

# FOR SALE

## Low Walton

Newton Mearns, Glasgow, G77 6QG

DAVIDSON  
& ROBERTSON

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# Low Walton

Newton Mearns, Glasgow, G77 6QG

A peaceful country property, comprising a spacious 2/3 bedroom single storey farmhouse with traditional stone outbuildings and land extending to approximately 8.9 acres in all.

Situated in East Renfrewshire, and close to some of the area's top schools, shopping outlets and local amenities, Low Walton is a rarely available rural property suited to both equestrian and lifestyle buyers, with easy commuting links to Glasgow, Paisley, East Kilbride and Kilmarnock.

- Two/Three bedroom farmhouse
- Traditional stone outbuildings
- Small lungeing/riding arena
- 7.87 Acres of grazing land

Neilston – 2.5 miles  
 Newton Mearns – 4 miles  
 East Kilbride – 11.5 miles  
 Glasgow – 12 miles  
 Kilmarnock – 15.5 miles

## Selling Agents

Davidson & Robertson  
 62 Bannatyne Street  
 Lanark  
 ML11 7JS

Tel: 01555 666655  
 Email: [sales@dr rural.co.uk](mailto:sales@dr rural.co.uk)  
 Web: [www.dr rural.co.uk](http://www.dr rural.co.uk)

## Situation

Situated in East Renfrewshire, the property lies approximately 4 miles west of Newton Mearns and 12 miles south west of Glasgow city centre. Low Walton is ideally positioned for commuters, providing excellent connectivity while benefitting from a tranquil rural setting.

The town of Neilston is approximately 2.5 miles north west, where Primary schooling is available. Primary and Secondary schooling can also be found in both Newton Mearns and Barrhead. Low Walton also has good accessibility to public schools in Glasgow. There are good rail links at Neilston and Barrhead.

The nearby Newton Mearns and Glasgow offer an excellent range of shops, supermarkets, cafés, bars, restaurants, leisure facilities and professional services.

The local area offers an abundance of activities for the outdoor enthusiast, catering for a range of leisure and recreational activities including walking, golfing, cycling, fishing and horse riding. The nearby Whitelee Windfarm has more than 130 kilometres of trails to explore on foot, bike or on horseback and, with visitor centre and café, it offers something for everyone. Other nearby facilities include Neilston Pad community woodland, Dams to Darnley country park, Rouken Glen Park, Greenbank Gardens and various Golf Courses.

## Access

Access to Low Walton is taken via a private access track from Walton Road, which is accessed from the B769. The proprietors of Low Walton benefit from an unrestricted right of access along this private road. There are no further residential properties past Low Walton, only agricultural land.



## Directions

### From Glasgow

Travelling west on the M8, exit at Junction 21 onto the M77. Exit the M77 at Junction 4 onto the B7087 and at the first roundabout take the second exit, then at the second roundabout take the third exit onto Stewarton Road/B769. At the third roundabout, take the second exit and then turn left at the traffic lights to continue on the B769/Dodside Road. After approximately 1 mile, turn right onto Craigton Road. Just after North Craigton Farm bear left and continue to North Walton Farm following onto the track which will lead to Low Walton.

### From Kilmarnock

Travel north on the M77, exit at Junction 5. At the roundabout take the first exit then turn right onto the A77/Ayr Road. After approximately half a mile, turn left onto Malletsheugh Road. At the T-junction, turn left onto B769/Dodside Road then first right onto Craigton Road. Just after North Craigton Farm, bear left and continue to North Walton Farm following onto the track which will lead to Low Walton.

