

HIGH PEACOCKBANK HOUSE
BY STEWARTON, EAST AYRSHIRE



HIGH PEACOCKBANK HOUSE, BY STEWARTON, EAST AYRSHIRE, KA3 5JG

An attractive attached Georgian Farmhouse set in beautiful garden grounds with stunning views.

Stewarton 0.3 miles ■ Glasgow 23 miles ■ Glasgow Airport 18 miles

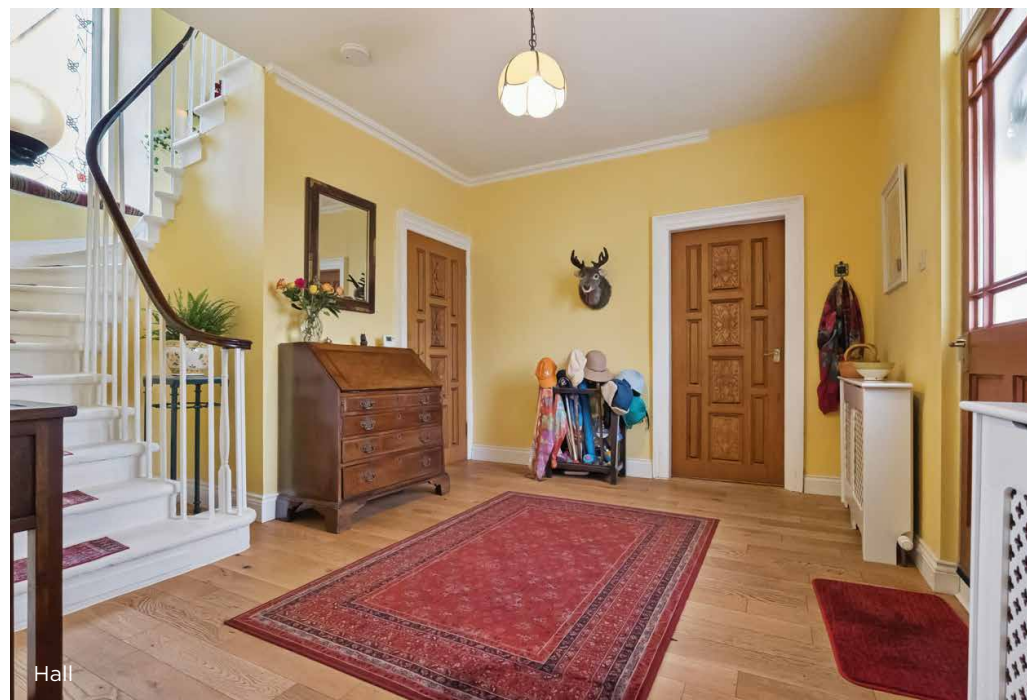
About 1.65 acres (0.66 hectares)

Offers Over £375,000

- Sitting Room. Open Plan Kitchen/Dining/Family Room. Garden Room. Cloakroom. 3 Bedrooms. Bathroom.
- Summer house, greenhouse and potting shed.
- Fish pond.
- Orchard.
- Grade C Listed.

Galbraith

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SITUATION

High Peacockbank House is a charming C Listed farmhouse set in an idyllic location with superb views close to the popular town of Stewarton in East Ayrshire. Stewarton offers a good range of shops, primary and secondary schooling, local services, a sports centre, cafes and restaurants. Private schooling and a further range of shops, including Silverburn Shopping Centre is available in the south side of Glasgow (about 17 miles). Glasgow city centre is easily accessible via the M77 and Stewarton also has a railway station on the main line to Glasgow with a regular half hourly train service. Glasgow and Prestwick Airports have regular scheduled flight and are 18 and 14 miles respectively.

The attractive countryside surrounding High Peacockbank is ideal for outdoor pursuits. Lainshaw Estate and Woodlands is situated close by and offers a network of beautiful woodland grounds and paths for walking and cycling. Ayrshire is renowned for its golf courses which include Turnberry, Royal Troon and Prestwick. Rowallan Castle Golf course is 3 miles distant and includes an events hotel and popular restaurant (The Glasshouse). There are two large equestrian facilities in the immediate vicinity and there is the opportunity for hacking in some of the quiet country lanes. Ayr Racecourse hosts the Scottish Grand National as well as other fixtures throughout the year and there are excellent yachting facilities at the marinas in Troon and Largs.

