



**SW**  
**STANLEY**  
**WRIGHT**

## **Auchensoul Farmhouse**

Pinmore

Girvan

South Ayrshire

KA26 0TJ

4 bedroom traditional detached farmhouse with farm buildings, land extending to 29.7 acres and Salmon Fishing on the River Stinchar.

- 4 double bedrooms
- Kitchen
- Sitting room
- 2 reception rooms
- Bathroom
- Store rooms and attic rooms





Auchensoul Farmhouse is set in a beautiful rural landscape with views across the Stinchar valley. Situated under 1.5 miles from the conservation village of Barr with good local amenities including primary school and community village store. Girvan is around 10 miles and Ayr, 25 miles, both with supermarket, secondary schools and railway stations.

The property comprises a substantial detached farmhouse, land extending to 29.7 acres (12.02ha) and a range of farm buildings.

The farmhouse has well-proportioned rooms and benefits from recent decoration and new carpets throughout the bedrooms and main living areas. The kitchen and sitting room both have woodburning stoves.



Ground floor: Front porch, large front entrance hall, inner hall, kitchen, sitting room, dining/living room, boot room, storeroom.

First floor: Large landing, master bedroom with dressing room, 3 further double bedrooms, family bathroom. Staircase to attic with a further 2 rooms currently unused and requiring renovation, but with potential to form bedrooms.

There is a second staircase from the kitchen to 2 rooms currently used for storage but with potential to form a further bedroom/work room following renovation.









The land is split into two enclosed fields, one on either side of the farm road and extending from the house down to the banks of the River Stinchar. These are ideally suited for grazing horses or other livestock.

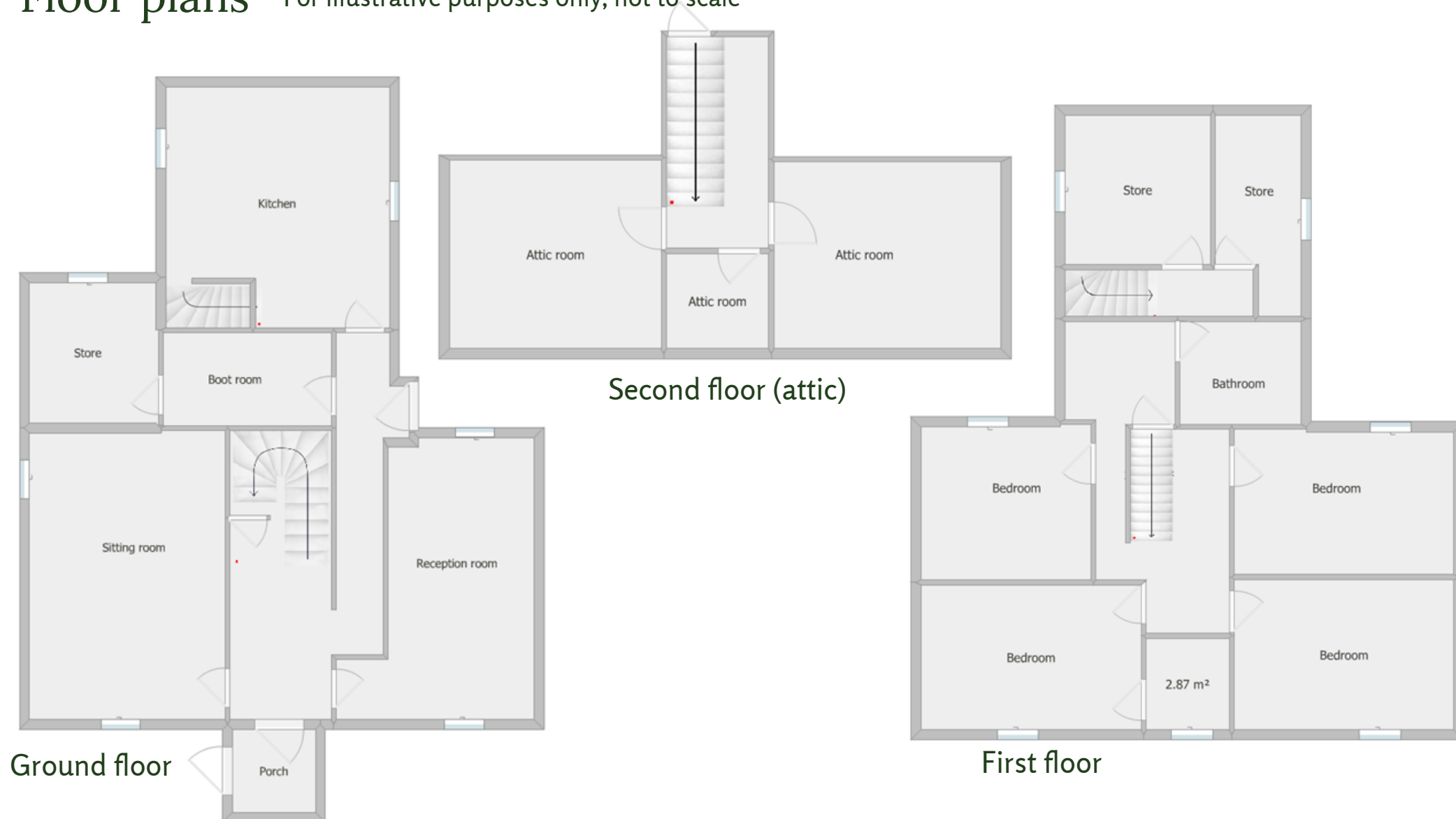
The farm buildings are of mixed construction and complement the grazing. There is a traditional stone and slate building of small byres, one of which has been converted into 2 stables. 320m of salmon fishing on the River Stinchar is also included.





