



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01292 430 555

**Auld Creamery 9 Main Street**

PINWHERRY, GIRVAN, KA26 ORN



# PINWHERRY

GIRVAN, KA26 ORN

“ ... LOCATED IN THE HAMLET OF PINWHERRY WITH BEAUTIFUL AYRSHIRE COUNTRYSIDE ... ”

The Auld Creamery is pleasantly positioned in Pinwherry, a hamlet situated approx 8 miles south of Girvan on the A714 within the picturesque Stinchar Valley. There is a train station 3 miles away at Barrhill and another in Girvan. Regular trains to Ayr and Glasgow, with a bus service to Girvan and Newton Stewart.

The Stinchar Valley is located in a corner of south-west Ayrshire renowned for its unspoilt scenery and particularly mild climate throughout the year. The area is the perfect spot for the outdoor enthusiast.

As well as excellent golfing facilities at Girvan, Turnberry, Newton Stewart, Dailly, Stranraer and Portpatrick there are the usual field sports and excellent rivers and lochs for fishing. There is a harbour at Girvan for those who enjoy sailing and racing at Ayr, home to the Scottish Grand National. There is schooling close by at both secondary and primary levels.





# AULD CREAMERY

## 9 MAIN STREET

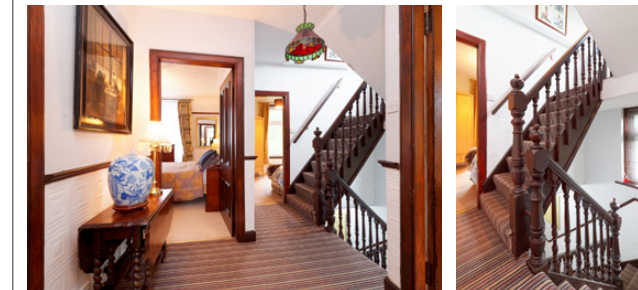
PINWHERRY, GIRVAN, KA26 ORN

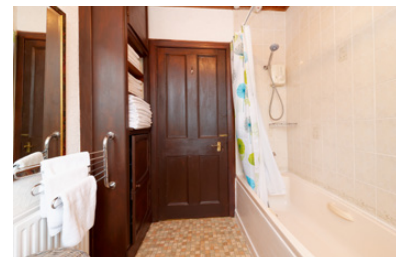
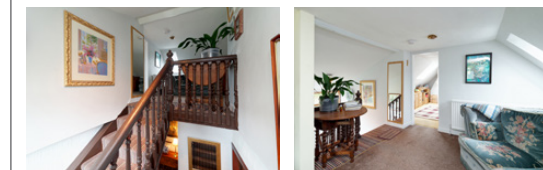
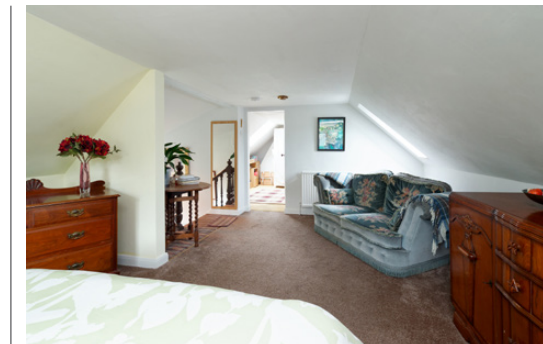
McEwan Fraser Legal is delighted to bring to the market The Auld Creamery, a detached property which was built in the 1900s, located in the hamlet of Pinwherry with beautiful Ayrshire countryside. The Auld Creamery is a large family home split over four levels, which was previously trading as a successful Bed and Breakfast. This is a perfect opportunity to purchase a substantial property with the potential to transform into a business or simply use as a family or holiday home due to its fantastic location.

A welcoming hallway leads to the lounge and kitchen, setting the tone for the rest of the property. The accommodation consists of five/six bedrooms, a spacious lounge which overlooks the front of the property, large kitchen/diner with access to a raised and decked balcony, the bonus of a sauna and games room, three bathrooms, utility room and workshop in the basement of the property. The property is very adaptable and any rooms can be transformed to meet each purchaser's needs and requirements.

