



Alton Albany Farm, Barr

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# Alton Albany Farm, Barr, KA26 0TL

A former farmhouse with outbuildings and paddock in a highly picturesque position on the banks of the river Stinchar and fringing the lovely conservation village of Barr.

Girvan Station 7.8 miles (Glasgow 1 hour 39 mins), A77 16.9 miles, Prestwick 25.7 miles, M77 (J8) 39 miles, Glasgow 59.6 miles, Glasgow Airport 62.1 miles

Entrance hall | Drawing room | Dining room  
Sitting room | Large home office / Studio  
Kitchen | Store room | Boot room | Utility room  
Cloakroom | WC | Principal bedroom | Family bathroom | Four further bedrooms (two with en-suite) | Circa 6 acres | Gardens | Barns | Old mill building | Cart shed | Potting shed | Workshop  
EPC Rating E

## The property

Alton Albany Farm is a considerable and beautifully presented detached former farmstead in a sought-after and scenic setting that has seen an extensive scheme of modernisation and renovation. It offers over 5,300 sq. ft. of light-filled accommodation arranged over two floors, featuring a wealth of elegant Victorian elements, including tall, ornately corniced ceilings, intricate plasterwork and roses, double-glazed sash units, and original feature fireplaces.

The welcoming and lofty entrance hall with its cloakroom, store room and turned stairway opens to a fine drawing room. The accommodation flows through to the in-keeping kitchen, with its range of fitted wall and base cabinetry, worksurfaces, a corresponding central island/breakfast bar and various integrated appliances, including a range stove. A tall window overlooks the garden, whilst a door opens to the useful adjacent utility/boiler room. Alongside is the bright formal dining room, with bi-folding doors opening into the vaulted sitting room. From here is an expansive 50 ft.

home studio/office, with multiple doors to the grounds, fitted with its own new condensing heating system it was re-roofed in late 2022. Completing the ground floor is the more recently added principal bedroom suite with a sleek en suite shower room. The first-floor landing branches off onto an attractive family bathroom. Steps flow around to four tasteful bedrooms with a range of feature fireplaces and elevated aspects of the beautiful surroundings.

## Outside

The gardens, paddock and grounds are a haven for nature lovers. They have a variety of wildlife visits and comprise a wealth of established ornamental and fruit trees, an orchard, mature woodland and fields, with pathways to the Albany Burn and River Stinchar, a circa ¼ mile stretch of which belongs to the farm. The paddock/field of approximately four acres is now an established wildflower meadow and a haven for pollinators.

From the large deck area on the western façade the mown lawns give uninterrupted views west along the Stinchar Valley over pasture land and to the river itself.

A central courtyard between the barns and old mill building contains a natural garden of white birch trees with moss and native ferns to give shelter to wildlife. A variety of wild birds have frequented the grounds, including woodpeckers, owls, nuthatches and goldcrest as well as red squirrels. Mature woodland stretches down the Albany Burn and River Stinchar with access via paths. A Farm bridge gives views to the burn beneath the magnificent overhanging copper beech trees. A variety of wildflowers have been encouraged to establish including, red clover, native orchids, yellow rattle, may flower, buttercups, bugle, self heal, ribwort plantain, sorrel, speedwell and many wild grasses. Beside the river in and around the trees can be found many more wildflowers, ferns and lichens. The meadow is divided from neighbouring fields by mature hawthorn hedges which are a picture of blossom in Spring and laden with fruit in Autumn.





## Location

The picturesque conservation village of Barr locally known as “The Barr” is set amidst the Carrick Hills and the Stinchar River. It is surrounded by beautiful scenery away from the beaten track. Making it especially suited to relieve everyday stresses and perfect for writers, photographers or those working from home. It is within the Galloway and Southern Ayrshire UNESCO Biosphere and since 2009, nearby Galloway Forest Park has been designated by the International Dark-Sky Association as only the fourth Dark Sky Park in the world, and the first in the UK. Being named a Gold Tier park for its breathtaking and rare stargazing conditions. Trails nearby offer differing lengths and terrains perfect for dog walking to more strenuous treks. There are opportunities for cycling, mountain biking, fishing and golf.

Local amenities include a community store, café, primary school, village hall, bowling club, church and Post Office and enjoys easy access to a further wide range at the nearby harbour town of Girvan. There is a range of shops, a mainline railway station, several eateries, a supermarket, golf and bowling clubs, the yachting marina and the scenic Ayrshire coastline all within easy reach. The A77 and M77 offer convenient connections to Ayr, Prestwick and the thriving city of Glasgow, with its busy airport and wealth of additional cultural, educational and recreational facilities.



## Floorplans

Main House internal area 5,381 sq ft (500 sq m)  
Outbuilding internal area 6,429 sq ft (597 sq m)  
Total internal area 11,810 sq ft (1,097 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
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## Directions

Follow the A77 northbound from Glasgow for around 21.8 miles before turning left onto the B7045. Proceed for 3.7 miles and turn left onto the B7023. Continue along the B741 for 3 miles, turn left and proceed for 5 miles. Turn left and shortly right onto Glenginnet Road and in 1.4 miles, turn right and shortly left onto the B734. In 0.3 miles turn left, where the property will be on the right in around 1 mile.

## General

**Local Authority:** South Ayrshire Council

**Services:** Mains electricity, mains water and private drainage. Oil-fired heating. Super-fast broadband.

**Council Tax:** Band E

**Fixtures and Fittings:** To be included are all fitted carpets, curtains (except those in the upstairs double ensuite), range cooker, dishwasher and the washing machine.

**Tenure:** Freehold

**Offers Over:** £700,000

**Rights of Way:** The property enjoys unrestricted access to the river as a circa ¼ mile stretch is owned by the farm. Please note, fishing rights are specifically excluded from the sale.

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

## Edinburgh

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