

Shawsknowe

Straiton | South Ayrshire



Galbraith

A charming farmhouse with buildings and land in a beautiful secluded situation.



Straiton 3 miles | Ayr 13 miles | Glasgow 50 miles
(All distances are approximate)

FOR SALE AS A WHOLE OR IN 2 LOTS

Whole About 67.37 acres (27.26 Ha) Offers Over £795,000

Lot 1 Farmhouse, Buildings and 16.22 acres (6.56 Ha) Offers Over £535,000

1 reception room, 3 bedrooms, kitchen, bathroom, utility room.

Range of traditional buildings incorporating new home office “Bothy”/additional bedroom.

Stables, General Purpose Shed.

About 13.85 acres (5.60 Ha) grazing land.

Idyllic private rural setting.

Energy efficient with photovoltaic panels.

Lot 2 About 51.15 acres (20.69 Ha) land Offers Over £260,000

Galbraith

7 Killoch Place | Ayr | KA7 2EA
T: 01292 268 181 | E: ayr@galbraithgroup.com

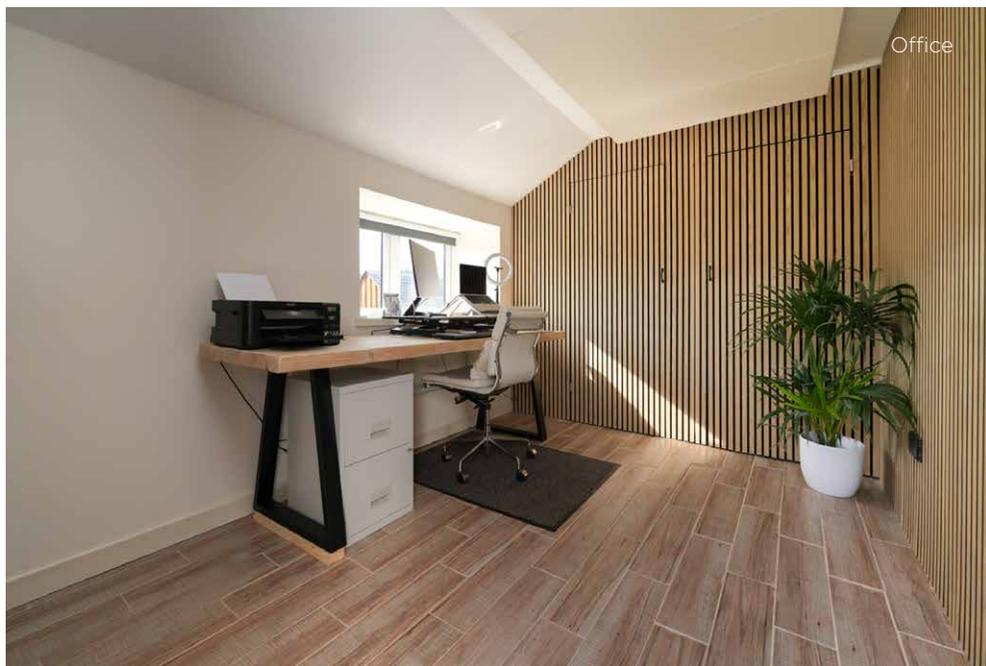
galbraithgroup.com



Living Room



Kitchen



Office



Hall



Bedroom

Situation

Shawsknowe enjoys an unrivalled secluded and scenic situation in the South Ayrshire hills. The village of Crosshill is about 2.8 miles with primary schooling, post office, bowling club with Dalduff Farm country farm shop being a short distance away. The attractive conservation village of Straiton (about 3 miles) with Bennan Hill forming a stunning backdrop to the village also has local amenities including café and community shop, a play park and a well-regarded primary school.

The County Town of Ayr (about 13 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 (20 miles) offers regular international flights.