Externally the property benefits from private parking which easily accommodates five cars. The large garden grounds are a sheer delight, especially in summer months. The river Duisk runs at the bottom of the garden and meets the Stinchar some 50 meters further down.

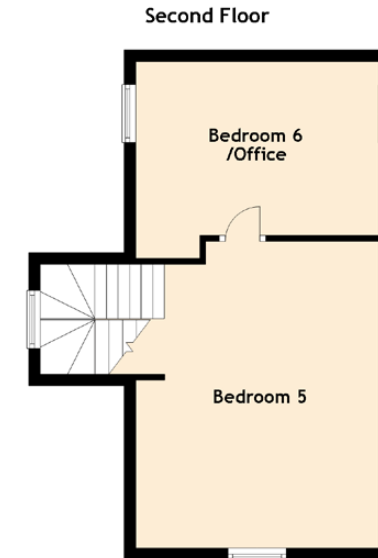
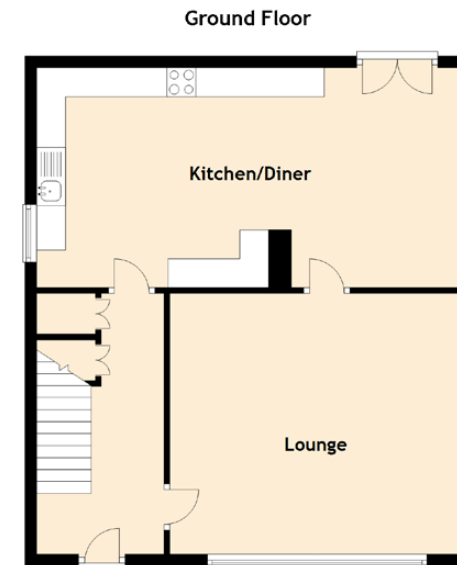
The Auld Creamery also sits within a Dark Skies area and on a clear night, from the balcony, the current owners will regularly watch the ISS (International Space Station) go across the sky.





# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

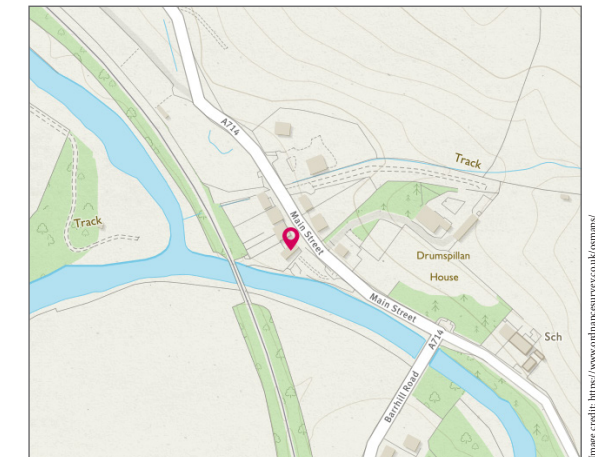
**Ground Floor**  
 Lounge 5.40m (17'9") x 5.10m (16'9")  
 Kitchen/Diner 7.40m (24'3") x 3.80m (12'6")

**First Floor**  
 Bedroom 1 4.10m (13'5") x 4.00m (13'1")  
 En-suite 2.90m (9'6") x 0.90m (2'11")  
 Bedroom 2 3.30m (10'10") x 2.80m (9'2")  
 Bedroom 3 3.40m (11'2") x 2.30m (7'7")  
 Bedroom 4 3.00m (9'10") x 2.90m (9'6")  
 Bathroom 2.30m (7'7") x 2.00m (6'7")

**Second Floor**  
 Bedroom 5 5.30m (17'5") x 4.20m (13'9")  
 Bedroom 6/Office 4.20m (13'9") x 3.50m (11'6")

Gross internal floor area (m<sup>2</sup>): 162m<sup>2</sup> | EPC Rating: E

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings and blinds.






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Tel. 01292 430 555  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

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Text and description  
**DIANE KERR**  
Surveyor



Professional photography  
**CRAIG DEMPSTER**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer