

Fairfield Cottage

Auchenlongford | Sorn | Mauchline | East Ayrshire

Galbraith





A fine detached rural bungalow with land in a scenic rural location.



Sorn 3 miles | Mauchline 6 miles | Ayr 18 miles | Glasgow 33 miles

(All distances are approximate)

About 5.05 acres (2.04 Ha)

2 Reception Rooms. 3 Bedrooms. Kitchen. Shower Room. Porch.

Lovely views over open farmland and forestry.

Spacious accommodation.

Garaging (double garage and single garage).

Gardens with ample parking.

About 4.83 acres grazing land.

Offers Over £325,000

Galbraith

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galbraithgroup.com



Living Room



Dining Room

Situation

Fairfield Cottage is an attractive detached bungalow sitting in a tranquil rural location about 3 miles from the picturesque village of Sorn in East Ayrshire. Sorn, has a primary school and a bowling club. Secondary Schools are available in Galston and Auchinleck with a private school, Wellington in Ayr. Sorn is about 18 miles east from Ayr where there are an excellent range of shops and restaurants, sports facilities and cinema. Glasgow is within easy commuting reach by the recently improved M77. Junction 12 of the M74 with rapid access to the south, is about 18 miles distant, while Glasgow is 33 miles. There are main line railway stations in Kilmarnock and Auchinleck providing access to Glasgow and beyond whilst Glasgow Prestwick Airport (18 miles) and offers a comprehensive schedule of international flights. Ayrshire is renowned for its main Championship golf courses including the world famous facilities at Prestwick, Turnberry and Royal Troon. There are excellent yachting facilities at the marinas in Troon, Largs, Inverkip and Ardrossan.

The River Ayr Way long distance walking route passes through the valley where Fairfield Cottage is situated with many interesting sections of the 66 km route stretching from Glenbuck Loch to Ayr, offering rugged upland landscapes, woodland gorges, rural farmland and Ayrshire's industrial history. There are many opportunities for game sports in the area and Ayrshire has some of South West Scotland's best salmon and trout fishing.



Kitchen

Description

Fairfield Cottage is a large detached bungalow offered with about 4.83 acres of land with lovely views over open farmland and forestry to the South and East Ayrshire hills. The land comprises two enclosed paddocks. The main house is complemented with a substantial double garage and a single garage and carport, together with a large floored attic offering excellent potential for future development (subject to the necessary planning consents).

Built around 60 years ago, of brick with a slate roof, Fairfield Cottage is a fine detached bungalow which has been upgraded by the existing vendor to provide a new central heating system with air source heat pump and new radiators and under floor heating in the kitchen and shower room. The property benefits from a home security system.

Accommodation

Ground Floor: Living Room, Sitting/Dining Room, Kitchen, 3 Bedrooms, Shower Room. Rear Porch.

Built of brick with rendered exterior lying under a slate roof with double glazing throughout. Fairfield Cottage provides spacious and flexible accommodation over a single floor.

The entrance hall leads to a welcoming sitting/dining room which opens out to the spacious and bright living room which enjoys fantastic views through the windows with multi fuel wood burning stove. The kitchen has fitted base and wall units with integrated electric oven and hob, tiled floor and electric under floor heating. The principal bedroom is generously proportioned and there are two further bedrooms. The accommodation is completed by a tiled shower room with under floor heating. Garden (And Grounds)

There is a driveway with parking to the side and rear of the house. The front gardens are enclosed with a brick wall and fencing and are mainly down to lawn with a large patio and drying green area to the rear. There are lovely views over the Lochan and surrounding forestry towards the South Lanarkshire hills.

Single Garage: about 5.2m x 2.7m

Brick, slate roof, with adjoining car port/storage area.

Double Garage: about 6.92m x 8.069m

Brick, slate roof. 2 up and over doors, power.

The garaging could be adapted for equestrian / other business use (subject to the necessary planning consents).



Sitting Room



Bedroom

Land

The land extends to approximately 4.83 Ac (1.95 Ha) and is split into two paddocks. The land lies between 238m and 246m above sea level and is rough grazing with some areas suffering from a weed infestation. The land is classified as grade 5(2) and 6(3) by the James Hutton Institute. The paddock to the southeast is serviced by a natural water supply.

Tenure	Local Authority	Council Tax	EPC
Freehold	Council Headquarters, London Road, Kilmarnock, KA3 7BU	Band D	Band E48

Services

Mains water and electricity | Private drainage to septic tank | Air source heating pump, wood burning stove | FTTC (Fibre To The Cabinet) | Mobile

Flood Risk

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

Access

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

Note

Duck Shooting is undertaken during the shooting season in the surrounding moorland by Fairfield Cottage.