DESCRIPTION

High Peacockbank House is an attractive C Listed farmhouse built in 1787 over two storeys of stone and slate with a cream painted finish. It is set amid extensive garden grounds well stocked and beautifully maintained. It is the original farmhouse of High Peacockbank Farm where there is now a cluster of seven other houses of which two are adjoined to the side elevation of the property. High Peacockbank House is an impressive family home well-appointed and boasting a wealth of period features.



Family Room



Kitchen



Dining Atea

ACCOMMODATION

The spacious accommodation at High Peacockbank House comprises a beautiful kitchen/dining/ family room which is undoubtedly the heart of the home and a most comfortable and homely space for all the family to gather or ideal for entertaining. The kitchen with oak flooring has a 5 door green AGA, a central island, integrated dishwasher and microwave and sliding doors to the garden. The dining and living room overlook the front gardens and orchard and have attractive cornice and pine flooring. The sitting room benefits from full height wood panelled walls and a feature stone fireplace and hearth with gas stove, a glazed door gives access to the garden room with French doors leading to the gardens. Completing the ground floor is a cloakroom w.c. with laundry area.

The impressive stone curved staircase sweeps up to the first floor where there are 3 bedrooms. The master bedroom has dual aspect with window seats overlooking the gardens. The family bathroom is generously proportioned and includes a corner bath, separate shower cubicle, wash hand basin set in vanity unit and w.c. There is ample storage and cupboard space throughout the house.

GARDEN (AND GROUNDS)

High Peacockbank House is approached via a shared driveway which leads to a gravelled chipped drive with sandstone paving where there is ample parking. There is a pond in the front garden with a beautiful orchard stocked with apple, pear, cherry and plum trees, a vegetable garden and summer house. The rear gardens are mainly down to lawn and have commanding views to the Ayrshire coast. There is a lovely west facing patio, greenhouse and potting shed and the garden is stocked with camellias, azaleas, forsythia, hellebores, sweet peas which provide a variety of colour throughout the spring and summer.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

| Water | Electricity | Drainage | Tenure | Heating | Council Tax | EPC | Broadband | Mobile |
|-------|-------------|-------------------------|----------|-----------|-------------|-----|-----------|--------|
| Mains | Mains | Private – septic tank** | Freehold | Mains Gas | Band E | D63 | FTTP* | Yes |

*Fibre To The Premises

**Shared – 5 users.

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search> Each year there is a 0.1% change of surface flooding in the garden.

ACCESS

High Peacockbank House has a right of access over the driveway and maintenance is shared between several users.

LISTED BUILDING

High Peacockbank House is scheduled by Historic Scotland as a Listed Building, Category C(s).

PLANNING PERMISSION

Planning permission was granted in August 2022 to demolish the single storey rear extension and erect new extension to rear and side (Planning Ref: 22/0287/LB).