# Floor plans

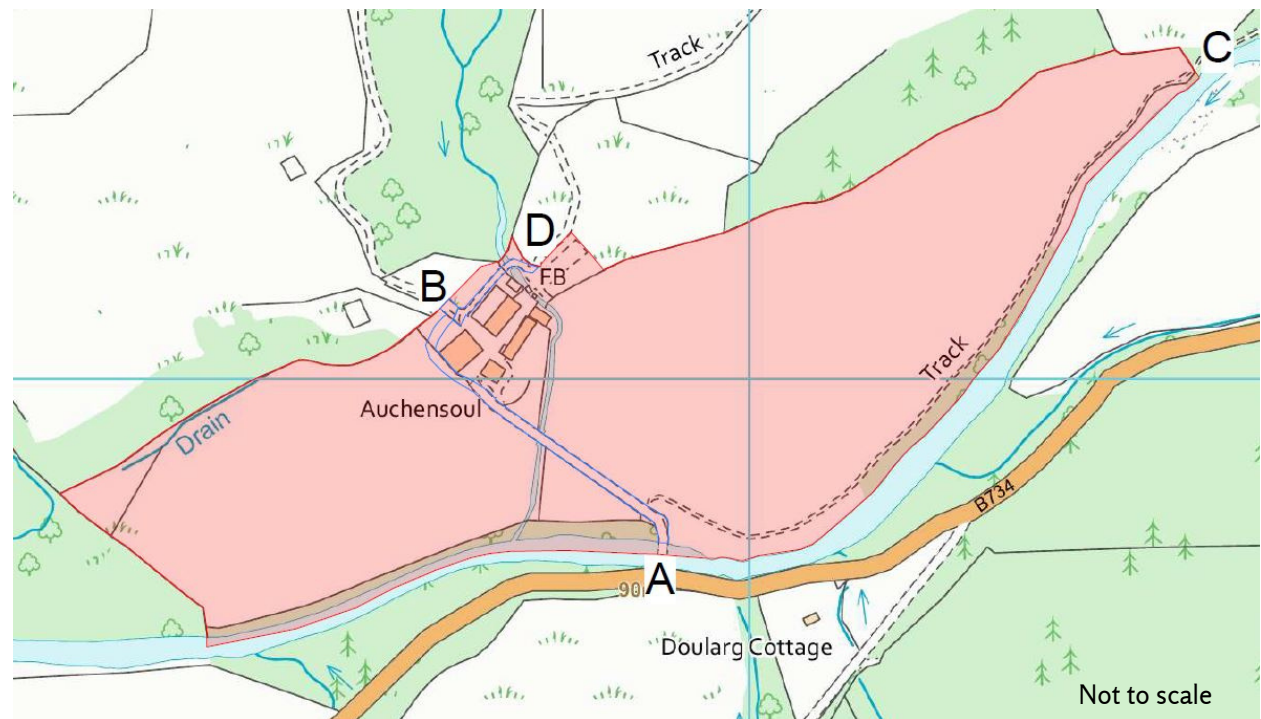
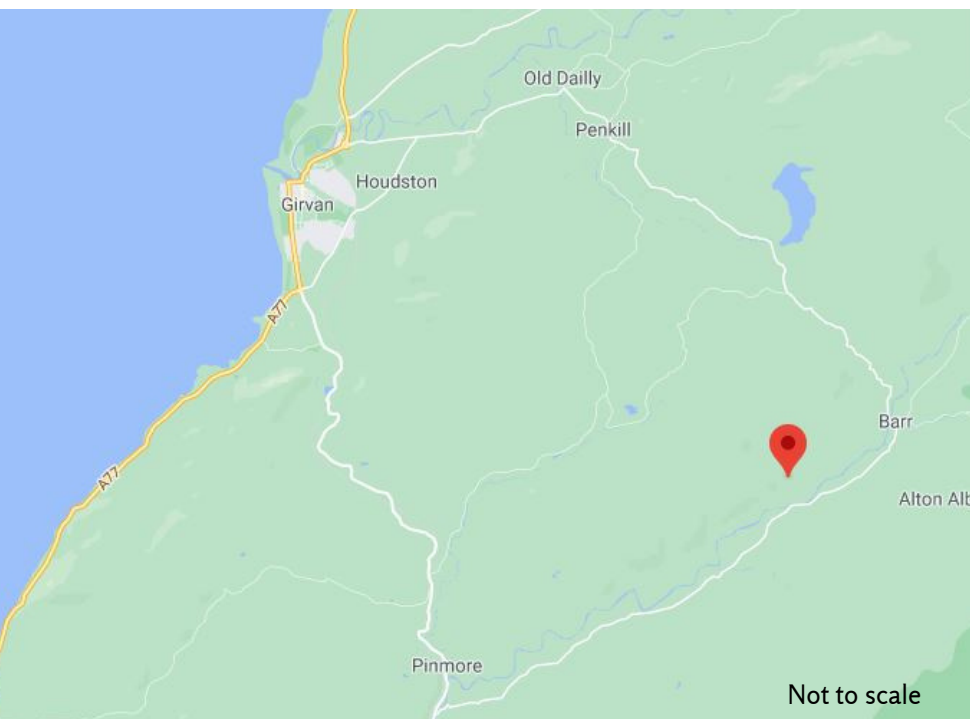
For illustrative purposes only, not to scale



Services: Woodburning stove in kitchen and sitting room. Oil fired central heating. Mains electricity and water. Private drainage  
Council Tax Band: D EPC: F



# Location and property plan



A right of access over the farm drive between points A, B and D and track along the river A to C, is reserved to the neighbour, but is restricted to light traffic only. For the avoidance of doubt there are no Basic Payment Entitlements included in the sale. Shooting rights across the property are not included in the sale.

Viewing: Strictly by appointment with Stanley Wright 01659 58697.

Entry and Possession: Entry by arrangement.

Offers: Offers in Scottish Legal Form are to be submitted to the selling agents, Stanley Wright.

A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents following inspection

Note: These particulars do not form any part of any contract.

The statements or plans are not warranted nor to scale.

Approximate measurements have been taken by sonic device at the widest point.

Services and appliances have not been tested and no warranty is given as to their compliance with regulations.

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