

**Galbraith**

**HARESHAW FARM**  
DALRY, NORTH AYRSHIRE





# HARESHAW FARM, DALRY, NORTH AYRSHIRE

**An attractive renovated farmhouse with grazing land and buildings.**

Dalry 2.5 miles ■ Glasgow Airport 15 miles ■ Glasgow city centre 23 miles

**About 19.79 acres (8.0 hectares)**

**Offers Over £595,000**

Living Room. Sun Room. 4 Bedrooms (master en suite). Dining Kitchen. Utility Room. Family Bathroom. w.c. Store Room/Study.

- Completely renovated farmhouse.
- Spacious and bright family home.
- Lovely countryside views.
- Outbuildings and shed.
- About 18.5 acres of grazing land.
- Superb lifestyle or equestrian opportunity.



**Galbraith**

Ayr  
01292 268181  
ayr@galbraithgroup.com





Kitchen



Kitchen/Diner

### SITUATION

Hareshaw Farm is a superb detached renovated farmhouse in an attractive rural setting with wonderful views over the Garnock Valley and Clyde Muirshiel Hills. About 2.5 mile north of Dalry, Hareshaw Farm is well situated for easy access to Glasgow city centre, about 23 miles. Local services and facilities are available in Dalry including a mainline railway station with regular services to Glasgow and beyond. In the 1800s, the local textile industry in Dalry included the manufacture of cotton and carpet yarn, silk and harness weaving and sewing, dressing and spinning of flax and embroidery. The arrival of the railway line was essential in supporting these industries and the railway station in Dalry opened in March 1840 as part of the Glasgow to Ayr line.

Both Glasgow and Prestwick Airports are about 15 and 17 miles distant. There is primary schooling in Dalry and private schools at St Columba's at Kilmacolm and Wellington in Ayr (24 miles). Ayrshire is renowned for its many golf courses including the world famous courses at Turnberry and Royal Troon. There are excellent yachting facilities at the marinas at Ardrossan, Largs, Inverkip and Troon.

### DESCRIPTION

Hareshaw Farm is a beautifully converted stone built former farmhouse which the current owners have completely renovated in 2016.

The accommodation briefly comprises a kitchen/diner, utility room, w.c., family bathroom, living room, sun room and two bedrooms on the ground floor. On the first floor, there is a master bedroom suite, bedroom and dressing room (currently used as additional children's bedroom) and store room/study.

The property is approached via its own private drive which provides parking for several vehicles.

### ACCOMMODATION

Ground Floor: Living Room. Sun Room. Dining Kitchen. Utility Room. w.c. Family Bathroom. 2 Bedrooms.

First Floor: Master en suite. Bedroom, Dressing Room (currently additional bedroom), Store Room/Study.

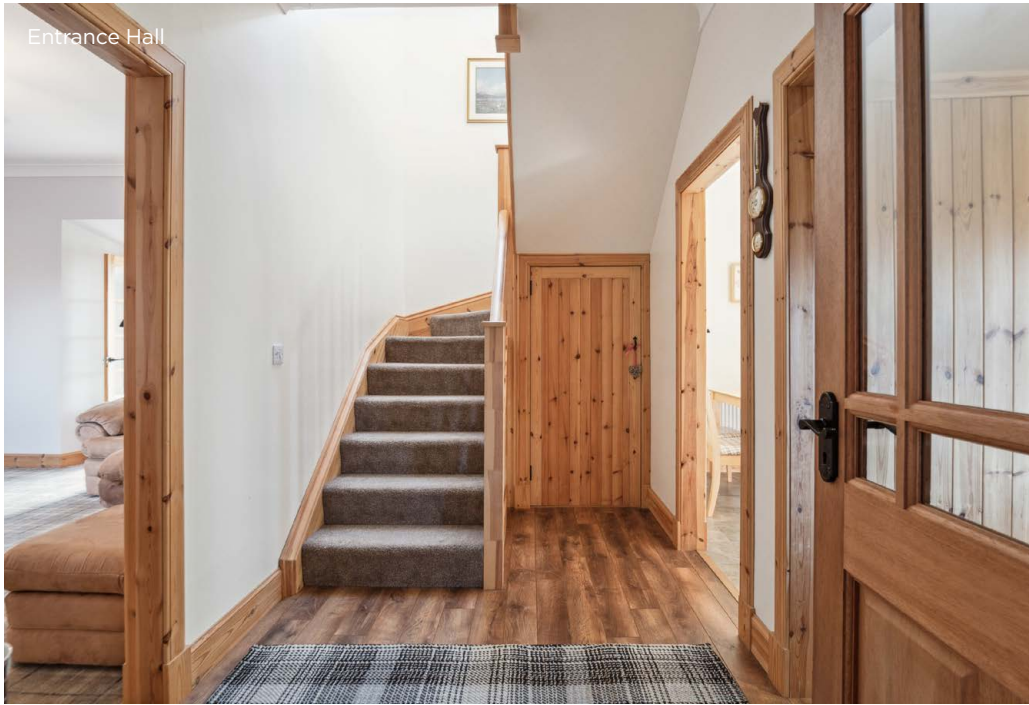
The generous dining kitchen has French doors to the patio and garden. There is a range of farmhouse style kitchen floor and wall units with electric range cooker with 2 ovens, 5 ring burner and plate warmer, cooker hood and splashback, integrated dishwasher and tiled flooring. There is a convenient utility room with fitted units, sink and plumbing for washing machine/tumble drier and separate w.c. The living room has a wood burning stove with stone fireplace, a glazed door leads to the sun room which has French doors leading out to the garden. There is a family bathroom with bath with shower mixer tap, heated towel rail, w.c and sink and two bedrooms completing the accommodation on the ground floor.

