 10 miles
Kilmarnock 11 miles
Ayr 17 miles
Glasgow 30 miles



Ground floor

Front door to hallway with staircase to first floor

Bedroom 1 (Approx. 4.7 x 3.8m)

Large bright room with fireplace.

Bedroom 2 (Approx. 2 x 3.7m)

Fireplace and under stair cupboard.

Sitting room (Approx. 4.8 x 3.9m)

Large room with open fire.

Door to **Kitchen** (Approx. 4.7 x 3.9m)

Oil boiler and pantry cupboard, staircase to **Store room**

Door to **Utility** (Approx. 4.5 x 3m)

Door to **Bathroom** (Approx. 1.6 x 3m)

White 3 piece bathroom suite, toilet, basin and bath.



Bathroom



Bedroom 2



Kitchen



Sitting room



Bedroom 3



Bedroom 4

1st Floor

Bedroom 3 (Approx. 3.8 x 3.8m)
Double bedroom

Bedroom 4 (Approx. 3.8 x 4.8m)
Double bedroom.

Landing cupboard under eaves

Store room above utility (Approx. 4.5 x 6.4m)
Large room suitable for a variety of purposes.

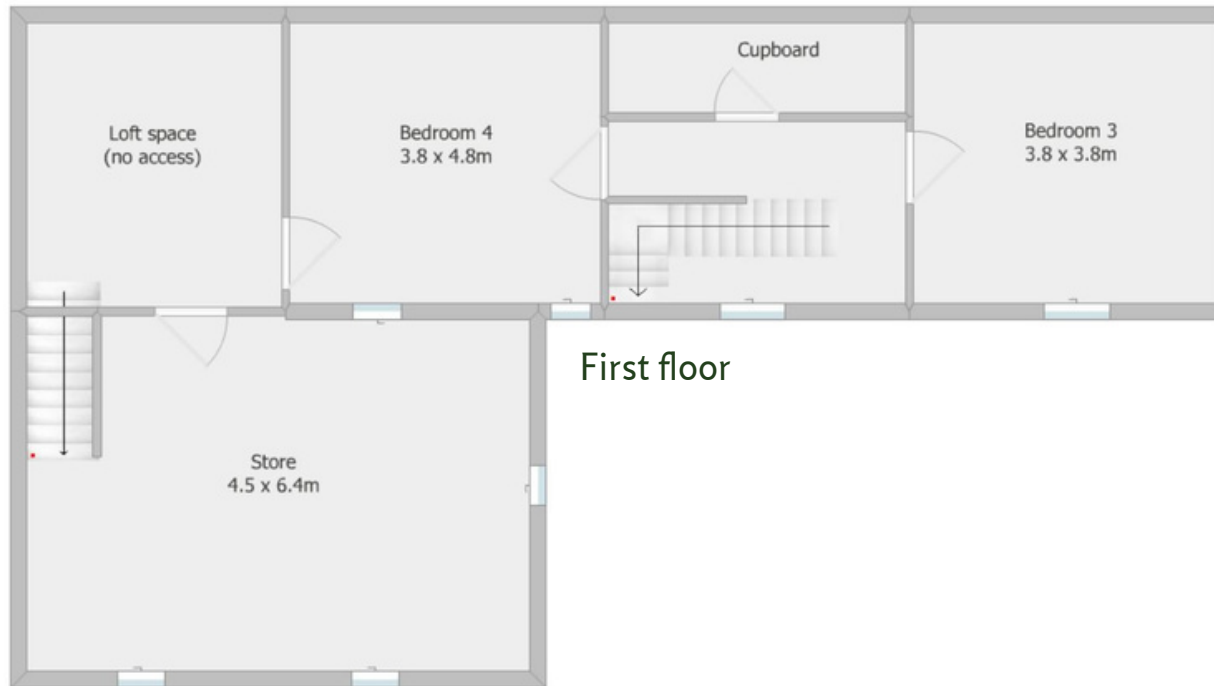


Bedroom 1

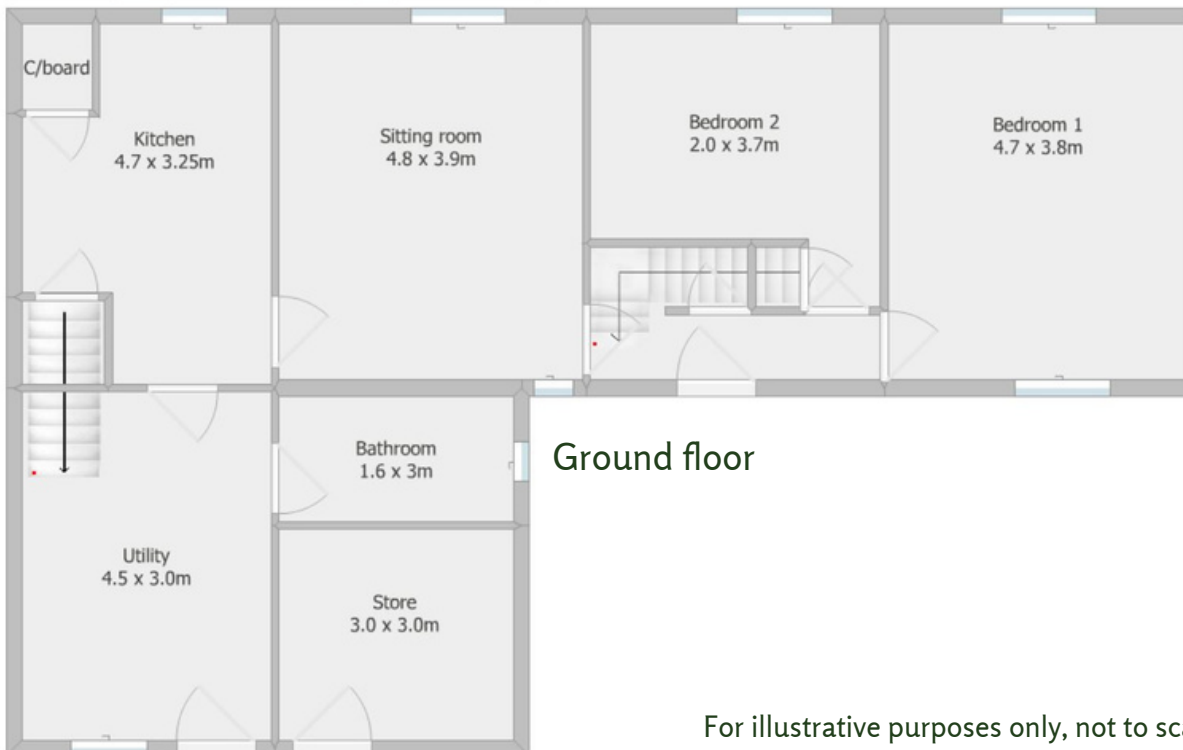


Garden

Floor plans



Services:
Mains electricity and water
Private drainage with septic tank
Oil central heating
Council Tax Band: C
EPC: E

