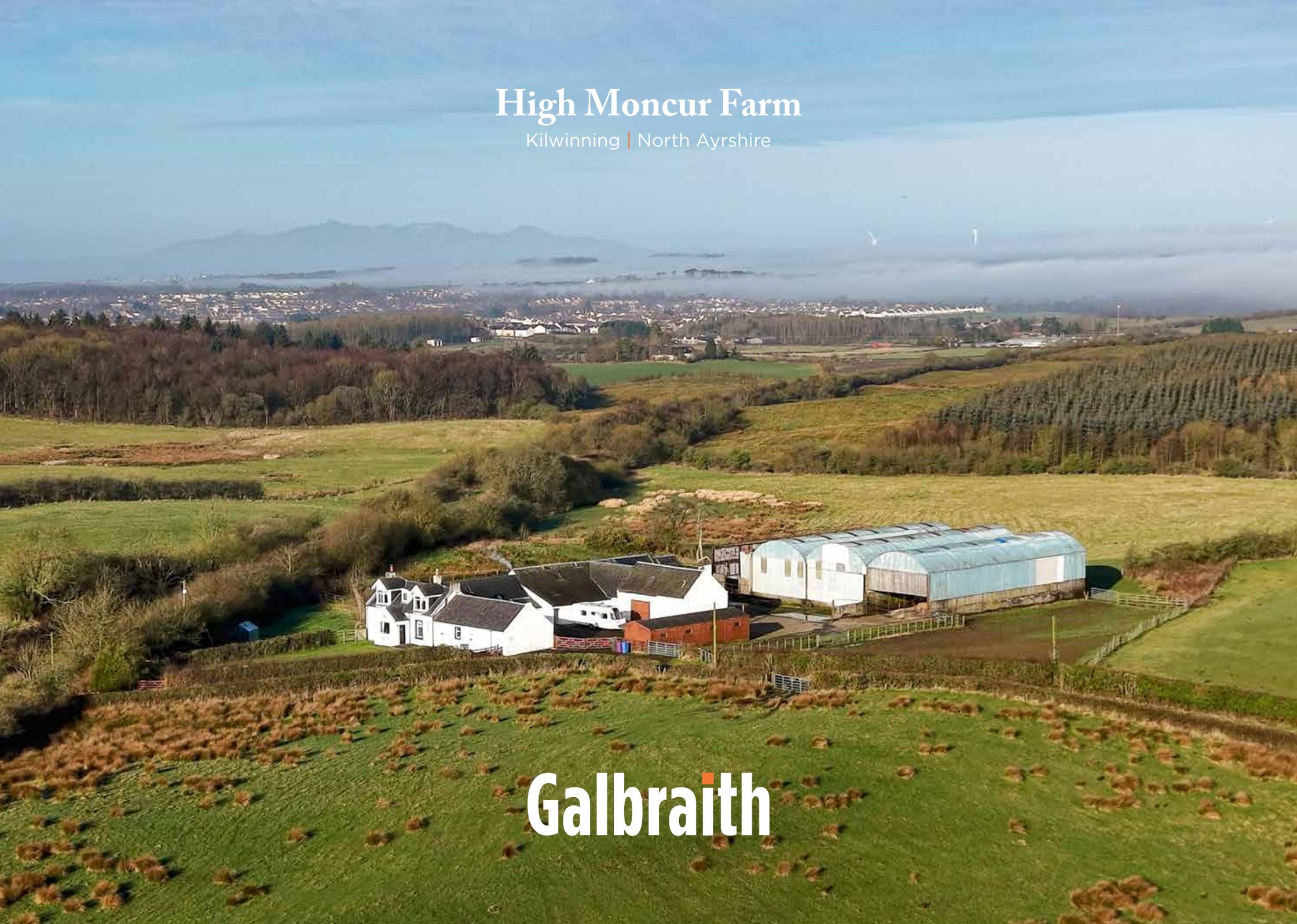


High Moncur Farm

Kilwinning | North Ayrshire

Galbraith



A charming equestrian property in a fine rural location with land and useful outbuildings.

Kilwinning 2 miles | Stewarton 9 miles | Glasgow 32 miles

(All distances are approximate)

About 27.25 acres (about 11.02 Ha)

2 Reception Rooms. 3 Bedrooms. Kitchen. Conservatory. Bathroom. W.C. Porch.

Range of traditional outbuildings.

9 stables and outdoor arena.

About 20.46 acres grazing.

Peaceful and private location.

