



Fingart Farmhouse

Dunlop, KA3 4EG

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**Attractive stone-built farmhouse in traditional courtyard setting situated in a peaceful rural location. Adjoining outbuildings with excellent development potential.
Set within 3.91 acres (1.58 ha).**

Offers over £545,000

EPC - Band E

Glasgow 14 miles Stewarton 6 miles Dunlop 3 miles

Situation

Fingart is situated in a quiet rural location overlooking open countryside with the historic conservation village of Dunlop located approximately 3 miles away. Dunlop provides many local amenities including post office/general store, bakery, public house, and restaurants. A wider range of amenities can be found at nearby Stewarton including larger supermarkets, a medical centre and sports centre. The larger town of Kilmarnock is situated about 12 miles to the south and provides a much fuller range of services.

Dunlop village benefits from a primary school and Stewarton has both primary and secondary schools. Dunlop also has a main line railway station and offers a regular service to both Kilmarnock and Glasgow with Glasgow Central Station being only 25 minutes away. There is also excellent access to Glasgow and the Ayrshire Coast by road via the M77 and also to the M8 and the central Scotland motorway network.

Glasgow airport is approximately 30 minutes by car.

Directions

From Lugton village heading east turn left off the A735 and left onto Halket Road. Carry along this road for approximately 2 miles and at the junction turn left and carry along this road. Fingart Farmhouse is situated on the right hand side.

From Dunlop head east on Newmill Road towards Galzert Road. Continue straight, then take right and carry along this road for about a mile and turn left, Fingart Farm is along this road on the right hand side.

What three words:

regretted.guides.axed

Description

Fingart now comprises an attractive farmhouse set in a traditional Ayrshire courtyard setting. Set within approximately 3.9 acres (1.58 hectares) with delightful views over open countryside. Excellent opportunity for development subject to planning and potential for equestrian or other lifestyle pursuits.

Attractive 2 storey stone built farmhouse under a pitched slate roof with outbuildings on both the east and west elevations. Accommodation is bright and spacious with an impressive open plan country style dining kitchen with features including exposed stone walls and underfloor heating. The kitchen leads to the conservatory/sun lounge which overlooks the well maintained garden and patio on the front elevation. Also on the ground floor is a formal lounge with feature stone wall and log burner, downstairs bedroom, family bathroom, utility room, study/5th bedroom and shower room. The upper floor has three bedrooms (master en-suite) and family shower room. The buildings adjoining the farmhouse which form the courtyard are single storey and comprise of a former bothy with bathroom and kitchen which require upgrading, garage and general purpose shed, which at present has no roof. Excellent development opportunity exists subject to permissions either to extend the current family home, form a separate granny flat/teenage wing or separate dwelling if desired.





The land extends to approximately 2.72 acres (1.1 hectares). The subjects rise from approximately 190 metres to 215 metres above sea level. The agricultural land is classified as being mainly Grade 4(1) of the Macaulay Scale as produced by the James Hutton Institute and is situated in front of the farmhouse. Currently used for grazing the lands are served by a natural water source. The land could be utilised for a number of small scale agricultural or equestrian purposes.

Basic Payment Entitlements

The land is registered for IACS purposes. Entitlements are available by separate negotiation.

Services

Mains Electricity
Double Glazing
Oil Fired Central Heating
Mains Water Supply
Septic Tank

Mineral Rights

To the extent they are included within the vendor's title.

Local Authority

East Ayrshire Council, London Road, Kilmarnock, KA3 7BU - Tel 01563 576000

Date of Entry

By mutual arrangement.

Servitude Rights

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, 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 himself as to the nature of all such servitude rights and others.

Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Viewing Arrangements

Viewing is strictly by appointment with the selling agents. Please contact the Ayr Office on 01292 886544 to arrange a suitable time.

Closing Date

A Closing Date may be fixed and we would advise prospective purchasers to register their interest with Bell Ingram Ltd, 33 Sandgate, Ayr, KA7 1BG.

Purchasers should have their solicitor submit a Letter of Intent for the whole, detailing the price, date of entry and any conditions which they require to attach to their offer. The solicitors acting on behalf of the vendor will then issue an offer to sell to the successful purchaser.

Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set.

