

An aerial photograph of Roughside Farm in New Cumnock, East Ayrshire. The farm features a large red barn, a long white building with solar panels, a dark grey metal shed, and a white farmhouse. The surrounding landscape includes green fields, a line of trees, and rolling hills in the background under a blue sky with scattered clouds.

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ROUGHSIDE FARM

NEW CUMNOCK, CUMNOCK, EAST AYRSHIRE



ROUGHSIDE FARM, NEW CUMNOCK, CUMNOCK, EAST AYRSHIRE

An attractive farmhouse with outbuildings, requiring renovation in a fine rural location.

New Cumnock 1.5 miles ■ Ayr 22 miles ■ Glasgow 46 miles

About 26.34 acres (10.66 hectares)

Offers Over £400,000

- Two reception rooms, three bedrooms, kitchen, two store rooms and family bathroom.
- 3 Bedroom lodge.
- Range of modern & traditional outbuildings.
- Requiring modernisation and refurbishment.
- Open aspect views.
- About 24.42 acres of grazing land.



Galbraith

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 **OnTheMarket**

Living Room



Kitchen



Bedroom



SITUATION

Roughside Farm is an attractive farmhouse comprising a range of modern and traditional buildings with land in an accessible location by New Cumnock. The farm is situated about 7 miles from Cumnock which has a wider range of facilities and the county town of Ayr is about 22 miles to the west. The Barony Campus in Cumnock has primary schooling, supported learning centre and secondary schooling, medical practice and local shops. The refurbished New Cumnock outdoor swimming pool (The Tamar Manoukian Pool) is open for the community to enjoy.

There are excellent transport links in the area with a regular train service to Glasgow from New Cumnock and Ayr (22 miles), Glasgow Prestwick Airport is about 26 miles away with regular scheduled flights and Glasgow International Airport is approximately 48 miles.

Ayrshire is renowned for its many golf courses, including the world-famous courses at Royal Troon and Turnberry. There is the popular Racecourse in Ayr and excellent yachting facilities at the Marina in Troon. Dumfries House Estate (about 9 miles) is one of Britain's most beautiful stately homes with an outstanding collection of 18th century furniture, beautiful walled gardens and coffee house. Auchinleck Estate (12 miles) has a popular coffee shop (Boswell's Coach House) within the Estate grounds, along with enjoyable riverside walks.

The New Cumnock Access Network Paths has developed some interesting local walks in the area including the Knockshinnoch Lagoons which goes round a 130 hectare Scottish Wildlife Trust reserve, Burns Cairn and Glen Afton. Blackcraig Hill, is one of Ayrshire's highest hills at 2,296 feet above sea level, along with three neighbouring hills all over 2,000 feet which can also be climbed. The views down the glen from Blackcraig Hill are particularly stunning on a clear day.

DESCRIPTION

Roughside farmhouse is a fine house built of stone under a slate roof with accommodation over two storeys. It comprises sitting room, living room, three bedrooms and kitchen with floor and wall units, integrated electric hob and electric oven. There is a stylish four-piece bathroom suite, complemented by two practical storerooms, offering ample storage or potential utility space. The farmhouse is approached via a concrete drive leading to the house, lodge and the farm buildings.

Lodge

Situated opposite the farmhouse, the lodge built of timber construction under a pitched roof, offers spacious accommodation including three bedrooms, living room, kitchen, shower room, and a sunroom, all enjoying lovely views across the open countryside.