Offers Over £550,000

Galbraith

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Situation

High Moncur Farm boasts a convenient setting close to the A737 and A736 (Lochlibo Road), ideally placed by Kilwinning, North Ayrshire and with onward travel to Glasgow within comfortable reach. Situated in a delightful private setting, there are fabulous views over the surrounding countryside reaching towards the Isle of Arran.

Kilwinning, about 2 miles distant is well serviced with a wide range of local shops and facilities including restaurants and coffee shops, together with primary and secondary schools. Independent schooling is available at Wellington in Ayr (19 miles) and Glasgow. The railway station in Kilwinning is on the main line between Ayr and Glasgow with regular services. Prestwick and Glasgow Airports are easily reachable being 14 and 22 miles distant respectively. Eglinton Country Park is also close by with delightful walking trails and bridleways. Ayrshire is renowned for its golf courses which include Royal Troon, Prestwick and Turnberry. Sailing is popular on the Firth of Clyde with yacht marinas at Troon, Largs and Inverkip. Ayrshire is known for its beautiful sandy beaches, Troon and Irvine have lovely sweeping sandy beaches with stunning views over the Isle of Arran.

High Moncur Farm is also conveniently located to Morris Equestrian Centre (10 miles) and Muirmill Equestrian Centre (10 miles) in Symington for competitions and offers riding lessons for all skill levels.



Description

High Moncur Farm is an attractive and traditional Ayrshire farmhouse of stone and slate over one and a half storeys together with useful adjoining buildings. Approached from a public single track road to a large courtyard enclosed by the house. Once part of Eglinton Estate, High Moncur was previously a dairy farm and is noted to date back to around 1739 and is now an attractive farmhouse with buildings and grazing land in an accessible private location. The current owners have lived at the property for some 27 years.

The property benefits from a large all-weather riding arena measuring 60 m x 20 m, beautifully positioned for both training and leisure. The arena is overlooked by the conservatory, allowing effortless year round spectating in comfort whilst enjoying uninterrupted views across the garden and arena.

High Moncur Farm represents a rare and versatile opportunity, likely to attract diverse buyers, with particular appeal to those interested in equestrian activities, development opportunities or those seeking an idyllic rural lifestyle.

Accommodation

Ground Floor: Entrance Porch, Kitchen, Living Room, Sitting Room, Conservatory, Bedroom, Bathroom.

First Floor: 2 Bedrooms, w.c. Additional staircase to floored attic space.

On the ground floor, the kitchen/breakfasting room is both practical and welcoming, with a wide range of fitted floor and wall units, Classic electric Range cooker with double oven and 5 ring burner, 1½ bowl sink and tiled floor. There is a discreet pantry area for refrigeration, and a separate area for dishwasher and washing machine. The breakfasting kitchen leads to the conservatory/dining room with pitched roof, French doors which open out to the terrace and lawns. There is a cosy living room with wood burning stove, dual aspect windows, downstairs bedroom and family bathroom complete with free standing bath, large enclosed shower, w.c. and fitted vanity unit. The light filled sitting room has a warm and welcoming atmosphere with elegant open fireplace, dado rail and coving, with beautiful tranquil views over the private gardens. Completing the accommodation on the first floor, there are two spacious bedrooms and w.c. Each of the bedrooms takes advantage of the superb views of the surrounding countryside. A separate staircase leads to a substantial floored attic offering significant potential for conversion, subject to necessary planning consents.

High Moncur Farm has oil fired central heating and ample storage throughout. The family bathroom has underfloor heating.



Conservatory



Living Room

Buildings

Adjacent to the farmhouse are former stone farm buildings, which could be developed (subject to the necessary planning consents).

Garage: About 5.397m 2.81m.

Stone and slate, concrete floor, up and over door.

Stables: 2 stables (About 5.01m x 4.65m and 4.89m x 3.38m).

Stone and slate, concrete floor.

Store: About 6.39m x 3.70m

Stone and slate. Housing the central heating boiler and oil tank.

Byre: About 15.21m x 6.33m (32 amp electricity connection installed).

Stone and slate, concrete floor with sliding door, power and water.

Dairy: About 3.25m x 4.25m

Stone and slate, power, sink, concrete floor.

Stables: About 5.093m x 10.42m (Stable 1: About 3.65m x 3.63m; Stable 2: About 3.73m x 3.64m).

Power, sliding door entrance, concrete floor. The stables have rubber matting and drinkers.

Stable block:

4 timber framed stables: About 3.46m x 3.46m each

Rubber matting surface, overhang.

Additional stable/store: About 5.07m x 4.14m

Breezeblock frame, slate roof, overhang provided for shelter.