On the first floor, the fabulous master suite with Paris balcony, fitted wardrobes and en suite shower room with fitted furniture. There is a further bedroom with dressing room (presently used as a bedroom) and a store room/study. The interior doors and architraves are pine with a black iron antique finish and the house is fully double glazed with ample storage provided throughout.

### GARDEN (AND GROUNDS)

Outside, the south facing garden is mainly down to lawn and fenced and a large patio ideal for entertaining leads out from the sun room. There is also exterior lighting.

Entrance Hall



Master Bedroom



Bathroom



## BUILDINGS

### Hay Shed: About 7m x 8.75m

Brick with concrete floor. With additional brick store (poor condition).

### Lean to: About 3.63m x 4.84m

Timber with corrugated roof.

### Open Shed: About 6m x 11.95m (7.62m x 12.19m to overhang).

Steel portal frame. Whindust base.

### Workshop: About 7.22m x 7.77m

Timber frame with corrugated sheeting, concrete floor, power.

### 2 timber garden sheds.

There is an additional useful hard standing area of ground to the rear.

## LAND

The grazing land extends to about 18.5 acres and is split within 3 enclosures. Mains water is available to the front field if required.

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

Property	Water	Electricity	Drainage	Tenure	Heating	Broadband	Council Tax	EPC
Hareshaw Farm	Mains	Mains	Private drainage (to septic tank)	Freehold	Oil fired central heating and wood burning stove	Yes	Band C	C72

## DIRECTIONS

From Dalry, proceed along the A737 new bypass and continue straight ahead at Highfield roundabout, after about 0.83 miles turn left on to the drive for Hareshaw Farm and proceed along the private drive.

From Glasgow, take the M8 towards Glasgow Airport, at Junction 28a, take the A737 towards Irvine. Continue along the A737 past Beith and on towards Dalry. As you leave Beith at the roundabout, proceed for about 1.9 miles and turn right onto the private drive for Hareshaw Farm.