Important Notice

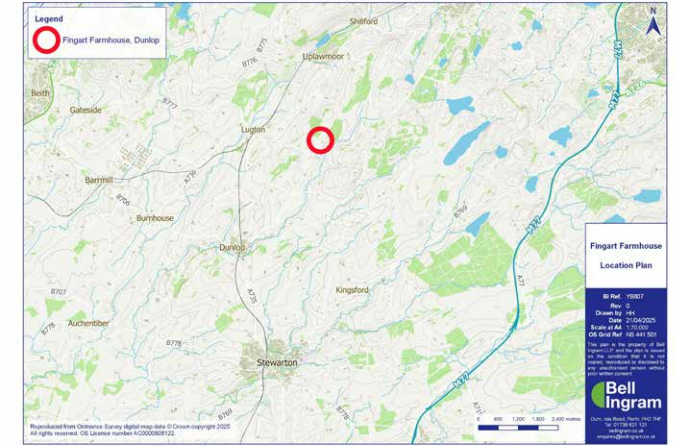
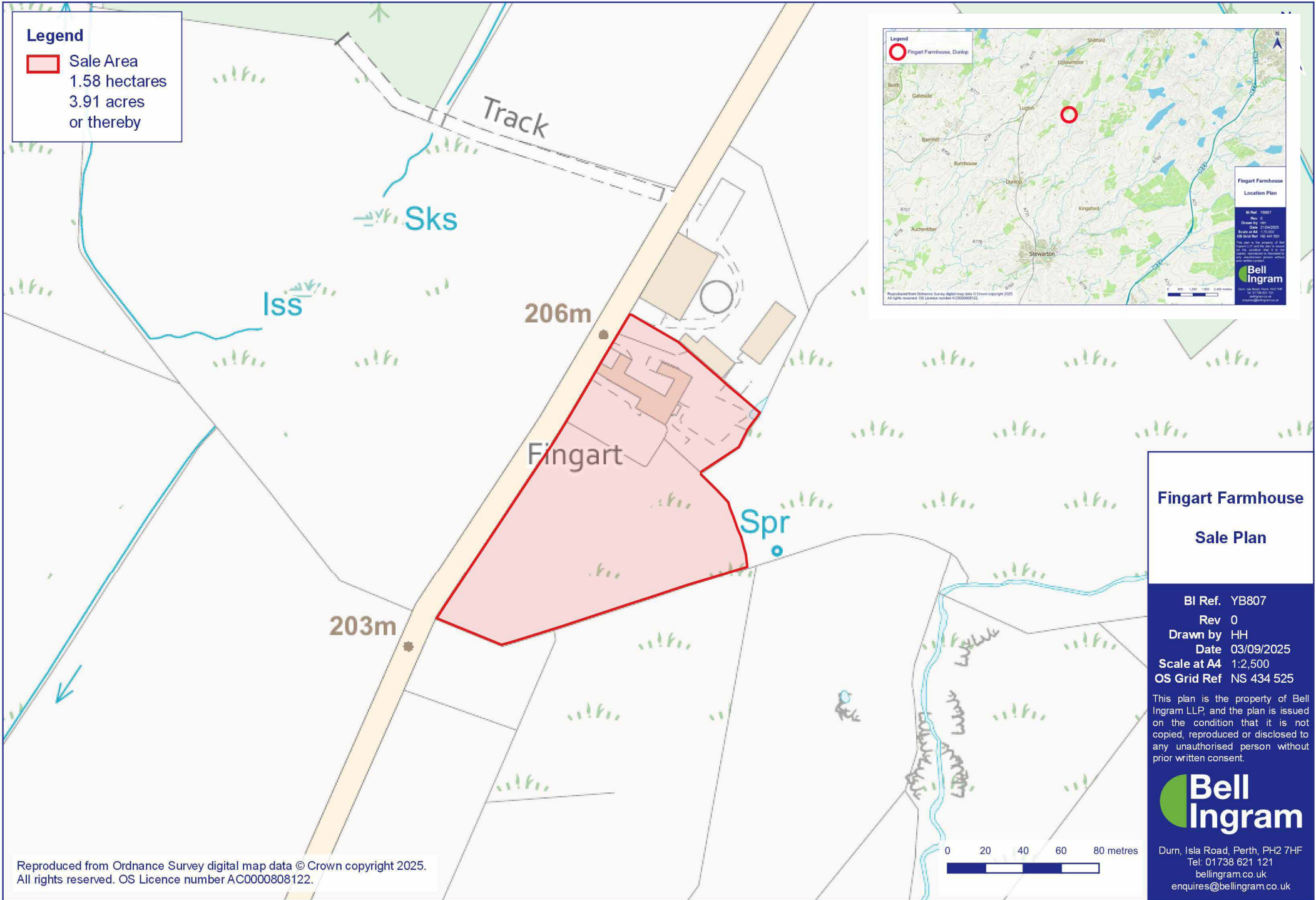
These sale particulars were prepared on the basis of information provided to us by our clients and/ or our local knowledge. Whilst we make every reasonable effort to ensure that they are correct, no warranty or guarantee is given and prospective purchasers should not rely upon them as statements or representations of fact. Furthermore neither Bell Ingram Limited or its directors or employees assume any responsibility therefore. In particular:

- i) prospective purchasers should satisfy themselves as to the structural condition of any buildings or other erections and the state of repair of any services, appliances, equipment or facilities;
- ii) any photographs included in these particulars are for general information only and any furniture or contents shown in these photographs are not included in the sale unless this is expressly stated in these particulars;
- iii) any descriptions, measurements or dimensions quoted are approximate only and references to conditions, planning permissions, services, usage, construction, fittings & fixtures and moveable items are for guidance only.



