



MONTGREENAN  
PROPERTY GROUP



Mid Lambroughton Farm  
Kilmarnock, KA3 2PL

**£150,000**





## Mid Lambroughton Farm

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\*\*\*\* UNEXPECTEDLY BACK ON MARKET 20/06/2024\*\*\*\* Montgreenan Property Group are absolutely delighted to present to the market this incredibly rare & exciting barn development opportunity.

Full planning permission has been granted by North Ayrshire Council to convert this barn into a luxury detached family residence

The flat, easily accessible & straightforward plot is approximately 2/3rd's of an acre in size & benefits from far reaching panoramic picturesque countryside views.

Full planning consent has been obtained to convert the barn & there is also one pending regarding a traditional build.

The barn once converted will benefit from a large private plot, 4 generous bedrooms, 4 bathrooms ( master ensuite plus dressing room) vast free flowing entertaining space, driveway, double integral garage & private garden grounds with beautiful country aspects.

Buyers will make their own arrangement for Services, for which connections are readily available & adjacent to the site.

Planning Approval documents available upon request.







## Local Area

Positioned just outside Cunninghamhead which is a highly sought after, pretty & exceptionally well connected countryside hamlet on the Annick Water, often known as the crossroads of Ayrshire.

It is less than a 10 minute drive from both Stewarton & Kilmarnock, as well as the popular coastal town of Irvine. With Glasgow Airport & City Centre a 30 minute drive away it is absolutely ideal for the commuter.

Ayrshire is a fabulous place to live richly steeped in history. The area is diverse, amenity and transport abundant & offers excellent local schooling as well as a private option at Wellington School in Ayr.

There are also excellent opportunities for golf, horse-riding, shooting, archery and fishing. There is fabulous sailing on the Firth of Clyde with yachting marinas at Troon, Largs & Inverkip.

Plots like this in such an affluent exclusive countryside locale are extremely rare, early viewing is highly recommended.