Directions

From Glasgow take the M77 to Kilmarnock and take the exit for Dumfries. Continue along the A76 Dumfries Road towards Mauchline. In Mauchline turn left on to the B743 proceed along this road through Sorn. Continue through the village and the entrance to Fairfield Cottage (signed for Auchenlongford Farm) is via a farm track on the left hand side after about 2 miles. Continue up the farm track and at the Y Junction, proceed to the right. Fairfield Cottage is then the first property on your right hand side.

From the M74, take the A70 signposted for Ayr. After passing through Muirkirk village, turn right onto the B743. The entrance to Fairfield Cottage is then on the right hand side after about 5 miles (proceed as above).



 <https://w3w.co/twinkling.screches.plantings>  Post Code: KA5 6JF



Solicitors

McLennan Adam Davis Solicitors, 13 Alloway Place, Ayr, South Ayrshire, KA7 2AA

Fixtures And Fittings

No items are included unless specifically mentioned in these particulars. Curtains and blinds are included in the sale.

Viewings

Strictly by appointment with the Selling Agents.

Anti Money Laundering (AML) Regulations

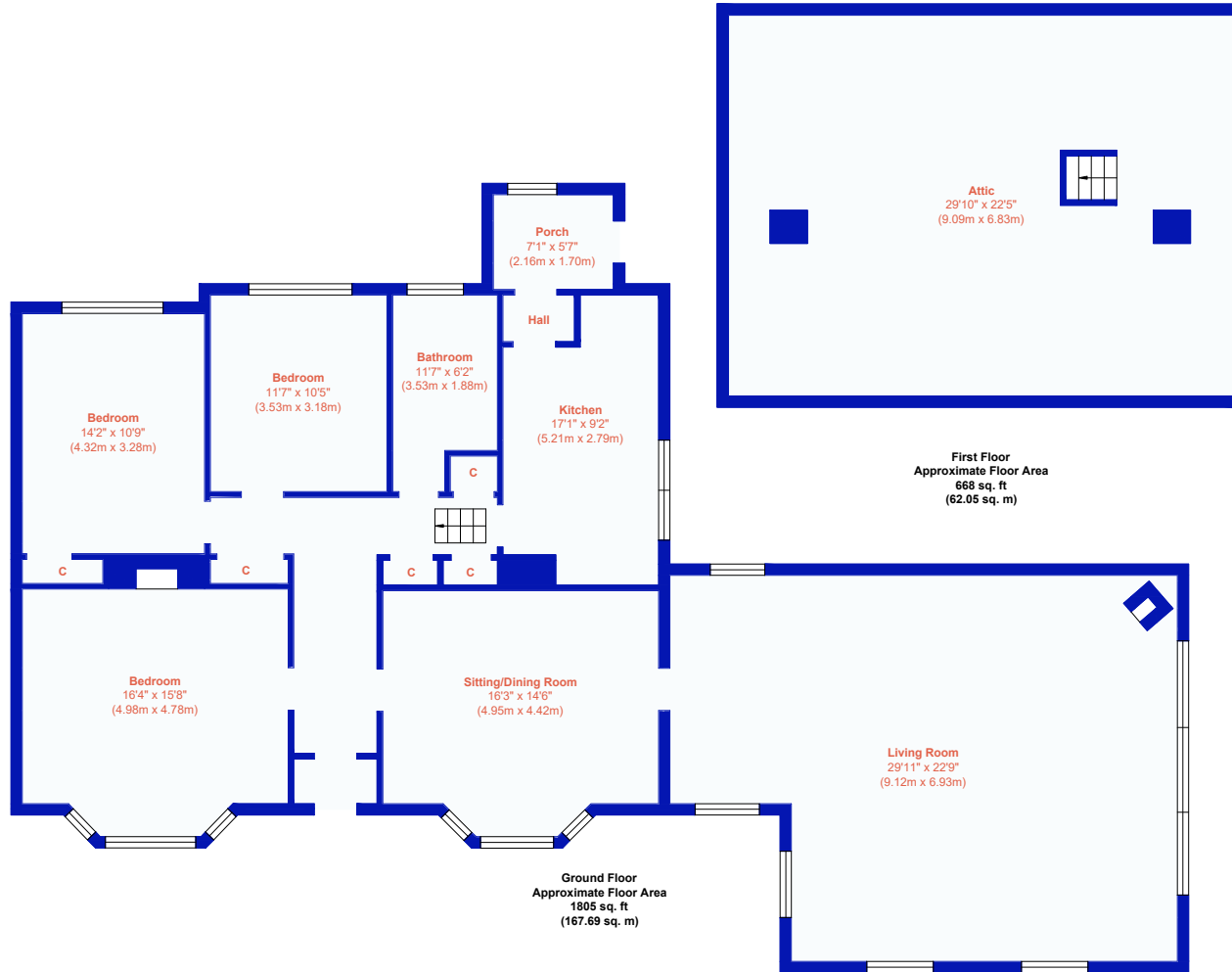
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.