Legend

 Sale Area
1.58 hectares
3.91 acres
or thereby



Fingart Farmhouse
Sale Plan

BI Ref. YB807
Rev 0
Drawn by HH
Date 03/09/2025
Scale at A4 1:2,500
OS Grid Ref NS 434 525

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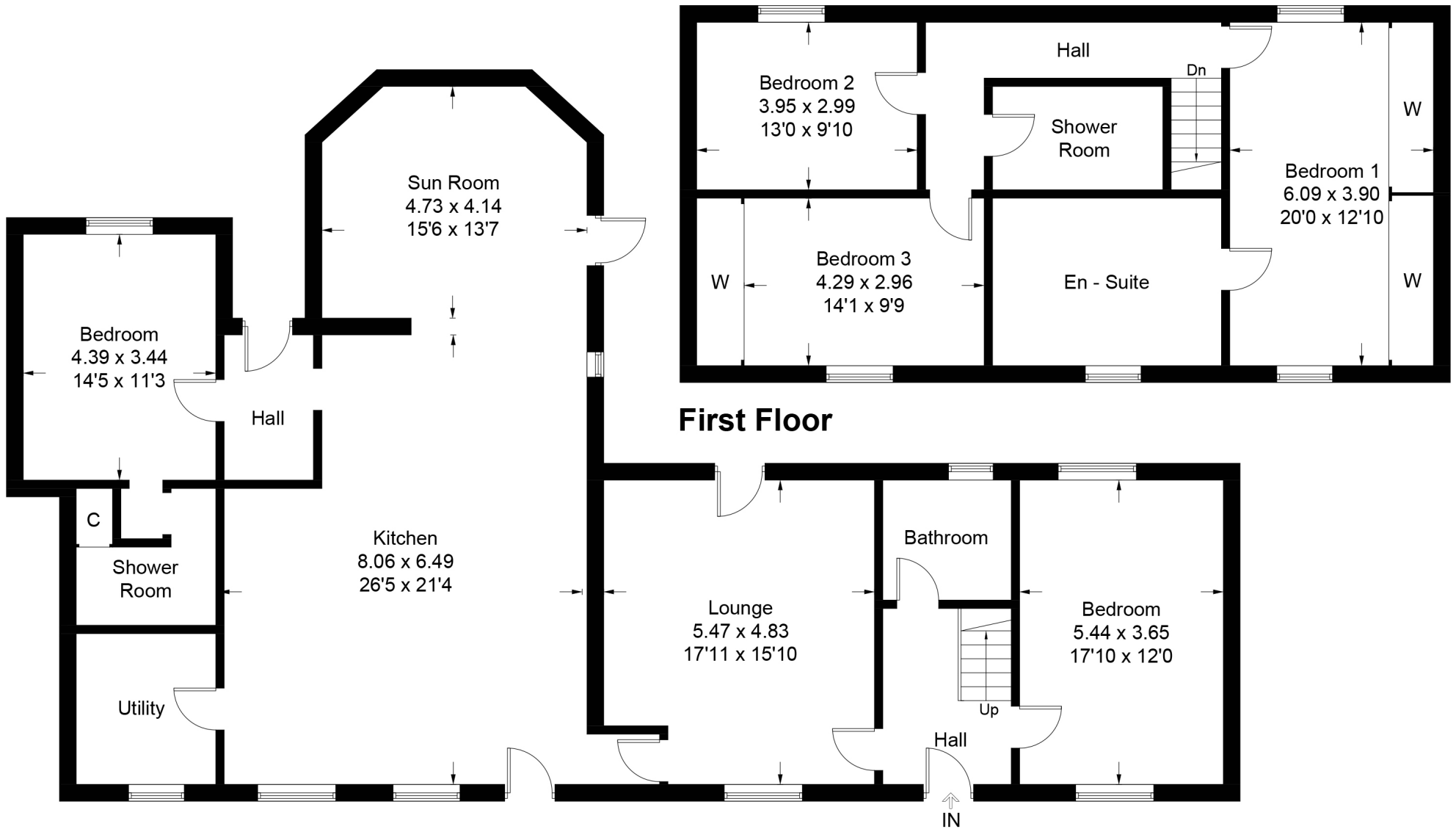


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Fingart Farmhouse, Dunlop

Approximate Gross Internal Area = 246.4 sq m / 2652 sq ft



Ground Floor



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