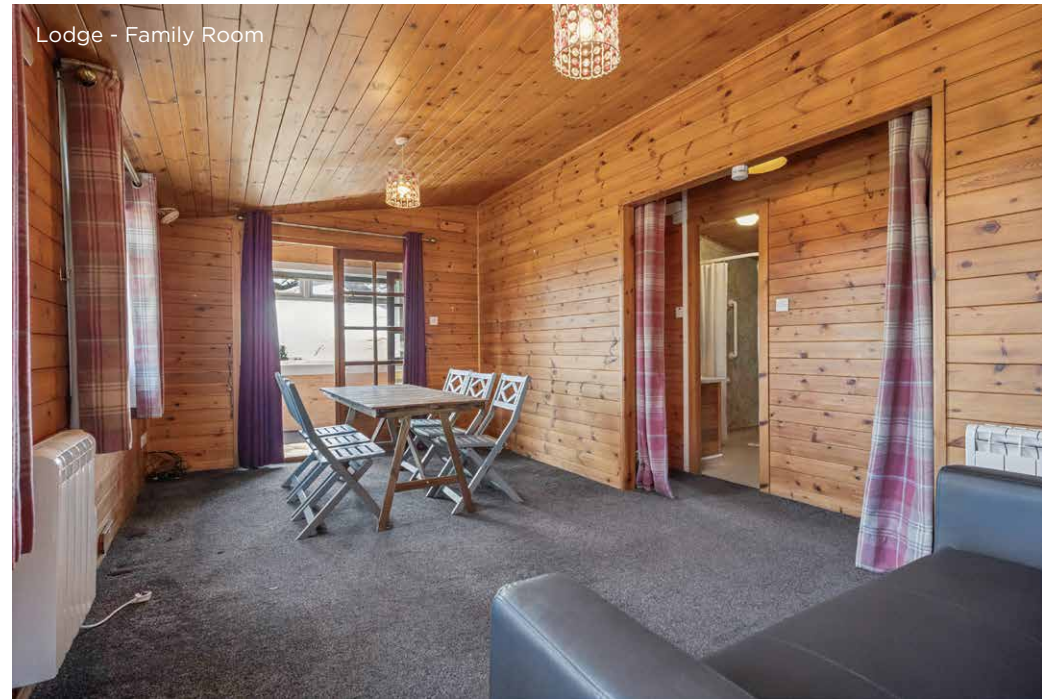
Bedroom



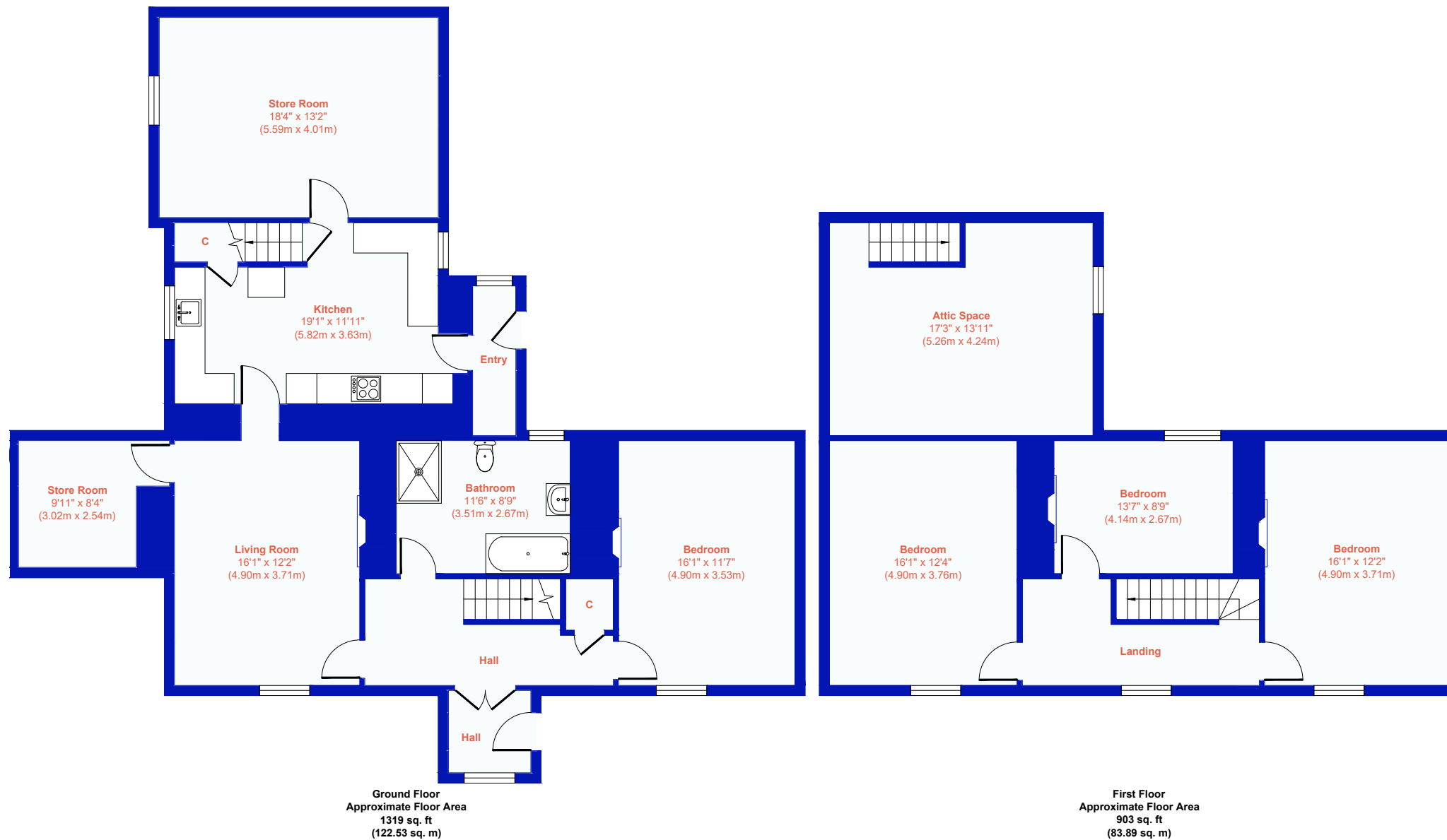
Bathroom



Lodge - Family Room



Roughside Farm, New Cumnock, Cumnock, East Ayrshire, KA18 4N

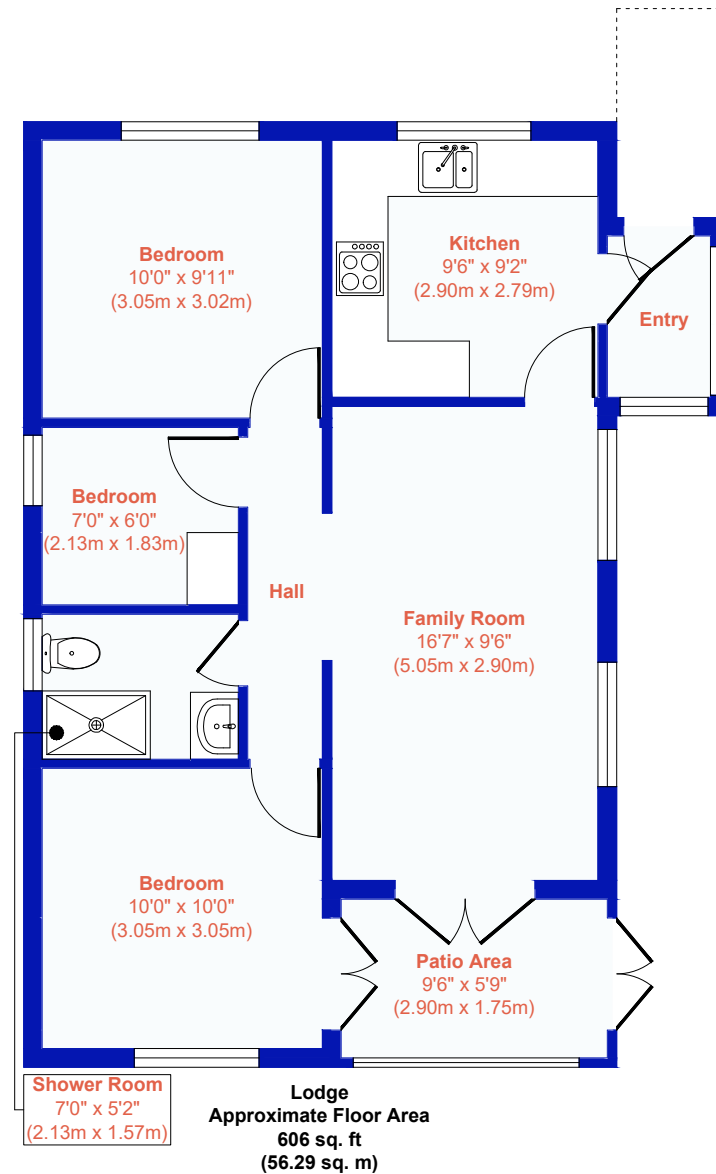


Approx. Gross Internal Floor Area 2222 sq. ft / 206.42 sq. m

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

Produced by Elements Property

Roughside Farm, New Cumnock, Cumnock, East Ayrshire, KA18 4N



Approx. Gross Internal Floor Area 606 sq. ft / 56.29 sq. m (Excluding Patio Area)

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

Produced by Elements Property

THE BUILDINGS

Adjoining the farmhouse are stone and slate traditional buildings which provide useful storage and subject to the necessary planning consents may also be suitable for conversion.

Outhouse (About 5.56m x 2.32m)