Fairfield Cottage, Auchenlongford, Sorn, East Ayrshire

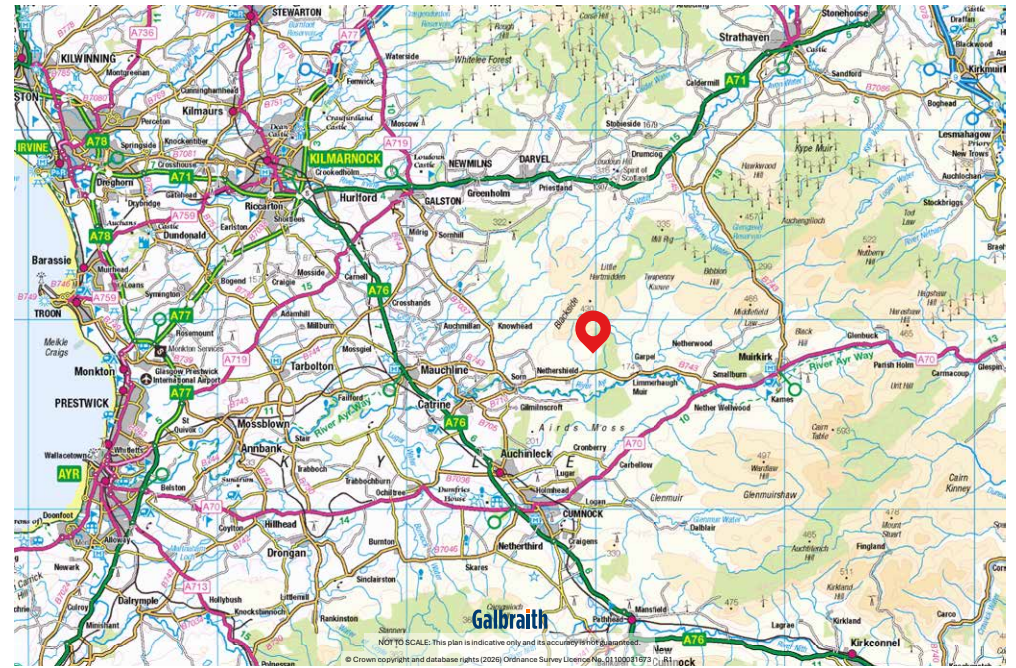
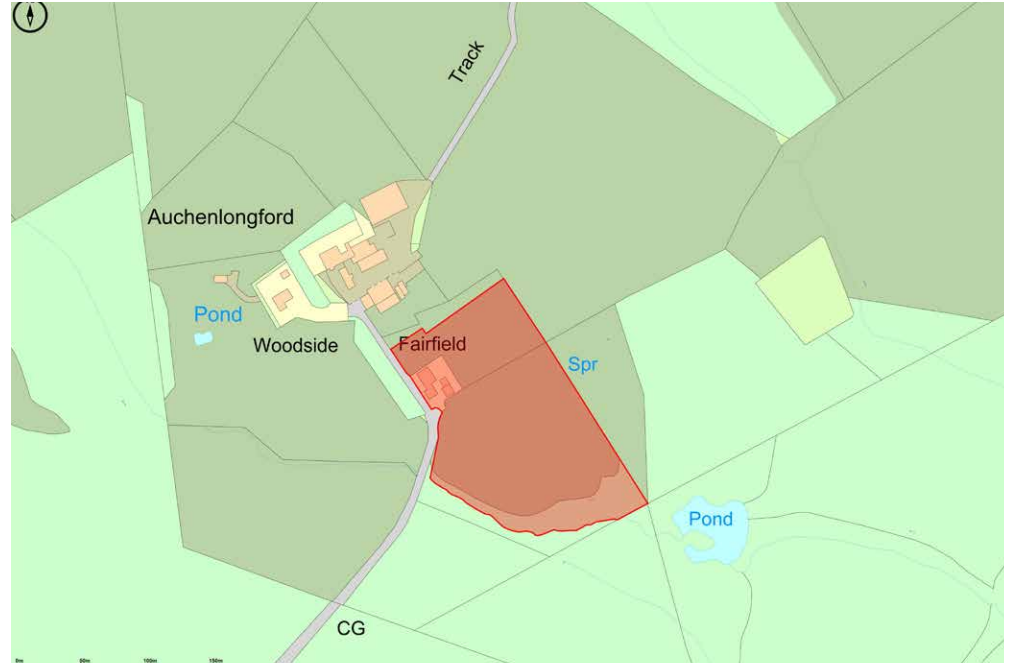


Approx. Gross Internal Floor Area 2473 sq. ft / 229.74 sq. m

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 April 2026





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