

CARLETON MAINS FARM
LENDALFOOT, GIRVAN, SOUTH AYRSHIRE

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**An attractive bungalow with grazing land,
buildings and magnificent sea views.**

Girvan 6 miles ■ Ayr 28 miles ■ Glasgow 64 miles

About 6.63 acres (2.68 hectares)

Offers Over £425,000

- 3 reception rooms. 3 bedrooms (master en suite). Conservatory.
- Beautiful sea views towards the Mull of Kintyre and Ailsa Craig.
- Useful outbuildings.
- Very private setting.
- 4.65 acres of grazing land.



Galbraith

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 **OnTheMarket**



SITUATION

Carleton Mains Farm is a fine detached bungalow with grazing land and buildings overlooking the Mull of Kintyre with stunning sea views across Ailsa Craig, Kyles of Bute, and Ireland.

The coastal town of Girvan lies about 6 miles to the north east, lying south of Ayr between the Galloway Hills and the sea and was originally a popular fishing port. The harbour, built within the mouth of the Water of Girvan, offers one of the few safe havens along the coastline, and remains active to this day. The town has a good range of local shops, supermarkets, recreational and professional services and has a local primary and secondary school. There is also a medical centre.

The main county town of Ayr (about 28 miles) offers a wider variety of shopping, restaurants and sports activities. Private schooling is available at Wellington School and offers exceptional all-round education from nursery to senior school.

The Ayrshire coast is famous worldwide for golfing with championship courses at Turnberry (12 miles), Prestwick and Troon. There is also excellent sailing along the Firth of Clyde and the River Stinchar River offers salmon and sea trout fishing.

DESCRIPTION

Carleton Mains Farm provides a rare opportunity for a purchaser seeking an idyllic private rural location in an elevated setting with superb views across the Mull of Kintyre and beyond.

The bungalow was built around 26 years ago on a single storey, with a tiled roof and render finish offering well-presented and spacious accommodation. Entering from the porch, this leads to the kitchen with fitted floor and wall units, single sink, integrated double oven and separate LPG 5 ring hob, with space for fridge freezer and dishwasher. There is a cosy sitting room with electric fire surround on a marble hearth, generous living room with bay window and spectacular views over the rolling Ayrshire farmland towards Ailsa Craig, dining room and conservatory with French doors to gravelled seating area, three bedrooms (master bedroom with en suite shower room) and family bathroom. There is a useful utility room with plumbing for washing machine and tumble dryer. The room layout and dimensions are laid out in more detail in the floor plans.



Situated in a private and secluded setting, the drive leads to a large south facing courtyard. Carleton Mains Farm is complemented by useful outbuildings and there is a well maintained lawned garden with a shelterbelt of trees.

OUTBUILDINGS

There are useful farm buildings forming a fine south facing courtyard:

Barn: 7m x 18m

Stone construction under fibre cement roof, sliding door.

Garage: 5.58m x 4.86m

Stone under fibre cement roof, power, electric up and over door.

Store: 5.15m x 3.58m and 3.79m x 5.12m

Stone under fibre cement roof.

Byre: 6.635m x 28.08m and 6.67m x 9.49m

Stone and brick with bays, fibre cement roof, water supply.

Lean To: 3.31m x 16.41m

Wooden frame construction with tin cladding under fibre cement roof, earth and cobbled stone surface.

General Purpose Shed: 10.58m x 26.43m

Steel portal frame construction, breeze block walls, Yorkshire boarding, concrete floor under a fibre cement roof with power.

The detached stone barn has the potential to convert into further living accommodation subject to the necessary planning consents.

Kitchen



Conservatory



Dining Room



Bedroom



LAND

There are two grazing paddocks extending to about 4.65 Ac in total. The paddock lying west, has access to a burn. The land is principally classified Grade 3(2) and 4(2) by the James Hutton Institute.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private drainage to septic tank	Freehold	LPG gas central heating	Band E	E43	FTTC (Fibre to the Cabinet)	Yes

FLOOD RISK

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

ACCESS

There is a right of access in favour of a neighbouring farmer over the drive between points A to B on the plan.

