



Glenshamrock Farm

Auchinleck | Cumnock | East Ayrshire

Galbraith

A superb extended farmhouse with land in a secluded and very private rural situation.

Auchinleck 1 mile | Ayr 15 miles | Glasgow 37 miles

(All distances are approximate)

About 25.25 acres (10.22 hectares)

2 reception rooms, dining kitchen, 5 bedrooms, 2 bathrooms.

Annex (1 bedroom)

Useful outbuildings including 6 stables.

All-weather flood lit riding arena.

About 19.52 acres grazing land.

Large patio and mature gardens.

Offers Over £725,000

Galbraith

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Kitchen



Dining Area



Reception hall



Living Room

Situation

Glenshamrock is privately situated in a secluded location in scenic rural Ayrshire within a short distance of the local town of Auchinleck in East Ayrshire and within easy reach of Glasgow and the central belt. Auchinleck has a good range of local facilities which include supermarket, hotel, butchers and bakers. The popular and well regarded Lochside House Hotel and Spa is 7 miles distant. There is a railway station with connections to Glasgow, Kilmarnock and Ayr. The Barony Campus in Cumnock (about 3 miles) which opened in 2020 incorporates both primary and secondary schooling. It has a modern sports centre and outdoor facilities providing enhanced leisure and recreational facilities to the local community. There is a private school, Wellington in the county town of Ayr (about 15 miles). Ayr has a variety of excellent shops and supermarkets, out of town retail park, leisure facilities including theatre and cinema along with a stunning long sandy beach. There are many riding and walking opportunities to be found in the local area including the Lugar Water walk, a scenic waterside pathway from Ochiltree to Auchinleck passing through Dumfries House Estate.



Snug



Gym/Sitting Room

Auchinleck Estate is nearby and there is a popular coffee and gift shop (Boswell's Coach House) within the estate grounds along with enjoyable riverside walks. Auchinleck Mansion House, was built by Lord Auchinleck, James Boswell in the late 1700s. Dumfries House Estate also close by is arguably one of Britain's most beautiful stately homes with an outstanding collection of 18th century furniture, walled garden and coffee house.

Description

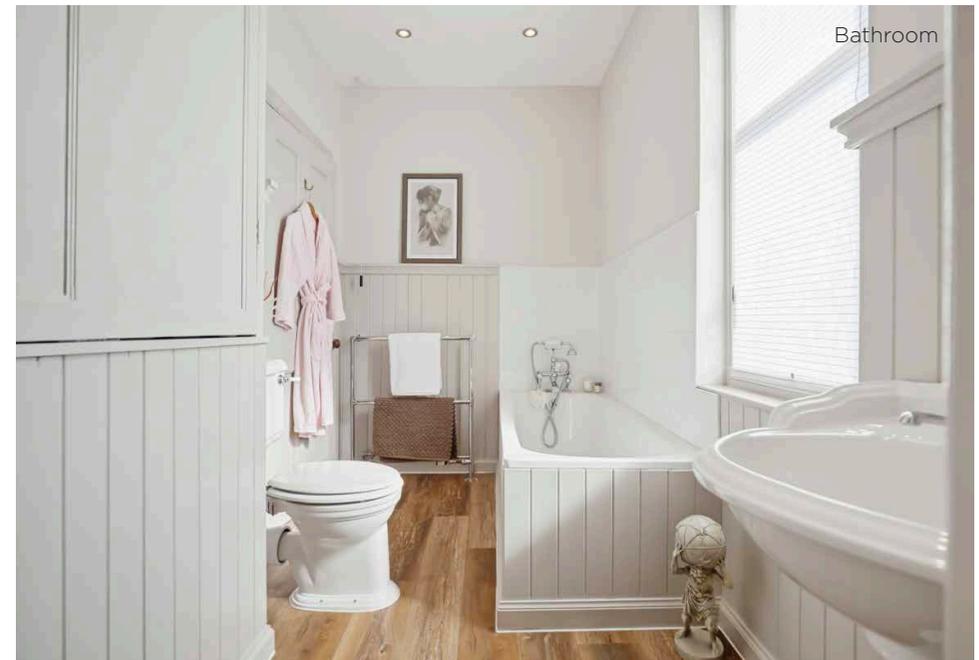
Glenshamrock Farm is a most attractive substantial farmhouse constructed in the nineteenth century of stone over two storeys under a pitched slate roof. It is approached from a minor public road to its own private drive to the u-shaped gravelled courtyard with extensive parking area. The house has been extended and features luxurious and spacious living accommodation including an annex in one wing which is ideal for multi-generational living or guest accommodation whilst the other wing of the house contains a workshop and garages with an electric door in the gable end. There is a useful range of outbuildings including the first-class equestrian facilities, riding arena and grazing land extending to approximately 19.52 acres. The property is surrounded by mature coniferous woodland (in other ownership) affording Glenshamrock complete privacy.