Attached outbuilding of masonry construction under a pitched and slated roof.

Milk Parlour (About 13.74m x 6.10m)

Storage area (About 4.64m x 2.99m)

Attached structure of stone construction under a pitched roof, clad externally with slate and metal profile sheeting.

Long Barn

Room 1 (About 17.72m x 5.08m)

Room 2 (About 6.63m x 4.94m)

Room 3 (About 10.05m x 4.94m)

Detached structure of stone construction under a pitched and slated roof incorporating 16 solar panels.

Hay Barn (About 24.27m x 5.49m)

Detached steel portal frame barn of steel frame construction with metal external cladding.

Hay/Silage Barn (About 16.37m x 6.86m)

Detached structure of timber/steel framed construction with a metal clad external finish.

The Byre (About 4.95m x 5.06m)

Room 2 (About 5.03m x 4.87m)

Detached structure of stone construction under a pitched and slated roof.

Cow Shed (About 27.08m x 9.42m)

Detached structure of brickwork construction under a pitched roof clad externally with corrugated asbestos sheeting.

Arched Roof Barn

Detached structure of stone construction under a barrel style roof clad externally with metal profile sheeting.

Detached Stone Outbuilding

Detached structure of stone construction under a pitched and slated roof.

THE LAND

The land extends to about 26.34 acres of Grade 5(2) as per the James Hutton Institute soil classification. The land is currently used for grazing. The field to the front of the farmhouse is currently unfenced at the boundary. Prior to the sale completing the seller will erect an appropriate deer/agricultural fence.

FLOOD RISK

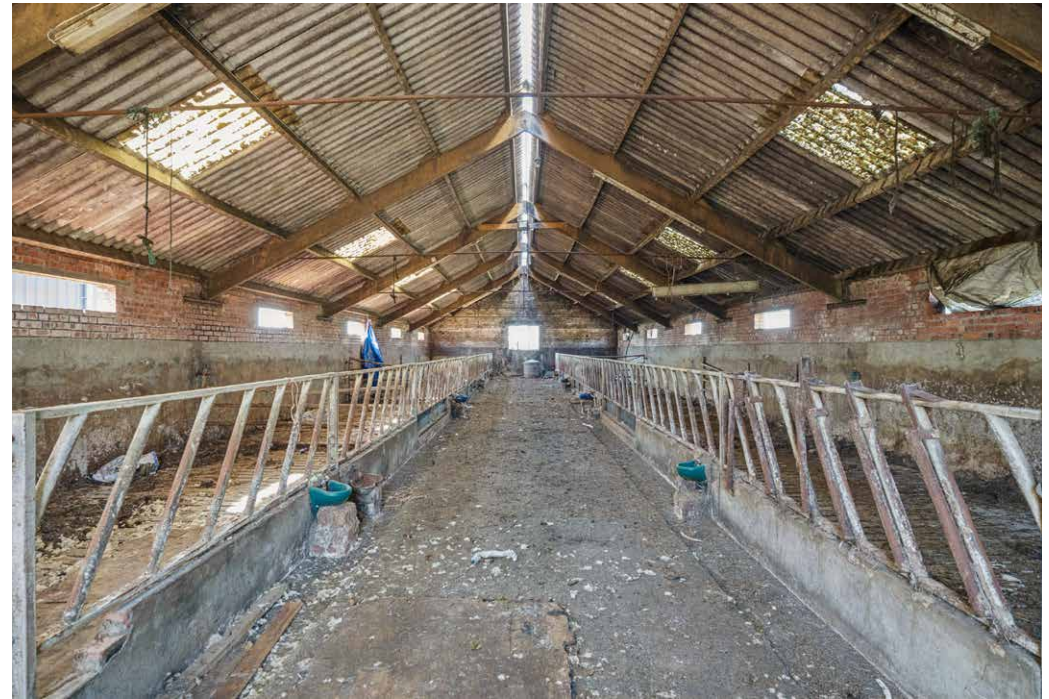
Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