There are excellent country walks and cycling paths around Crosshill including the Barony Hill walk and Maxwellston Hill, Dailly. The Changue Forest Trail (10 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 (8 miles) is open during May. Culzean Castle & Country Park (10 miles) is home to the cliff-top castle, woodland walks, swan lake, play parks, gift and coffee shop. There are several lovely walks at Straiton (5 miles) with Lady Hunter Blair's Walk (a beautiful wooded glen and waterfall), outdoor pursuits and livery is available at Craigengillan Estate (13 miles). It is also part of the Galloway and South Ayrshire UNESCO Biosphere covering 9,800 square kilometres of south-west Scotland. Outwith the Dark Sky Park, a Transition Zone has been identified with a radius of 10 miles from the Park's boundary, Shawsknowe lies within this zone. This transition zone is advisory and intended to protect the dark skies night environment within the Dark Sky Park from light pollution emanating from this Zone. The River Stinchar is an excellent productive salmon river and is renowned for its autumn run. To the west, is Turnberry, with world class golfing facilities, luxury hotel and spa.



Landing

Description

Occupying an idyllic and very private location, Shawsknowe is a delightful detached farmhouse which dates to around 1850, constructed of stone over two storeys under a slate roof. In a very pretty setting, it is approached along a private tarmac drive leading to the property with extensive parking. The farmhouse has been comprehensively refurbished to an exacting standard by the present owners, with considerable care and attention to detail invested in creating a very pleasant and comfortable country home. The works include a new slate roof, insulation and replastering of the internal walls, new radiators, new internal doors, and the installation of an underfloor damp-proof membrane under a natural stone floor covering. Together, these improvements significantly enhance the property's overall energy efficiency.

Adjacent to the farmhouse are a range of traditional farm buildings available for agricultural use or offering excellent potential for future development (subject to the necessary planning consents). At present, the buildings include a newly created home office which is ideal as a home office or additional bedroom which has Wi-Fi and heating. There is also a store, barn, general purpose shed, hay shed, double garage, wood stores, and new stable block. The farm also benefits from photovoltaic panels, which provide an additional income stream.

Life at Shawsknowe moves with an easy, natural calm. Wildlife drifts quietly through the fields, and the farmhouse enjoys a sense of privacy that feels both comforting and complete. The Balsaggart Burn at the front follows its own unhurried course, its soft murmur carrying through the days, while the surrounding landscape shifts in colour and character as each season arrives. It is a wonderful lifestyle opportunity for those with equestrian or other farming interests, and a setting that feels like the countryside at its most perfect and poetic.

Method of Sale

Shawsknowe is offered for sale as a whole or in 2 lots.

Please note that Lot 2 will not be sold prior to the sale of Lot 1.

Lot 1 Farmhouse, Buildings and 16.22 acres

Shawsknowe Farmhouse is a traditional stone built farmhouse under a slated roof enjoying a south facing position. The accommodation over two floors comprises:

Ground Floor: Entrance Porch x 2, Living Room, Kitchen, Bedroom, Bathroom, Reading area, Utility Room.

First Floor: Landing and 2 Bedrooms.

The kitchen/dining room has a lovely bank of contemporary fitted base units, Range cooker electric double oven with LPG 8 ring gas hob and cooker hood, natural stone floor, Quooker tap, deep window sill, integrated dishwasher and fridge freezer. This leads to the cosy living room with an Aga wood burning stove on a pine mantel and surround, natural stone floor and beautiful views overlooking the farm's own land. There is a spacious ground floor bedroom with built-in floor to ceiling wardrobe storage. In the hall, there is a bespoke built in bookcase providing a relaxing reading area. On the first floor, there are two double bedrooms from which there are stunning south facing views over the gardens and land at Shawsknowe. Adjoining the rear of the farmhouse is the utility room which has been finished with timber cladding externally has plumbing for washing machine, fridge freezer, w.c. and houses the water filtration system.