Accommodation

The bright and spacious accommodation has been beautifully upgraded recently to include an impressive new fitted kitchen with floor and wall mounted units, large central island, oil fired Aga and integrated dishwasher, fridge/freezer and electric oven, the vaulted beamed ceiling has Velux skylights and patio door opening directly onto the terrace, herringbone flooring, one exposed stone wall with gas stove (not connected) adding character and charm to this large family/entertaining space. A passageway from the kitchen leads to the cosy snug, a shower room with large walk-in shower, beautifully appointed living room with wood burning stove, set in exposed brick fireplace and French doors leading to the garden. From the living room there is access to a sitting room/gym which has direct access to the garden. There is a useful laundry room with fitted units and a sink. Stairs rise to the first floor where there are five double bedrooms and a bathroom which also leads to the master bedroom.



Bedroom



Bathroom

The attached annex is off the entrance hall and comprises a living room overlooking the patio through full height windows. It has bespoke built-in book shelving and a spiral staircase with frameless glass balustrade to a gallery which could be used as an office/reading area or sleeping platform. There is a generous double sized bedroom and en suite shower room with walk-in shower and fitted bathroom furniture. The other wing of the house houses the workshop, store room and garage with electric roller door, power and light. This space could also be developed (subject to necessary planning consents).

Garden (and Grounds)

The garden is mainly laid to lawn bounded by hedging and there is a large flagged patio with summer flower beds. To the rear of the house the gravelled courtyard provides parking for several vehicles.

Outbuildings

Stable Block: About 21m x 10m

Concrete frame, profile sheeting roof with concrete floor, sliding door entrance. 6 bespoke built stables and a wash bay and hot water shower (plumbed for water feeders). Multiple power and light.

Shed: About 22m x 17m

Open fronted shed, brick, timber, corrugated iron and concrete floor. Sliding door through to stables. Multiple power sockets and light.

Hay Shed: About 5.5m x 16.5m

Steel, timber and corrugated iron. Multiple power sockets and overhead lighting.

Land

There is about 19.52 acres of grazing land, and several weight-management paddocks, and grazing paddocks for horses with granite dusk tracks and post and rail fencing. The land is principally classified as Grade 4(1) by the James Hutton Institute. There is a pretty area known as 'the Grove' at the rear of the property, planted with trees and during the summer months a pathway is cut away and can be used for walking and exercising the animals.

