

Galbraith



BALIDE

MAYBOLE, SOUTH AYRSHIRE



BALIDE, MAYBOLE, SOUTH AYRSHIRE

An excellent equestrian property in an enchanting rural setting.

Maybole 3.5 miles ■ Ayr 12 miles ■ Glasgow 49 miles

About 10.13 acres (4.09 hectares)

Offers Over £495,000

2/3 Reception Rooms. 4/5 Bedrooms. 3 Bathrooms.

- Beautifully secluded house gardens and grounds.
- About 9.19 acres grazing.
- Stabling and riding arena.
- Stunning countryside views.



Galbraith

Ayr
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ayr@galbraithgroup.com

 OnTheMarket

Living Room



Kitchen/Breakfasting Room



Kitchen



Dining Room/Bedroom 5



Sitting Room



SITUATION

Balide is a delightful rural property with equestrian facilities and land in a very scenic and private situation in the South Ayrshire hills. The village of Crosshill is about 0.6 miles with primary schooling, post office, bowling club with Dalduff Farm country farm shop being a short distance away. The County Town of Ayr (about 12 miles) has an excellent range of shops, leisure and sports facilities and art galleries. There is secondary schooling in Maybole whilst the nearest independent school is Wellington, Ayr. The railway station in Maybole provides regular services to Glasgow and Stranraer. Glasgow is within easy reach via the newly improved Maybole bypass and Glasgow Prestwick Airport (19 miles) offers regular international flights.

There are country walks and excellent cycling paths around Crosshill including the Barony Hill walk and Maxwellston Hill, Dailly. The Changuie Forest Trail (11 miles) is one of the many designated cycling and walking routes in the area. For horse riding the many forest trails provide miles of quiet off road hacking in stunning upland landscapes. Bargany Gardens (7 miles) is open during May. There are several lovely walks at Straiton (2 miles) with Lady Hunter Blair's Walk (a beautiful wooded glen and waterfall), outdoor pursuits and livery is available at Craiggengillan Estate (12 miles) and there are a number of walking trails along Carrick Forest Drive with Loch Doon, Loch Bradan and Loch Finlas. It is also part of the Galloway and South Ayrshire UNESCO Biosphere covering 5,268 square kilometres of south-west Scotland. The River Stinchar is an excellent salmon river and is renowned for its autumn run. To the west, is Turnberry, with world class golfing facilities, luxury hotel and spa.

DESCRIPTION

Balide is an attractive detached one and half storey country cottage under a tiled hipped roof with a cream render finish. Balide has an excellent equestrian offering with six stables, tack room which could be utilised as further stabling, hay barn and a 20m x 40m riding arena and ample grazing land. There are most impressive views over the rolling Ayrshire hills.

The house has a separate entrance porch which leads to the entrance hall. The cosy sitting room with tiled open fireplace and lovely bay window overlooks the gardens towards the stables and arena, dining room /bedroom 5 with open fireplace, spacious living room, kitchen / breakfasting room with fitted floor and wall units, island unit, electric oven and hob, butlers sink, space for fridge freezer and wood burning stove, a sun room also leads off the kitchen. There are two bathrooms, a built-in office area and utility room with plumbing for washing machine.

On the first floor, there are 4 generous bedrooms and a bathroom.

Balide benefits from oil fired central heating and has double glazing throughout.

ACCOMMODATION

Ground Floor: Sitting Room, Living Room, Dining Room/Bedroom 5, Kitchen/Breakfasting Room, Sun Room, Utility Room, 2 Bathrooms.

First Floor: 4 Bedrooms, Bathroom.

GARDEN (AND GROUNDS)

Balide sits within a well maintained westerly facing gardens. There is a well-placed decked area from the kitchen overlooking the gardens. A private gravelled drive leads to the front of the house providing parking. The garden is mainly down to lawn, with a pond, mature shrubs and trees including flowering current, monkey puzzle, fir and oak. There is a raised bed area for growing vegetables or planting flowers.

BUILDINGS

Tack Room: About 8.75m x 5m

Brick with concrete floor, power and water.

Stables:

Breeze block with concrete floor, box profile roof, timber overhang, power.

Stable 1: About 3.35m x 4.29m; Stables 2-6: About 3.44m x 3.65m.



Hay Shed: About 4.85m x 7.86m
Breeze block frame, concrete floor.

Arena: About 20m x 40m
Sand and carpet fibre surface.

LAND

The grazing land totals about 9.19 acres and benefits from a water trough. This is split into 3 distinct areas with the largest being approximately 6.79 acres. There are two smaller paddocks abounding the gardens and stables, these could be used for grazing turnout, wild flower meadow or to extend the grounds.

There are two areas to the west of the stables which formerly housed buildings.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Broadband	Council Tax	EPC
Balide	Mains supply via a private pipe	Mains	Private drainage - to septic tank	Freehold	Oil fired central heating	Yes	Band D	D63

DIRECTIONS

From Ayr, take the A77 south towards Maybole. After Minishant, turn left onto the B7045 then turn right onto an unnamed road signed for the Walled Garden then turn left at the junction onto the B7023. Continue through Crosshill onto Dalhowan Street and at the junction turn right onto the B741 (signed Girvan) and on the left hand side is the entrance to Balide.