Garden And Grounds

The tarmac drive wraps round the property with parking for several vehicles. The south facing gardens are a wonderful vantage point to admire the surrounding beauty or spot local wildlife including deer and white weasels, and a variety of birds species including the Cuckoo in late spring. The gardens are mainly down to lawn areas interspersed with shrubs and plants providing continuous colour throughout spring and summer with a meandering burn providing a unique habitat for insects and birds. There are planted areas of snowdrops which are then followed in succession by daffodils in spring. The sellers have planted around 300 trees and installed bird boxes providing long term benefits to the local environment and biodiversity.



Energy Efficiency

Shawsknowe is a high energy-efficient home with 16, 6.8kw solar panels south facing with a 5.2kW battery storage reducing the electricity bills and significantly lowering the carbon footprint. A pressurised water tank provides consistent, high pressure hot water throughout.

Farm Buildings

The buildings lie to the north of the farmhouse with a separate drive leading to the buildings. The farm buildings comprise:

Bothy – Currently used as an office: About 3.16m x 2.5m

Of stone and slate construction with floor to ceiling built in storage cupboards. Electrics and heat installed for future-proofing if used as bedroom.

Store: About 4.5m x 4.58m

Of stone construction under a box profile roof with a concrete floor.

Barn: About 5.98m x 11.33m

Of stone construction under a box profile roof with a concrete floor.

Hay Shed: About 4.31m x 11.03m

Of stone and timber construction with Yorkshire boarding under a box profile roof, concrete floor.

General Purpose Shed: About 13.64m x 9.04m

Of steel portal frame and concrete block construction with Yorkshire boarding under a box profile roof. Benefits from floodlights and infrared sound timers for night time.

Double Garage: About 4.86m x 5.12m

Of stone and timber construction under a box profile roof and earth floor with 2 up and over doors and automatic lights.

Wood Store: About 5.41m x 5.24m

Of stone and timber construction under a box profile roof and earth floor with up and over door and automatic lights.

Chicken run:

With secure pen and automatic door entrance.

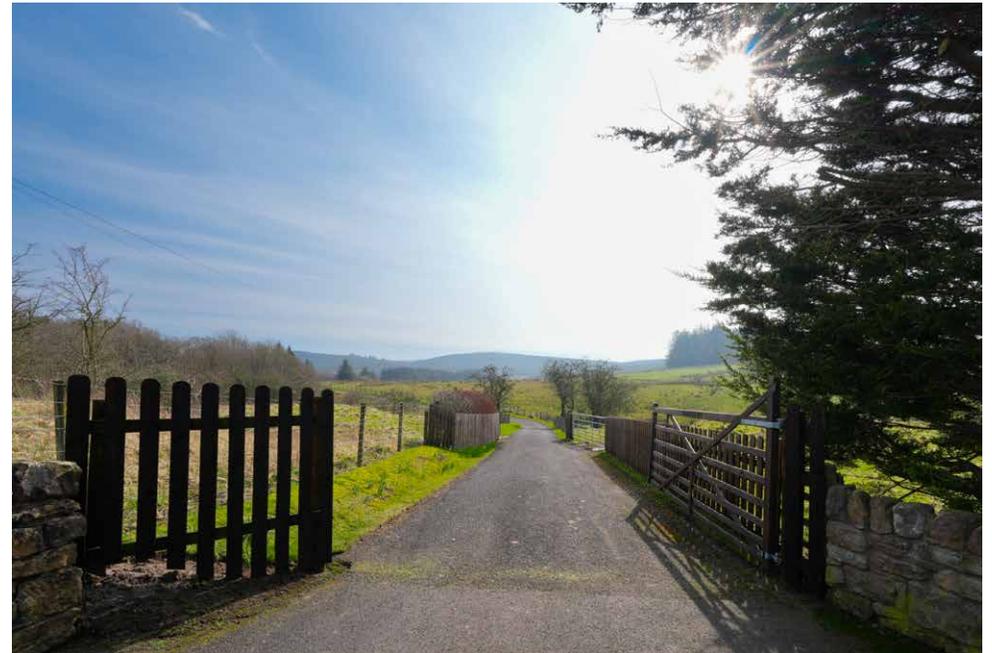
Lying west of the farmhouse is a newly installed stable block:

Stables: About 12m x 5m

Of timber and concrete block construction under a box profile roof and cladding with concrete base (3 stables in all).