There is a useful turnout paddock by the stables. A separate power block is installed to the farm buildings and stables with armoured cabling.

Dutch Barns:

3 Dutch Barns (about 27.43m x 9.05m each).

Two of the barns have been used for equestrian purposes/storage.

Steel portal frame and breezeblock construction with tin cladding, concrete floor, under a tin roof.

32amp electricity connection has been installed in the Dutch Barns.

Lean-to: About 26.94m x 6.2m

Steel portal frame and breezeblock construction with a concrete floor under a tin roof.

Chicken House: About 2.92m x 7.47m

Breezeblock frame, concrete floor, corrugated roof.

Outdoor Arena: About 20m x 60m

Sand surface arena.





Land

The grazing land extending to about 20.46 acres (8.28 ha) in total. The land is principally classified Grade 4(2) by the James Hutton Institute. The paddock lying west of the farm (about 12.82 acres) has been cut for haylage each year. In addition there is amenity woodland for recreational use with a sweeping bend of the River Lugton embracing a secluded 1.34 acre meadow (this could be re-instated to grazing land), cradled by a high natural cliff on the southern side of the river. This area is a haven for wildlife, diverse birdlife and tranquillity.

There is a dismantled railway line situated south of the farmhouse, which provides excellent opportunities for walking from which there are lovely views over the Corsemuirhill wood plantation.

Garden (and Grounds)

The south facing gardens are enclosed by fencing and hedging and are mainly down to lawn with a large terrace patio. Beyond the garden lies a greenhouse.

High Moncur is accessed from the road which leads to private gates and tarmacadam sheltered courtyard with multiple parking for several vehicles together with an additional hard standing area to the rear.

General Remarks and Information

Tenure	Local Authority	Council Tax	EPC
Freehold	North Ayrshire Council	Band C	Band F37

Services

Mains electricity and water are connected | Private drainage to septic tank
Oil fired central heating | FTTP (Fibre To The Premises) is available | Mobile Signal

Flood Risk

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

There is no risk to flooding at High Moncur.

Third Party Rights of Access

There is a Right of Access for maintenance of the Viaduct over the River Lugton.

The road is adopted from the B785 to High Moncur Farm.



Directions

From Kilwinning take the B785. From the edge of the town follow the road for about half a mile then turn left up the farm road, continue along this road up the hill and High Moncur is on the left hand side. From Glasgow, take the A736 towards Irvine, at Torransyde turn right onto the B785 Kilwinning Road, follow the road through Benslie and after about 0.80 miles turn right and proceed as above.