Balide, Maybole, South Ayrshire, KA19 7QE

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///families.immunity.remaining

SOLICITORS

Frazer Coogans
46 Dalblair Road
Ayr
South Ayrshire
KA7 1UQ

LOCAL AUTHORITY

South Ayrshire Council
County Buildings
Wellington Square
Ayr
KA7 1DR

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

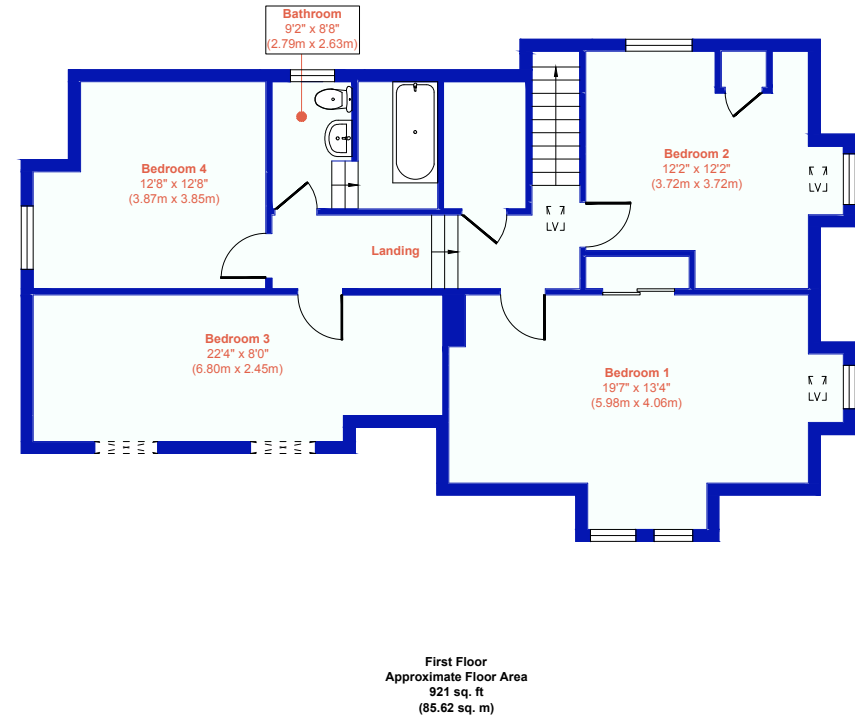
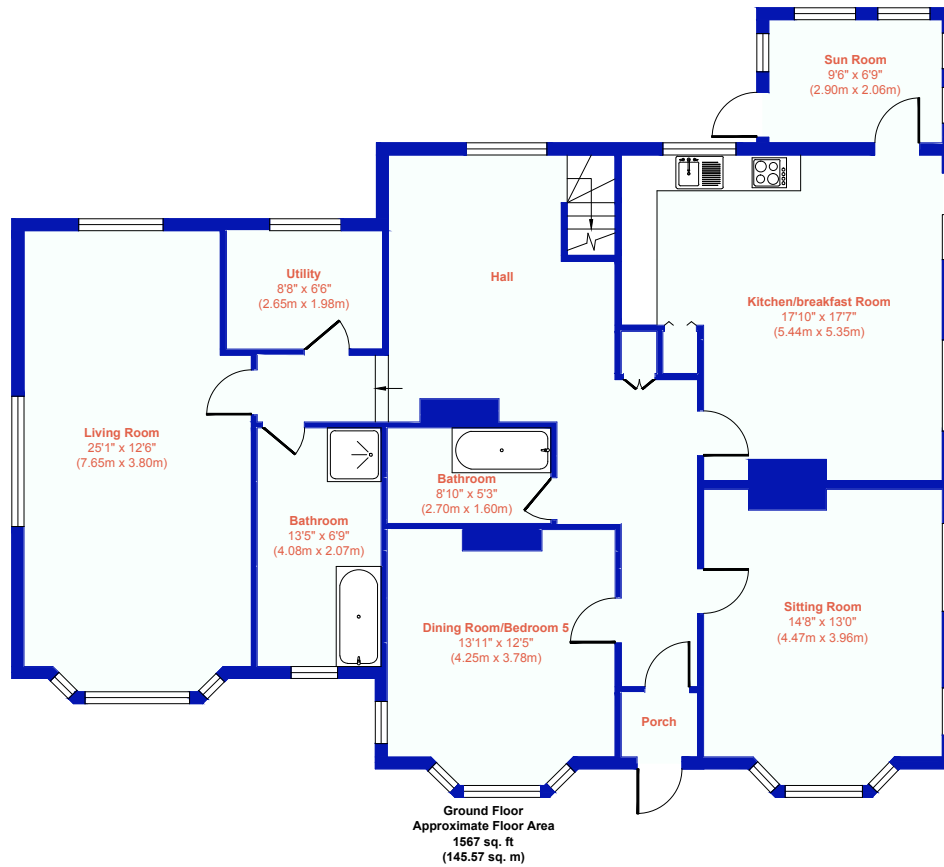
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.