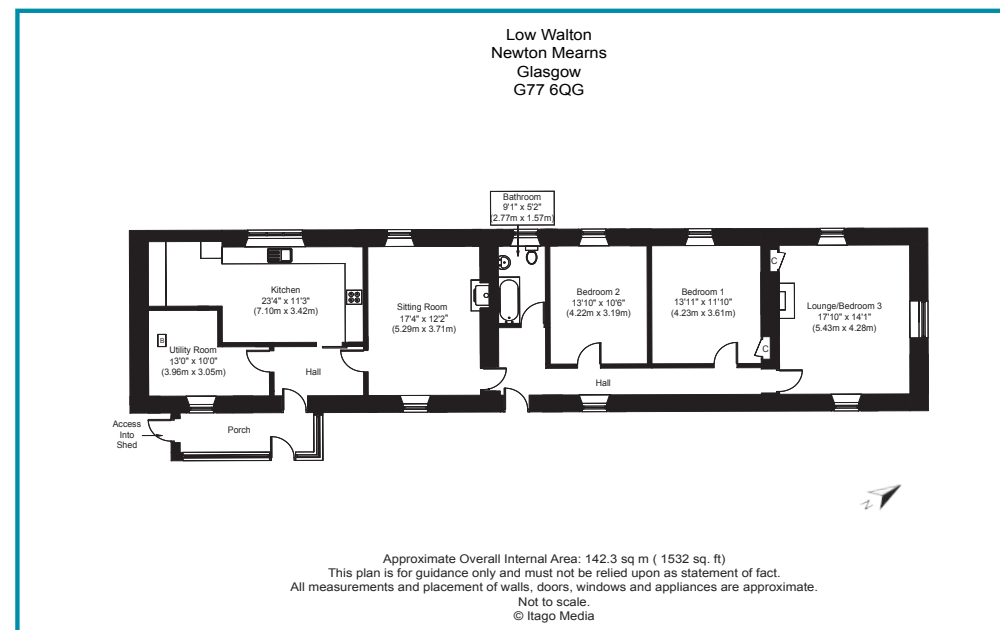


## Description

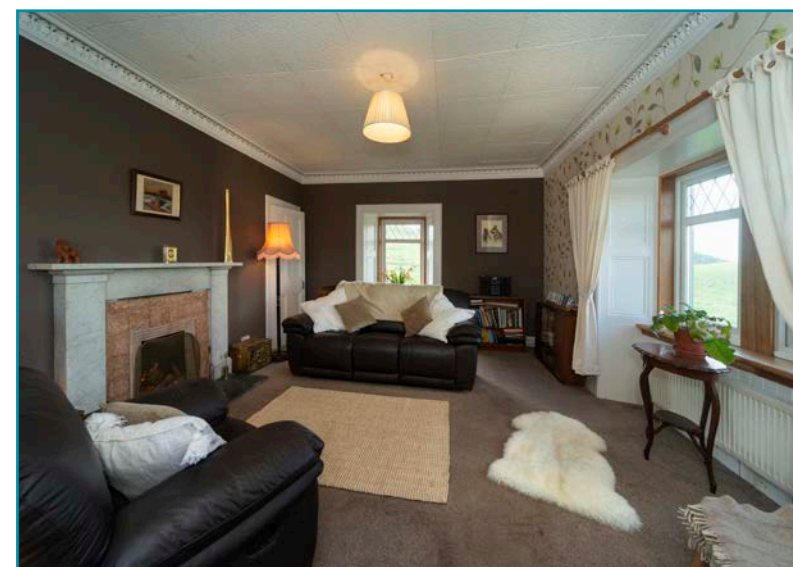
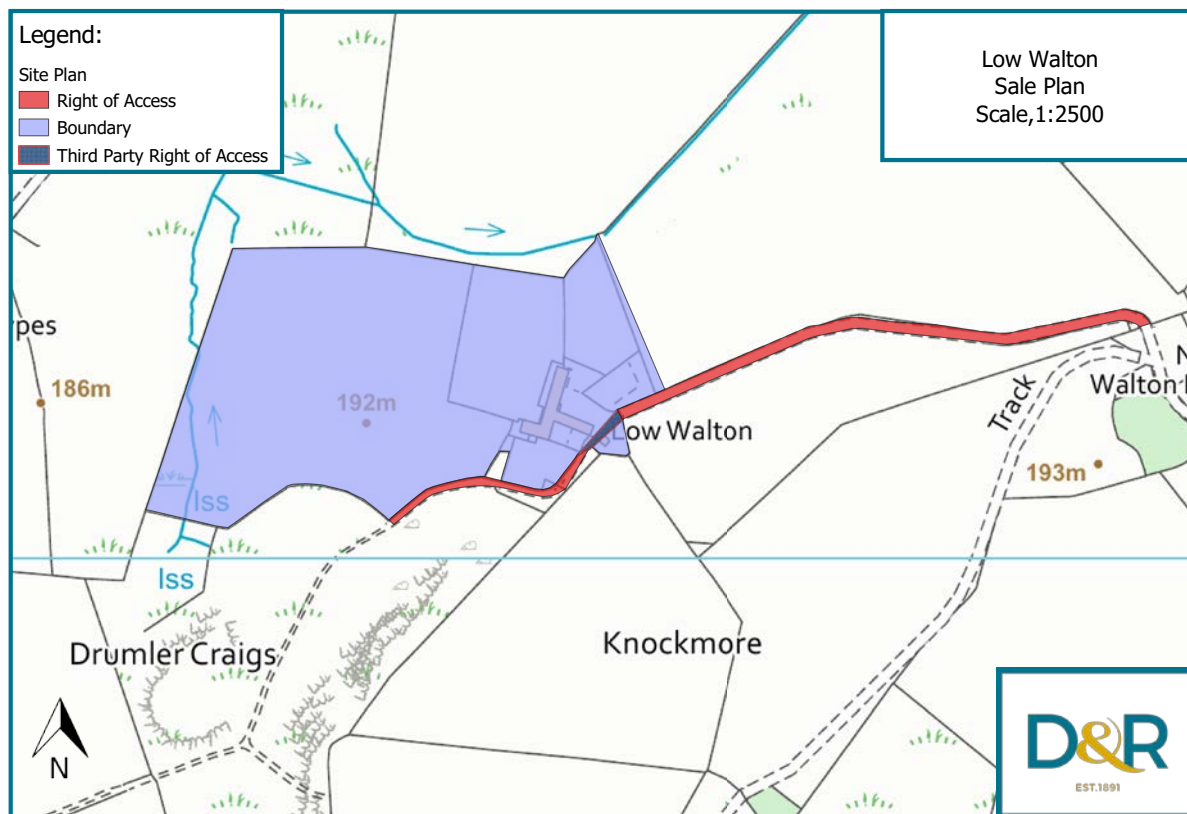
Low Walton is a superb rural smallholding, located only four miles from Newton Mearns yet benefitting from picturesque views of the gently undulating farmland surrounding the property.