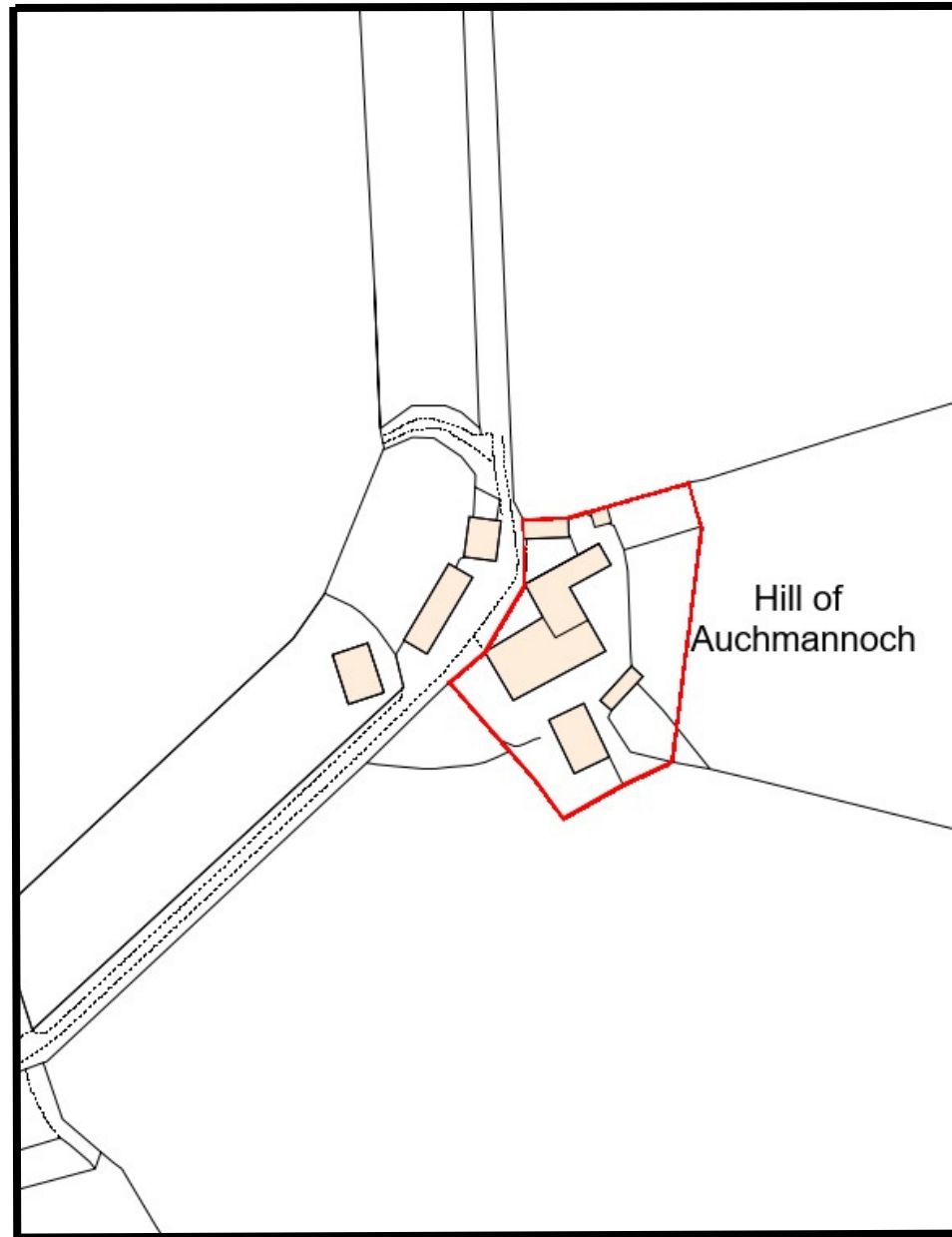


For illustrative purposes only, not to scale. All sizes are approximate.

Location and property plan



Not to scale



Not to scale

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Sale information

Home Report

Available on request.

Viewing

Strictly by appointment with Stanley Wright 01659 58697. The agent may undertake individual or open house viewings at their discretion.

Entry and Possession

Vacant possession and entry to the farmhouse and steading will be given on completion or such mutual time to be agreed by the seller and the purchaser. Vacant possession of the land will be given on 1 January 2024.

Offers

Offers in Scottish Legal Form are to be submitted to the selling agents, Stanley Wright. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents following inspection. 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.

Third Party Rights & 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 as to have satisfied themselves in respect thereof.

Note

These particulars do not form any part of any contract.

The statements or plans are not warrantied nor to scale.

Approximate measurements have been taken by sonic device at the widest point.

Services and appliances have not been tested and no warranty is given as to their compliance with regulations.

Access Road

The Shared Access Road providing access to the property is a private road, and each lot owner shall be responsible for a proportionate share of the maintenance costs for the shared access road.

Method of Sale

The property is offered to the market for sale as a whole.

The Consumer Protection from Unfair Trading Regulations 2008

These particulars do not form any part of any contract and whilst they have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described. Plans are not to scale.

All photographs are for illustrative purposes only and are not to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.



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