The current owner has not experienced any flooding in their ownership.

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

Mansfield Road is adopted by the local authority. The road leading from Mansfield Road to A on site plan is the responsibility of all residents.

The final stretch of road is a shared access with the owners of Briona Bungalow, with the maintenance being a 75:25 split to the farmhouse (marked A-B on site plan)



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Farmhouse								
Mains (via private pipe)	Mains	Septic Tank	Freehold	Oil	Band D	E41	*FTTC	Yes
Lodge								
Mains (via private pipe)	Mains (separate meter)	Septic Tank	Freehold	Electric	Band A	E41	None	Yes

*Fibre available To The Cabinet

NOTE

Prospective purchasers should note early discussions on a proposed wind farm development at Blackwood Farm, New Cumnock to include seven wind turbines reaching up to 200 metres in height, alongside a Battery Energy Storage System (BESS). Buyers are advised to consult East Ayrshire Council planning department directly.

DIRECTIONS

From the A76 just North of New Cumnock at Mansfield on to Mansfield Road. Turn right at Mansfield Mains which takes you past Hall of Mansfield. Roughside entrance is at the top of the hill on your left.

POST CODE

KA18 4NT

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///mocked.recliner.handbag

SOLICITORS

Paul Ockrim, Freeths Scotland LLP, 1st Floor 1, Atlantic Quay, 1 Robertson St, Glasgow G2 8JB

