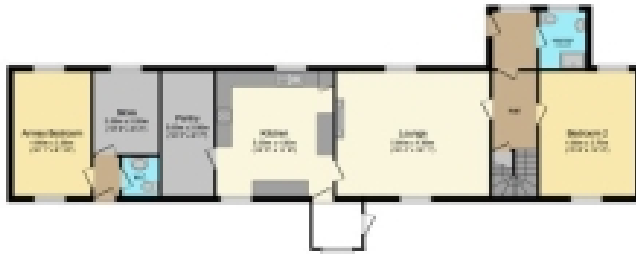




West Mains Farm, Kilbirnie

Offers Over £400,000





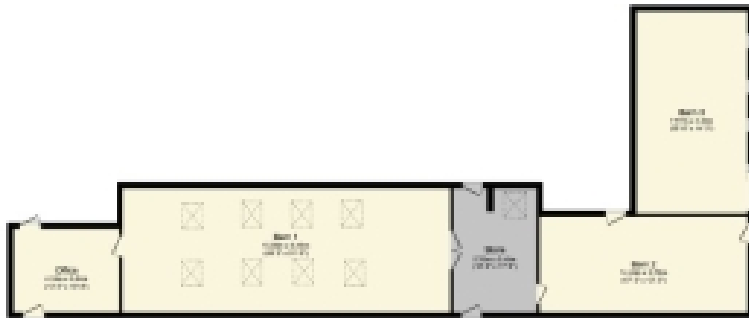
Ground Floor

Floor area 123.0 m² (1,324 sq.ft.)



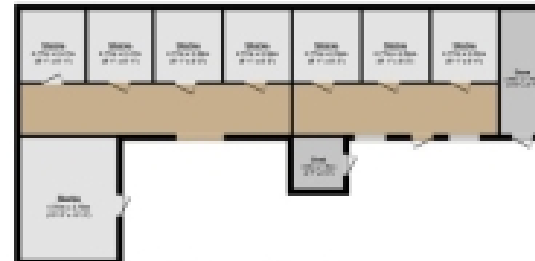
First Floor

Floor area 55.2 m²
(594 sq.ft.)



Outbuilding

Floor area 154.0 m² (1,657 sq.ft.)



Outbuilding

Floor area 114.5 m² (1,232 sq.ft.)

TOTAL: 446.6 m² (4,807 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

***EQUESTRIAN FACILITIES * TRADITIONAL FARMHOUSE WITH ANEX **APROX 9.8 ACRES** DEVELOPMENT POTENTIAL * EXTENSIVE STABLE BLOCKS & COURTYARD BUILDINGS *** An extremely desirable North Ayrshire Farm set on an enviable elevated site with stunning far reaching views across the Garnock valley and surrounding countryside. Welcome to West Mains Farm! Nestled on approximately 9.8 acres of lush, green grazing land, this fabulous North Ayrshire farm offers everything an equestrian enthusiast could desire. Boasting extensive stable blocks and courtyard buildings, the property is perfect for equestrian or small agricultural use.

The generously proportioned 3-bedroom farmhouse offers spacious and flexible living accommodation, featuring a traditional farmhouse kitchen with an extensive pantry, a contemporary shower room on the ground level, and a modern family bathroom. The three double bedrooms are exceptionally spacious and bedroom three boasts its own walk-in wardrobe and dressing area. The views of the rolling hills of Ayrshire, seen from the bedrooms and lounge are simply breathtaking. The additional one-bedroom annex with a W.C. and storage space provides extra accommodation or the potential for a guest suite or rental opportunity.

Enjoy stunning views of The Garnock Valley from this elevated site, making every day a picturesque experience. The property's approximate 8 acres of grazing land ensure ample space for your horses or livestock to roam, while the development potential of the courtyard setting offers endless possibilities for customisation and expansion. Architects' plans are available, and we have been informed by the current owners, planning permission had been previously granted but has now lapsed. This desirable farm also includes mains gas, electricity, and double glazing, ensuring a cosy warmth all year-round.

Living in North Ayrshire offers a perfect blend of stunning natural beauty and vibrant community life. With its rolling hills, scenic coastline, and charming villages, you'll find plenty of opportunities for outdoor adventures and peaceful relaxation. The area boasts excellent schools, friendly neighbours, and a rich cultural heritage, making it a great place for families and individuals alike. Enjoy local farmers' markets, historical sites, and a variety of recreational activities, all while being just a short drive from the bustling cities of Glasgow and Ayr.

With Boom's HD video and drone footage available, you can truly appreciate the beauty and potential of this North Ayrshire Farm from the comfort of your own home.

Don't miss out on this opportunity to own a piece of undulating North Ayrshire countryside and a traditional farmhouse with the perfect balance of traditional charm with modern amenities. Contact us today to arrange a viewing and experience the beauty and potential of this North Ayrshire gem for yourself!

This fabulous Farm will be very popular. We would highly recommend an early viewing. Viewing by appointment – please contact The Property Boom to arrange a viewing. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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