Field Shelter.

There is separate access to the farm buildings.





General Purpose Shed



General Remarks and Information

Tenure

Freehold

Local Authority

South Ayrshire Council

Council Tax

Band E

EPC

Band E50

Services

Private water supply to borehole | Mains electricity | Private drainage (septic tank) | Oil fired central heating, wood burning stove | FTTP (Fibre to the Premises) | Mobile Signal

The Land

The land at Lot 1 extends to approximately 6.57 Ha (16.22 Ac) which includes farmhouse, steading and roads. The land is classified as predominantly Grade 4(2) with some 4(1) by the James Hutton Institute and serviced by a natural water supply. The land is split into 5 field parcels and is currently down to grass and utilised for grazing purposes, suitable for equestrian or livestock use.

Lot 2 about 51.15 acres

The land at Lot 2 extends to approximately 20.70 Ha (51.15 Ac). The land is contained within one block, split into 7 field parcels with stockproof fences and dykes and is currently down to grass and used for grazing purposes. The land is classified as predominantly Grade 4(2) with some 4(1) by the James Hutton Institute and serviced by a natural water supply. The land rises from approximately 176m to 222m above sea level at its highest point.

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 Shawsknowe.

Nitrate Vulnerable Zone (NVZ)

The land at Shawsknowe is not included within a Nitrate Vulnerable Zone.