vegans.introduce.daylight



Post Code: KA13 7QT

Solicitors

J & J McCosh Solicitors, 12 The Cross, Dalry KA24 5AB

Fixtures and Fittings

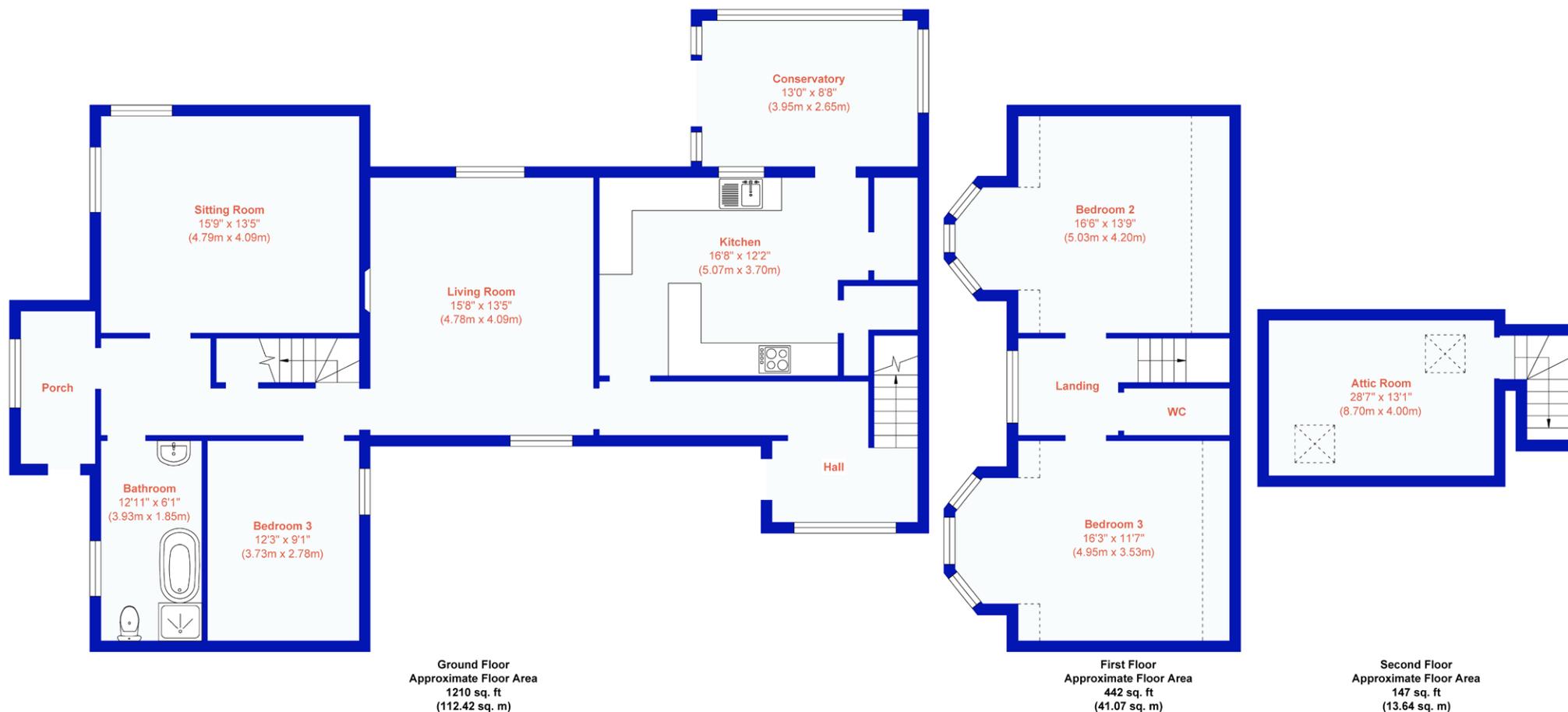
No items are included unless specifically mentioned in these particulars. Some light fittings may be excluded from the sale. Curtains and blinds are included.

Viewings

Strictly by appointment with the Selling Agents.



High Moncur Farm, Kilwinning, North Ayrshire, KA13 7QT



Approx. Gross Internal Floor Area 1799 sq. ft / 167.13 sq. m

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

Produced by Elements Property

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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

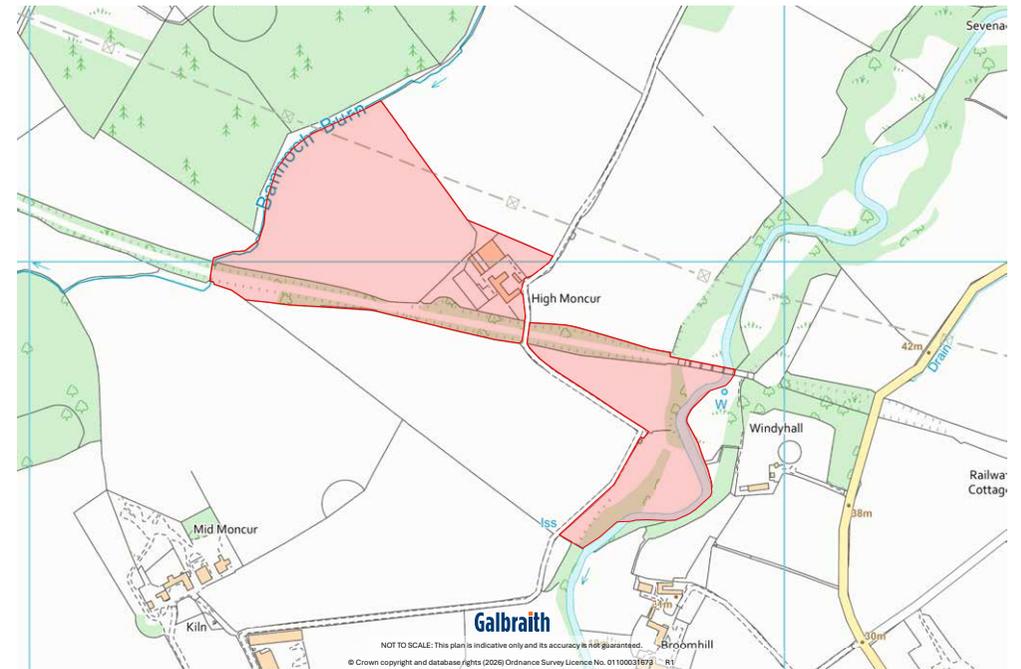
Anti Money Laundering (AML) Regulations

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.





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