



5 bedroom detached house with outbuildings, cattery and paddocks  
extending to 1 acre

Dalleagles Farm, Dalleagles, New Cumnock, Cumnock

KA18 4QW



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## Guide Price

£350,000

## Description

Beautifully presented in an elevated position, a traditional five bedroom detached farmhouse set back from the public highway, with a wraparound garden, unspoilt views over open countryside and off road parking, offering the perfect family home.

## Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle, CA6 5LY





## **Dalleagles Farm, Dalleagles, New Cumnock, Cumnock KA18 4QW**

*A beautifully maintained attractive five bedroom detached house with open plan accommodation, generously sized rooms, beautiful features and extensive garden. The property comes with the added benefit of a fully equipped cattery and various outbuildings perfect for working from home or starting a new business venture.*

**Inside:** Hallway, Open Plan Kitchen/Dining Room, Lounge, Family Bathroom, Living Room, Boot Room/Dog Room, Spare Room. Upstairs there is a Shower Room, Master Bedroom and three further good sized bedrooms.

**Outside:** Hardstanding parking area to the front of the property, garden to the front and rear, dog kennels, outbuildings, garage, fully functioning cattery, paddocks extending to 1 acre and unspoilt views over rural Ayrshire.

**Directions:** From J22 of the A74(M), head North along the A75 towards Dumfries, at the first round about take the second exit continuing along the A75 continue straight until the signs for the A76 towards Kilmarnock. Continue along the A76 for 40 miles. Once at New Cumnock, take the first exit at the roundabout along the B741. The property is located on the left 4 miles along the B741.



**Situation:** Located on the B741 approximately 6.5miles west of New Cumnock and 4.5 miles east of Dalmellington. There are good local amenities available in both New Cumnock and Dalmellington including shops, leisure facilities a primary school and a recently developed “Super” Secondary school which has various academic and sporting facilities.



## The Accommodation

The front door opens up into an entrance hallway. To the left is the open plan kitchen/ dining room which has views out onto the open fields behind and the beck that runs beside the property. From the kitchen, the boot room/ dog room can be accessed along with downstairs WC, which provides a useful space for those wanting to utilise the countryside location of the property and ensuring the outside remains outside. Heading back to the entrance porch, to the right is the cosy lounge with wood burning stove. Off the lounge is the spare bedroom perfect for hosting friends and family. Continuing through the property is the family bathroom with roll top bath, WC and sink. The formal Living Room is located to the rear of the property and offers the perfect space for entertaining through festive periods. Upstairs there is a Master Bedroom, two double rooms, shower room and a single bedroom within the converted attic space.

Outside there is off road parking to the front of the property ,as well as a car garage, set within the courtyard area, and a beautifully maintained garden to the front and to the rear with the added benefit of decking area with a rain canopy, ideal for situating a hot tub with open views over rural Ayrshire. The property comes with the added advantage of outbuildings and a paddock extending to 1 acre as well as a recently developed cattery able to house up to six cats, which offers the perfect opportunity for a new business venture.







**Services:** Dalleagles Farm is serviced by mains water, mains electricity and has private drainage. The property benefits from oil fired central heating with a back up electric boiler and and LPG gas tank to supply the gas hob in the Kitchen. The property has UPVC double glazing throughout and a wood burner in both the Lounge and Living Room.

**EPC:**E.

**Local Authority:** East Ayrshire County Council, Council Headquarters, London Road, Kilmarnock, East Ayrshire, KA3 7BU. Tel 01563 554400

**Council Tax:** Dalleagles Farm is within East Ayrshire council tax band D.

**Solicitors:** TBC

**Tenure and Possession:** The property is held freehold and offered for sale with vacant possession.

**Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale. Excluded from the sale are the washing machine, tumble dryer, planters and all curtains. Other items such as the hot tub and dog kennels are available by separate negotiation.

**Matters of Title:** The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

**Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

**Viewing:** Strictly by appointment only through the sole selling agents, C&D Rural Tel: (01228) 792299.

**Offers:** Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.





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