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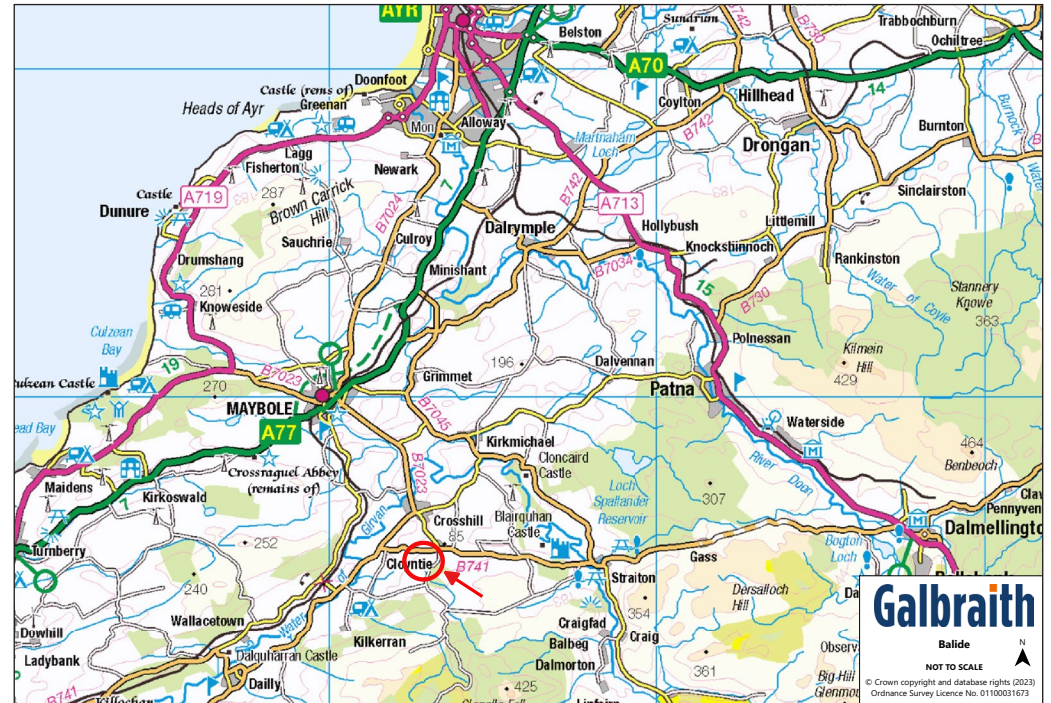
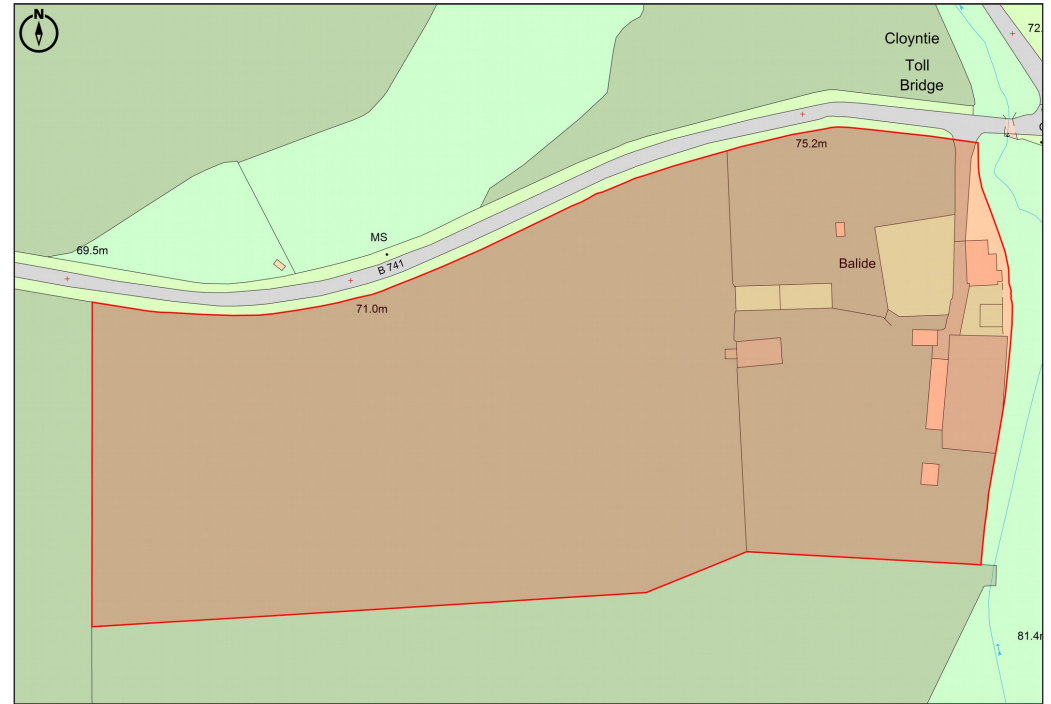


Approx. Gross Internal Floor Area 2488 sq. ft / 231.19 sq. m

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 June 2023.





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