Hareshaw Farm, Dalry, North Ayrshire, KA24 4JE

## WHAT3WORDS

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

## SOLICITORS

The McKinstry Company, 39 Sandgate, Ayr KA7 1BE

## LOCAL AUTHORITY

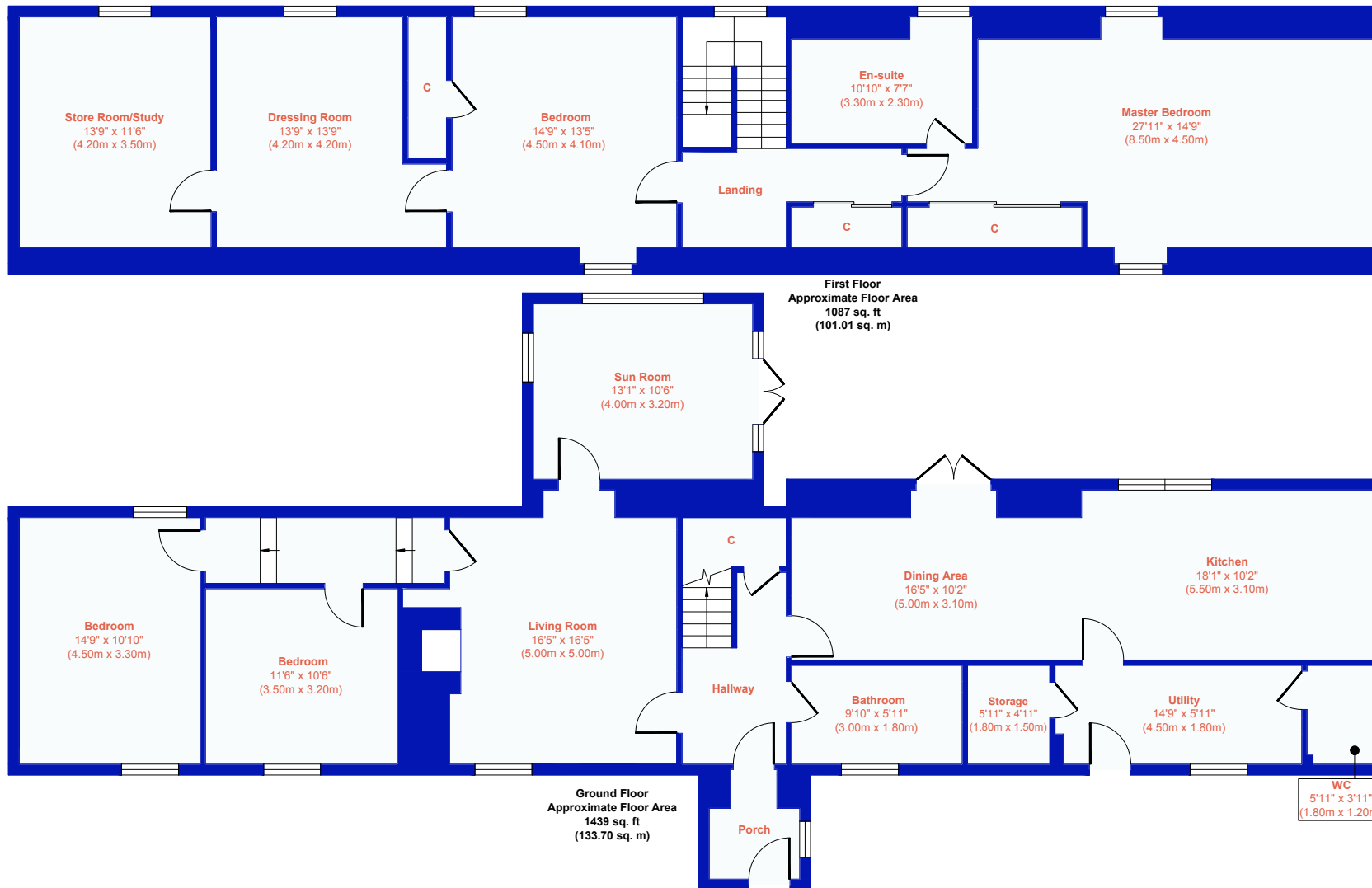
North Ayrshire Council, Cunningham House, Irvine, North Ayrshire, KA12 8EE

## FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.



# Hareshaw Farm, Dalry, North Ayrshire, KA24 4JE



## Approx. Gross Internal Floor Area 2526 ft / 234.71 sq. m (Including Storage)

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 February 2024.