LOCAL AUTHORITY

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

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

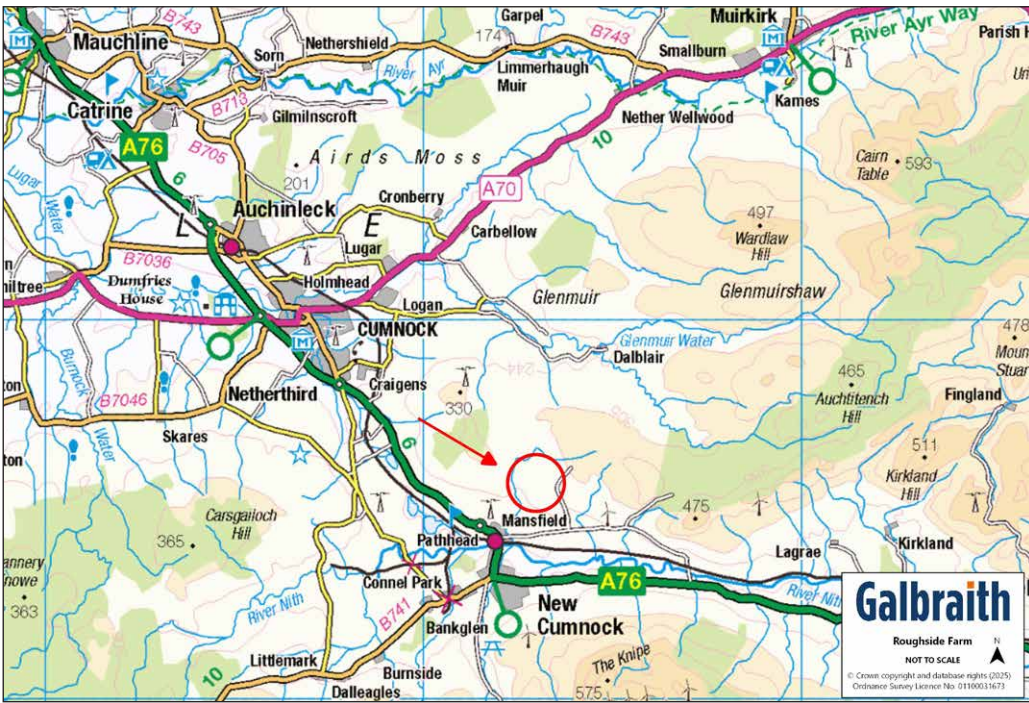
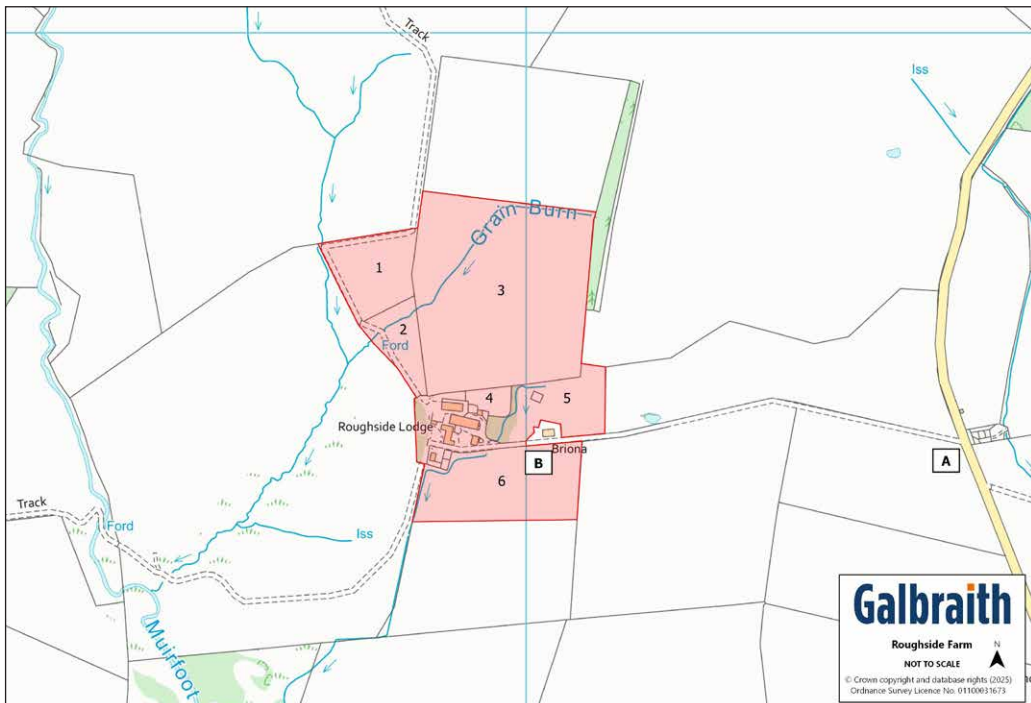
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider ‘First AML’ will contact the purchaser to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

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection.

ROUGHSIDE FARM			
Field No.	Field ID	Area	
		(Ha)	(Acre)
1	NS/62802/15692	1.02	2.52
2	NS/62837/15601	0.55	1.36
3	NS/62955/15670	5.26	13.00
4	NS/62936/15524	0.18	0.44
5	NS/63035/15511	0.99	2.45
6 (part)	NS/62984/15350	1.88	4.65
Misc		0.78	1.93
TOTAL		10.66	26.34





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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 April 2025



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