Arena: About 25m x 45m

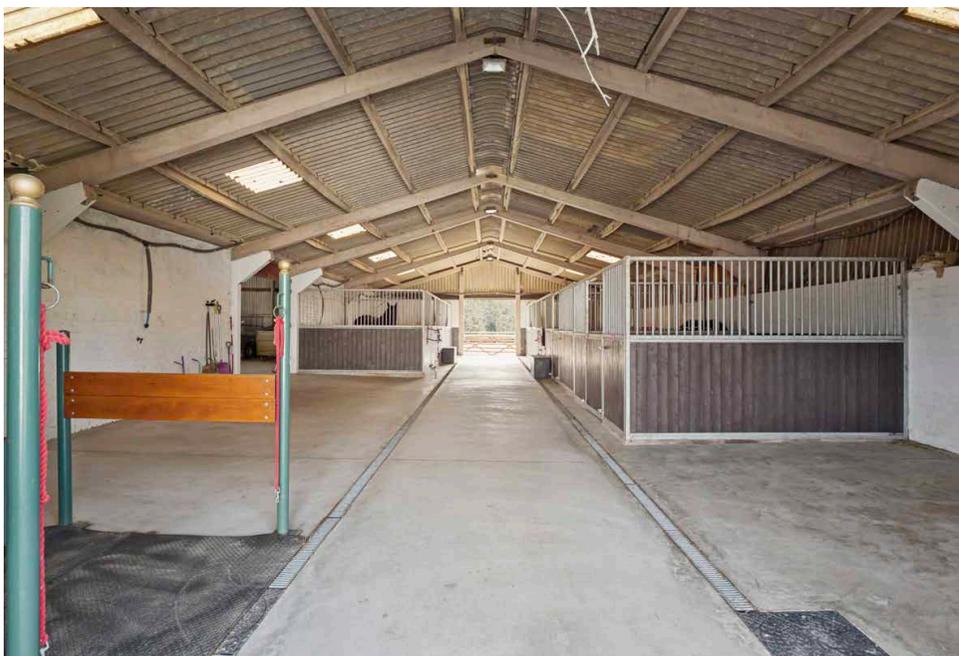
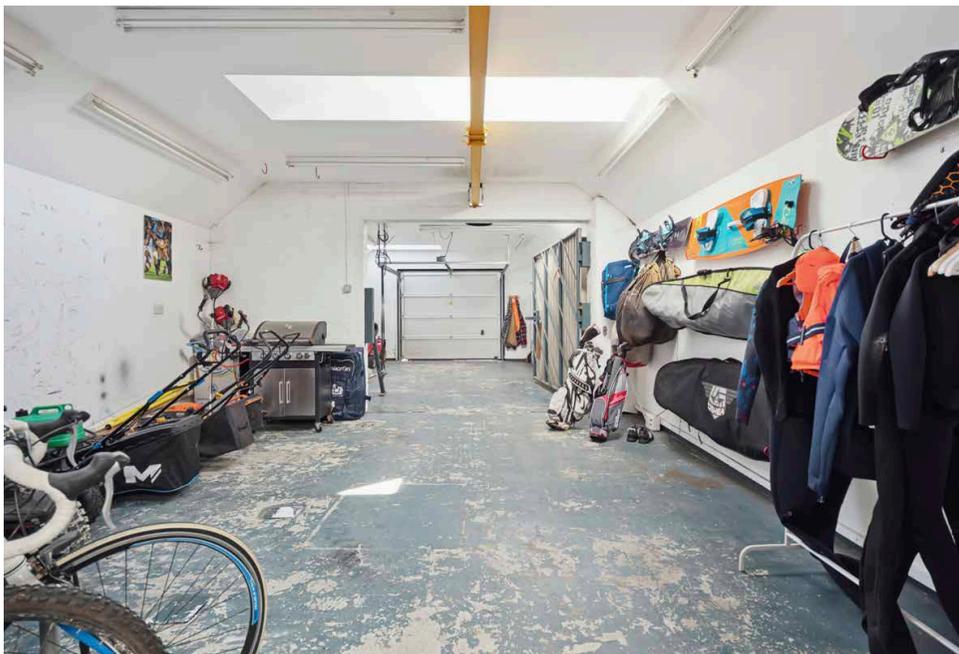
An all-weather silica and sand floodlit riding arena.



Annex Living Room



Annex Bedroom



General Remarks and Information

Tenure	Local Authority	Council Tax	EPC
Freehold	East Ayrshire Council	Band G	Band E43

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 history of flooding at Glenshamrock.