## VIEWINGS

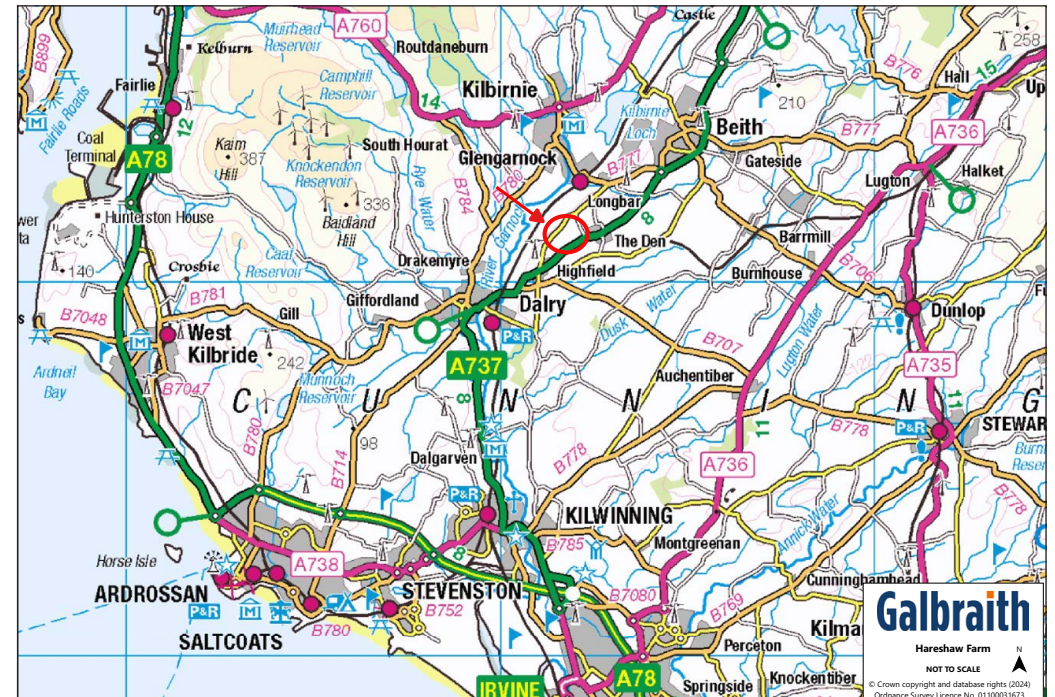
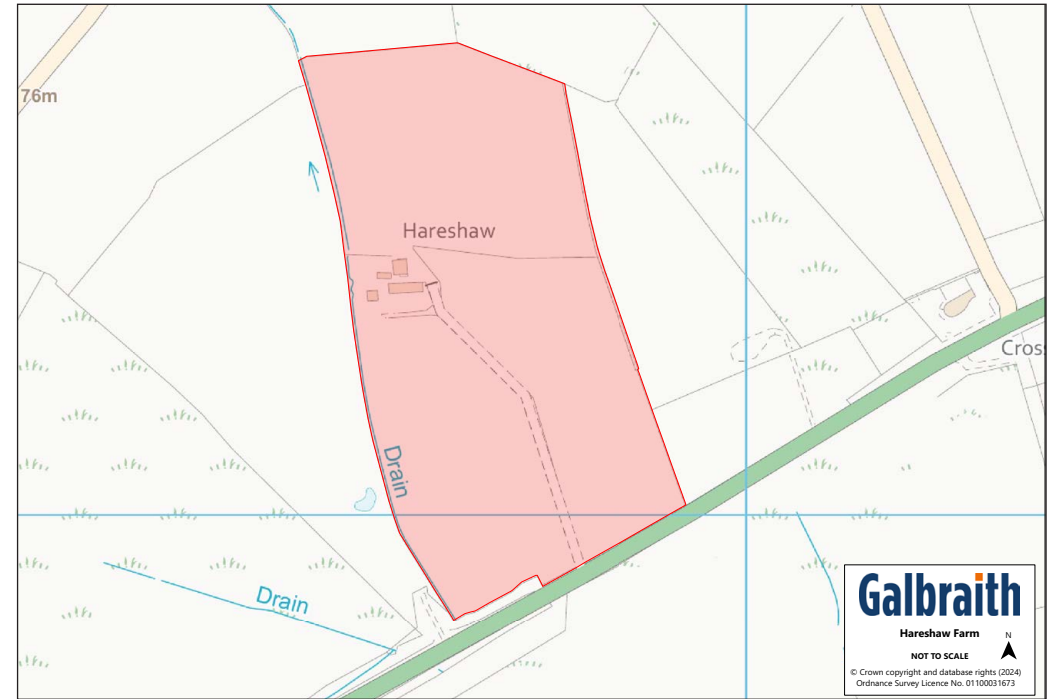
Strictly by appointment with the Selling Agents.

## 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.

## AMC PLC FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alice Wilson in our Galbraith Ayr Office on 07920 724906 Email: [alice.wilson@galbraithgroup.com](mailto:alice.wilson@galbraithgroup.com)







**Galbraith**

  
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