DIRECTIONS

From Ayr travel south on the A77 towards Girvan and continue through the town. At Shallochpark roundabout turn right towards Stranraer and continue for about 5.5 miles to Lendalfoot. At Lendalfoot, take the second road on the left hand side (signed Whithorn Way) and continue up the hill for about third of a mile and turn left onto the track for Castle Mains Farm (opposite the white cottage). Proceed up the drive to the farm. KA26 0JL

WHAT3WORDS

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

SOLICITORS

The McKinsty Company, 39 Sandgate, Ayr KA7 1BE

LOCAL AUTHORITY

South Ayrshire Council, County Buildings, Wellington Square, Ayr, KA7 1DR,0300 123 0900

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.

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.





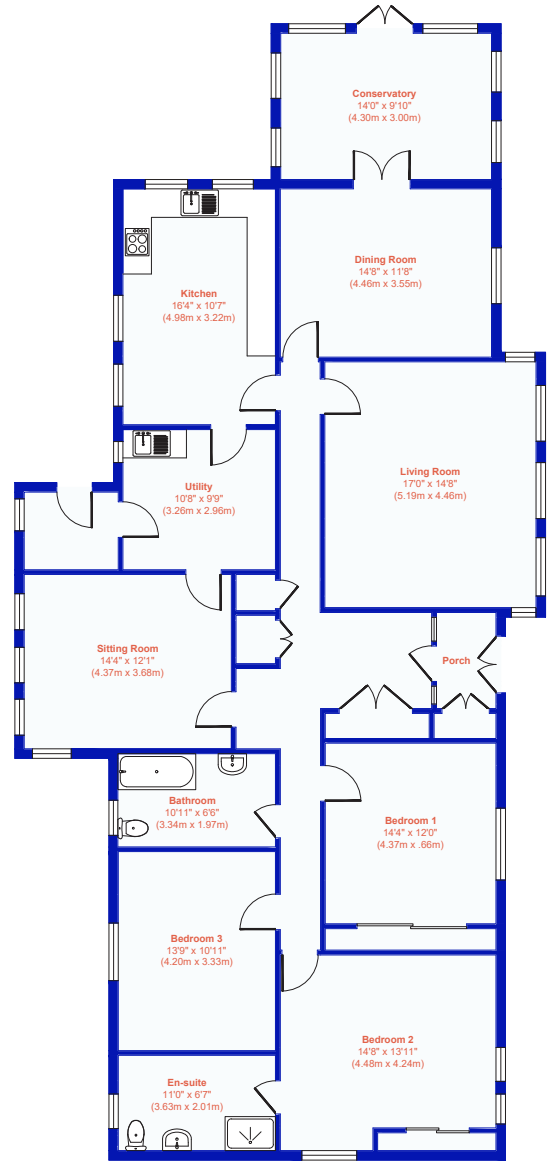
Byre



General Purpose Shed

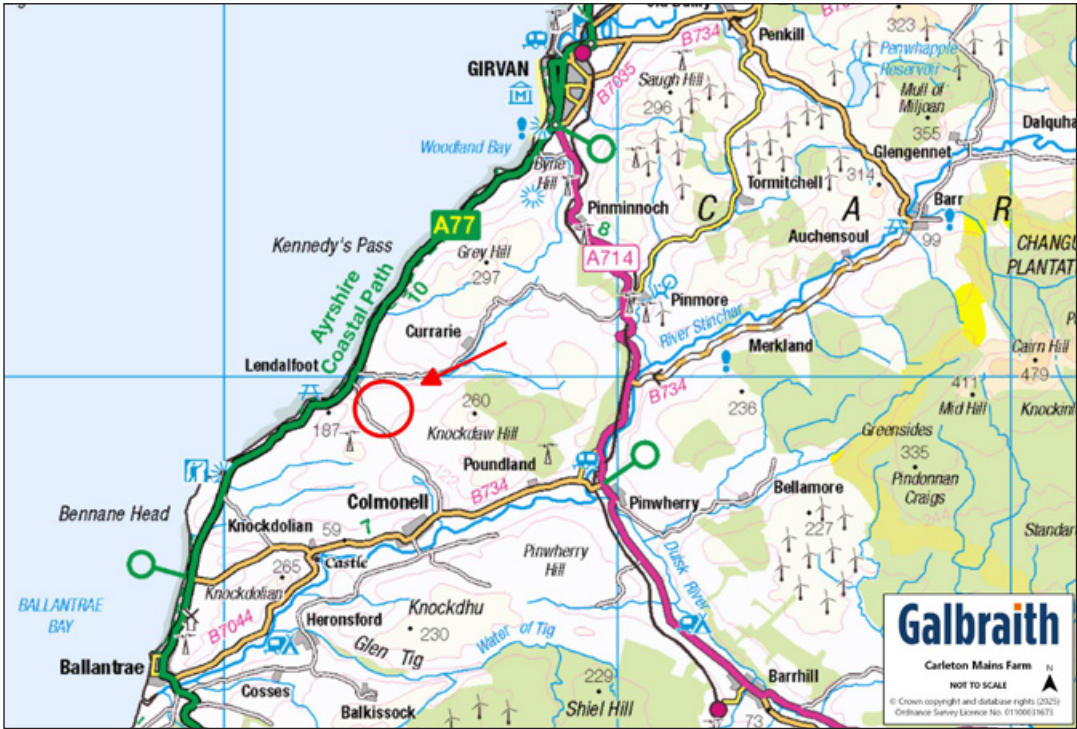
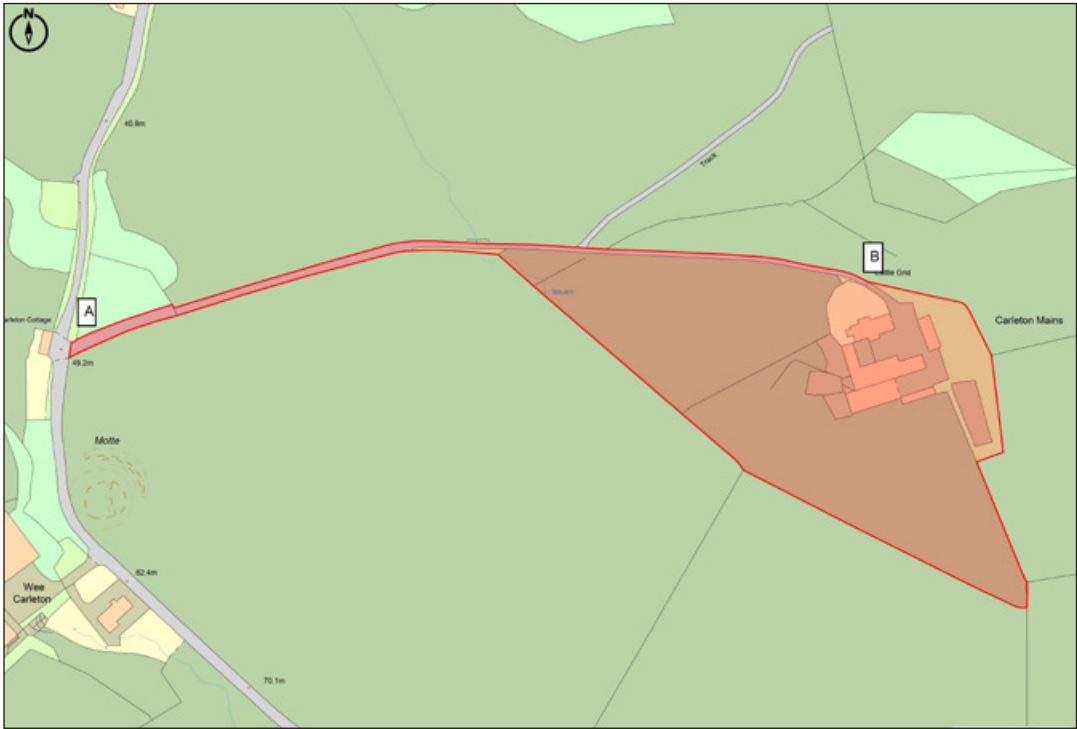


Carleton Mains Farm, Lendalfoot, Girvan, South Ayrshire



Floor Plan
Approx. Gross Internal Floor Area 2052 sq. ft / 190.66 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 July 2025. 9. All building measurements are an approximate.





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