Directions

From Ayr, take the A70 towards Cumnock. Proceed to Auchinleck and go under the bypass and turn left onto Darnlaw View, then turn right onto Mauchline Road. Continue to the roundabout and turn left onto the B705 (Market Road) and continue out of the village. Turn right after about 1 mile, then proceed along this road for about 0.5 miles and Glenshamrock Farm is on the right hand side.

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 **Post Code: KA118 2NA**

Solicitors

Miller Beckett & Jackson, 190 St. Vincent Street, Glasgow, G2 5SP

Fixtures And Fittings

No items are included unless specifically mentioned in these particulars.

Viewings

Strictly by appointment with the Selling Agents.

Glenshamrock Farm

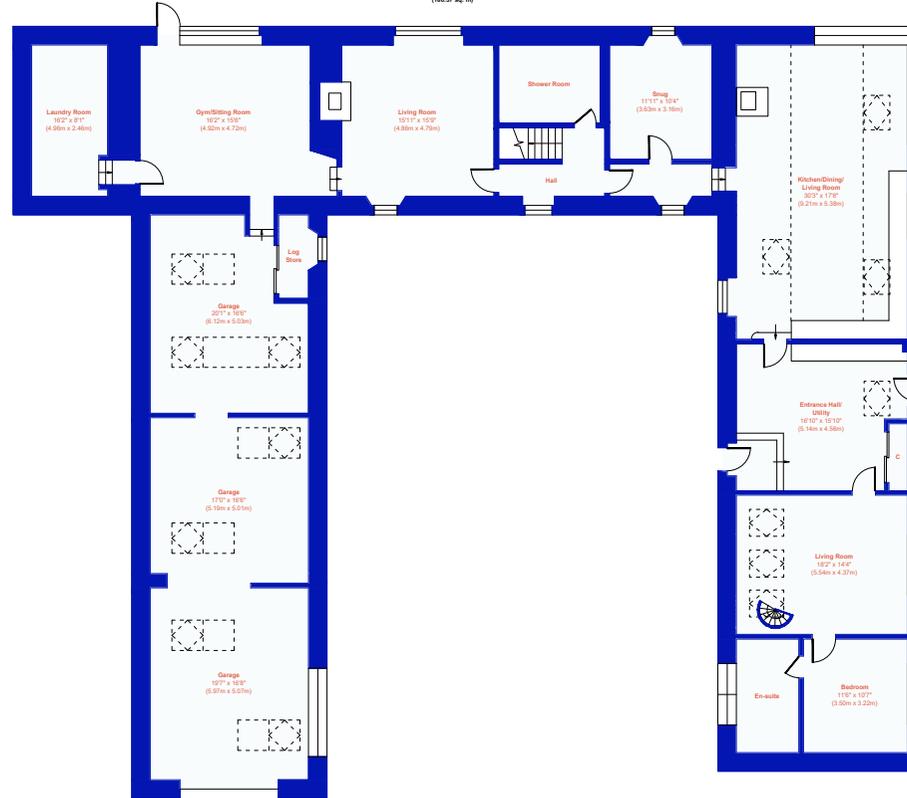
Approx. Gross Internal Floor Area 4800 sq. ft / 446.04 sq. m (Including Garage)

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

Produced by Elements Property



First Floor
Approximate Floor Area
1168 sq. ft.
(108.57 sq. m)



Ground Floor
Approximate Floor Area
3632 sq. ft.
(337.47 sq. m)