DIRECTIONS

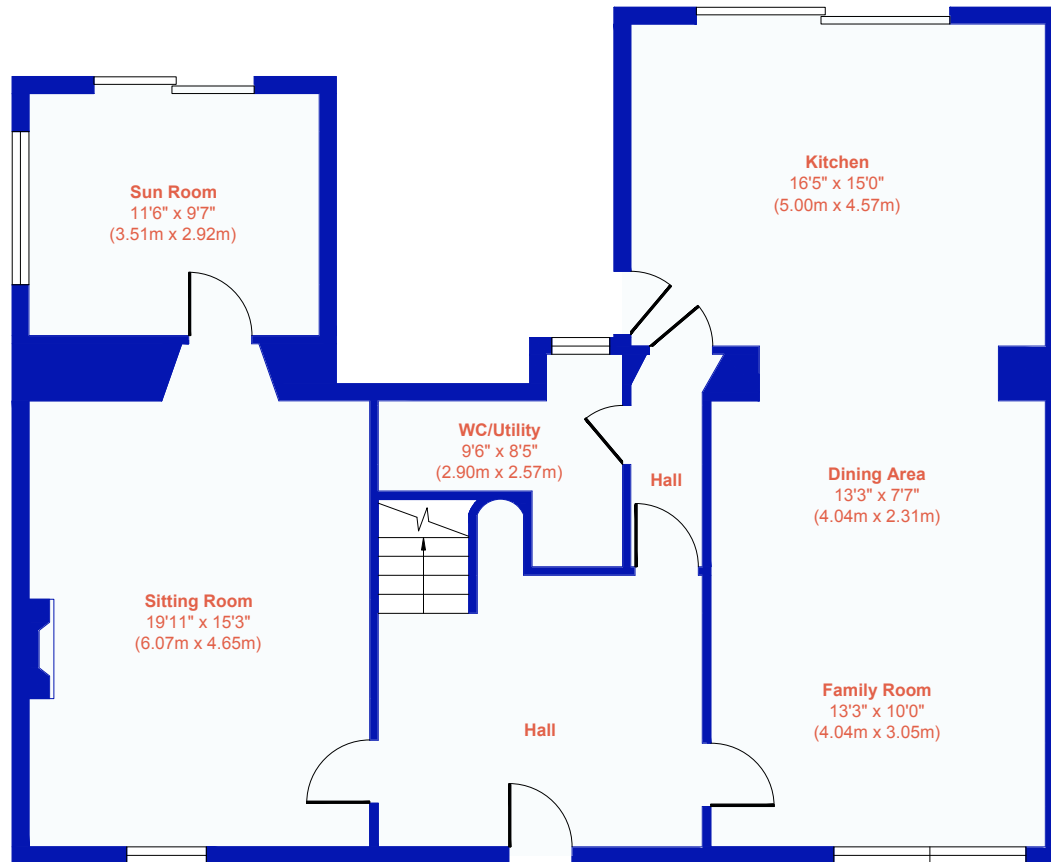
From Ayr take the A/M77 north towards Glasgow. At Fenwick (Junction 8) take the slip road signed for Stewarton. Follow signs at the roundabout for the B778 to Stewarton. On entering the town (about 3.5 miles) turn left signed for Kilmarnock and Kilmaurs. At the top of the hill turn right through the white pillared entrance gates and turn left into the gravelled drive of High Peacockbank House.