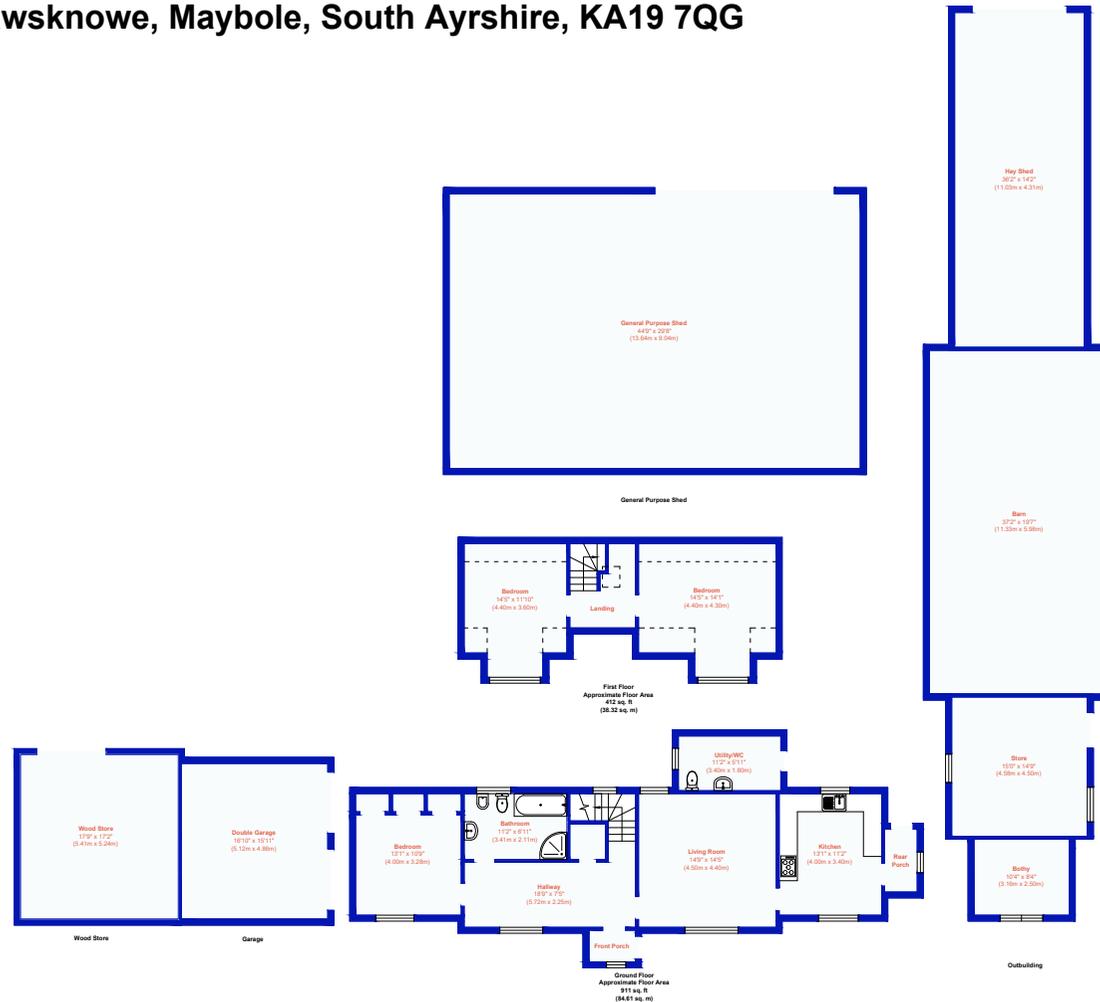
IACS / Basic Payment Scheme (BPS) 2026

All the farmland is registered for IACS purposes. Any payments relating to the 2026 scheme year will be retained by the Seller. If applicable, the Purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farmland in Good Agricultural and Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme (BPS) for the remainder of the scheme year. The Seller may enter discussions with the Purchaser to transfer the right to receive Basic Payment Scheme (BPS) Entitlements in addition to the heritable property by separate negotiation. Further details are available from the Selling Agents.

Less-Favoured Area Support Scheme (LFASS)

All of the land has been designated as being within a Less-Favoured Area.

Shawsknowe, Maybole, South Ayrshire, KA19 7QG



Approx. Gross Internal Floor Area 1333 sq. ft / 122.93 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 March 2026.

AMC PLC FINANCE: Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders 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. Please note, Galbraith acts as an introducer, only and has no direct or indirect influence on the outcome of any lending application. Please discuss any funding requirements in confidence with the Selling Agent, or contact in confidence Alistair Christie on 07500794201 / email alistair.christie@galbraithgroup.com

Access

If Lot 2 is sold separately, a Right of Access will be granted over Point A on the plan. There is a Right of Access over Point B on the plan.

Planning Note

Prospective purchasers should note Planning Permission is being applied for on a wind farm development at Back Fell Wind Farm Straiton to erect 14 wind turbines reaching up to 200 metres in height, alongside a Battery Energy Storage System (BESS). Planning Ref: 25/00334/DEEM, 5 February 2026. Buyers are advised to consult South Ayrshire Council planning department directly.

Local Authority

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

Scottish Government Rural Payments and Inspections Directorate

Russell House, King Street, Ayr, KA8 OBE. T: 0300 244 6300 E: SGRPID.ayr@gov.scot

Minerals

The mineral rights are included.

Timber

All fallen and standing timber is included in the sale as so far as it is owned by the seller.



Sporting Rights

In so far as these rights form part of the property title they are included within the sale.

Fixtures and Fittings

All fixture and fittings within are included in the sale price. No other items are included unless mentioned in the sales particulars.

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 go straight ahead. Continue for about 1.5 miles and the property is then on your left hand side. Proceed through the gates and up the drive to Shawsknowe.