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



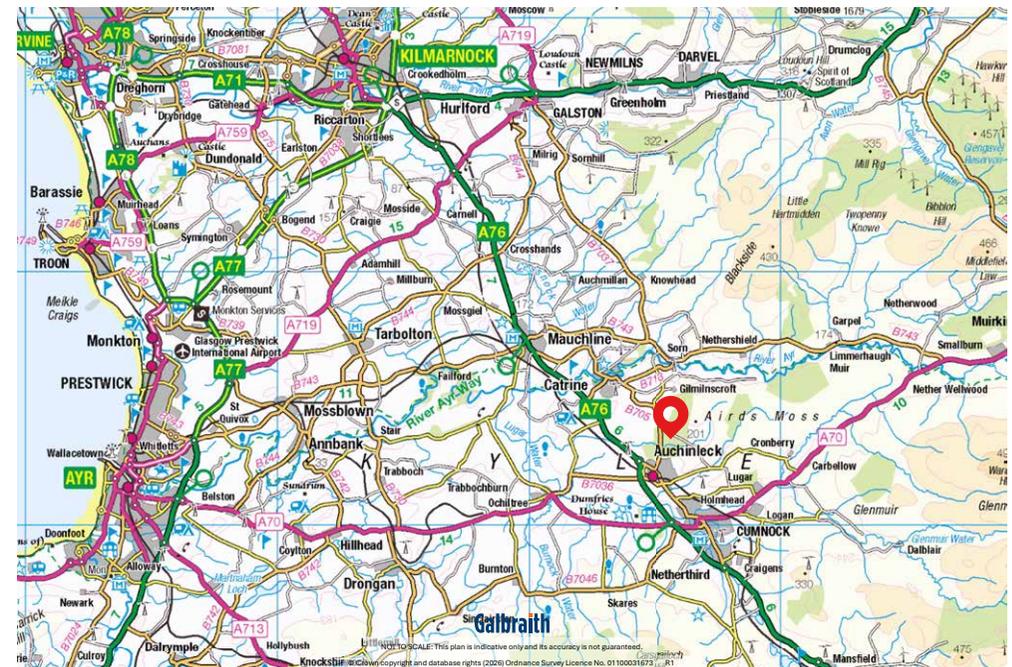
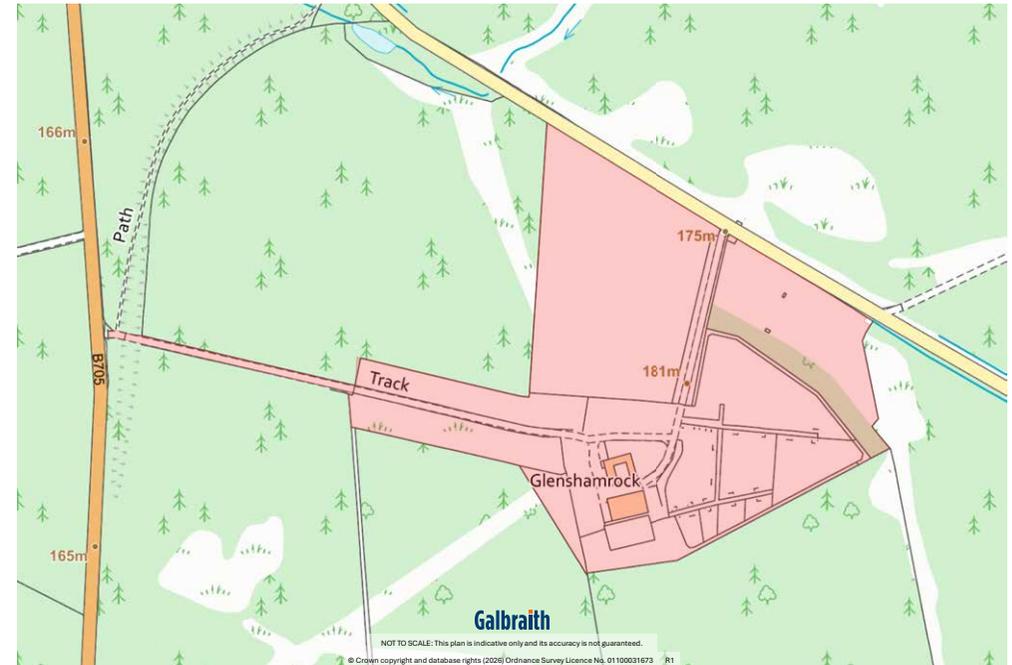
Health & Safety

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.

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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