POST CODE

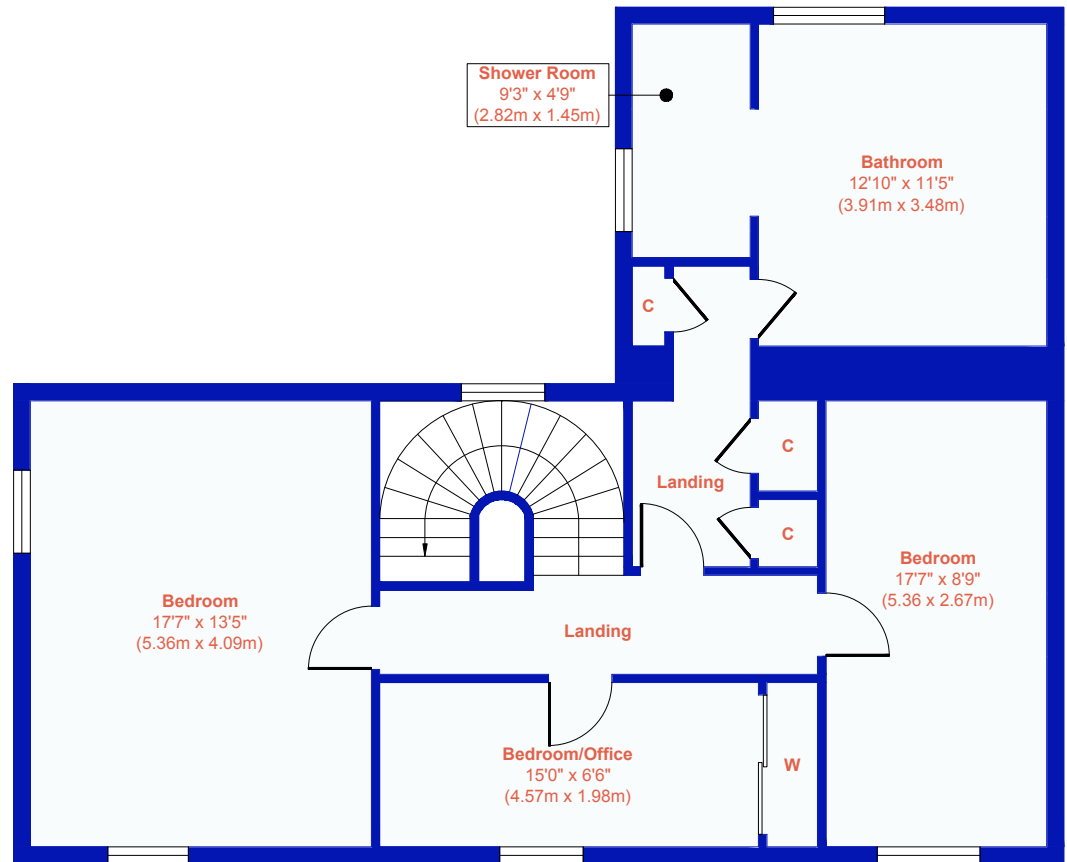
KA3 5JG



High Peacockbank House, By Stewarton, East Ayrshire



Ground Floor
Approximate Floor Area
1101 sq. ft
(102.28 sq. m)



First Floor
Approximate Floor Area
955 sq. ft
(88.72 sq. m)

Approx. Gross Internal Floor Area 2056 sq. ft / 191.00 sq. m

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

Produced by Elements Property

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///dragonfly.tweed.bulky

SOLICITORS

DW Shaw, 34A Sandgate, 34A Sandgate, Ayr, South Ayrshire, KA7 1BX

LOCAL AUTHORITY

East Ayrshire Council, Council Headquarters, London Road, Kilmarnock, East Ayrshire, KA3 7 BU.
Tel 01563 576000.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection.

ANTI MONEY LAUNDERING (AML) REGULATIONS

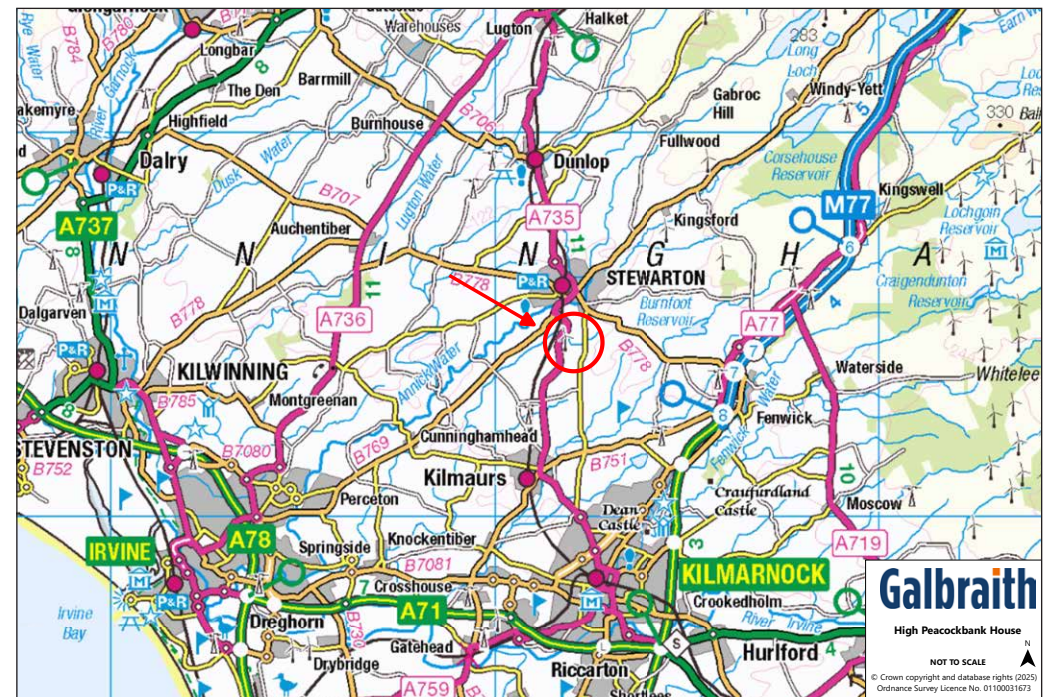
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to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



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 December 2025.





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