//w3w.co/steepest.confined.cringe



Shawsknowe, Maybole, South Ayrshire
Post Code: KA19 7QG

Solicitors

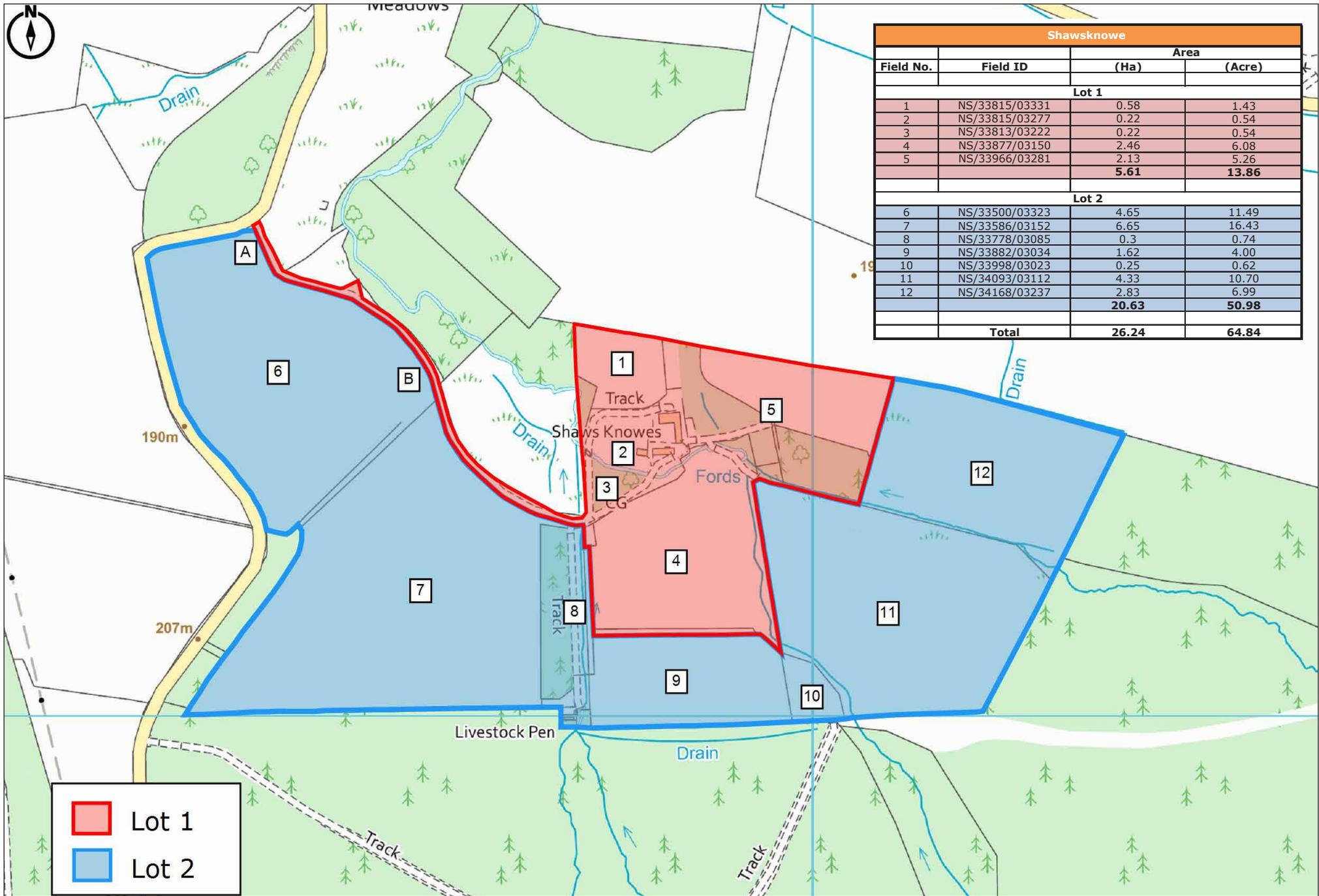
Frazer Coogans, Dalblair House, 46 Dalblair Road, Ayr, KA7 1UQ

Viewing

Strictly by appointment with the Selling Agents.









Galbraith