The property comprises a quiet residence for purchasers looking to escape to the countryside and enjoy the pleasures of rural life whilst having easy access to Newton Mearns, Glasgow and further afield.

The property includes a traditional, whitewashed stone and slate Farmhouse. The smallholding is well presented and the 8.9 acres with outbuildings can accommodate keeping horses and small numbers of livestock, or provide an excellent space for a workshop or general purpose storage.







### Low Walton Farmhouse

Situated in the heart of the property, the farmhouse is of stone construction with a whitewash finish and slate roof, benefitting from scenic views of the surrounding countryside.

Internally, the property is decorated to a suitable standard, with some of the original features retained.

### Accommodation comprises:

#### Porch

Glazed & brick-built porch, providing internal access to adjoining outbuildings

#### Entrance Vestibule

Accessing kitchen, utility room and sitting room.

#### Utility Room

With ample space to store jackets and boots, and provide general storage. The central heating boiler is located here.

#### Kitchen

Large dining kitchen with a range of fitted floor and wall units, and additional storage section to the rear. View to the rear paddock from the kitchen.

#### Sitting Room

Cosy living room space with a recently installed multi-fuel stove with slate hearth & rustic mantelpiece.

#### Hallway

Long, carpeted hallway connecting the rooms. The window and skylight provide ample light to the hallway, and the second external door to the property opens into this space.

#### Bathroom

Partially tiled bathroom, with shower over bath.

#### Bedroom 1

Spacious, carpeted double bedroom with views to the paddock at the rear of the property.

#### Bedroom 2

Carpeted double bedroom, with views to the rear of the property towards the paddock.

#### Lounge / Bedroom 3

Grand room at the end of the property, benefitting from ample light from the triple aspect windows. This room has original decorative cornicing, and an open fireplace with marble surround and slate hearth.

#### Attic Space

Currently, the main attic space is used for storage. This is a floored space, with single skylight, and could offer potential for creating a possible office space or relaxation room, subject to the appropriate consents. Access is gained via a Ramsay ladder through the hatch from the hallway.

#### Externally

The dwelling benefits from ample car parking on a gravel surfaced area which sits between the house and steading buildings. To the front of the house, there is an area laid down to lawn and, to the rear, there is a small low maintenance garden area that has the potential to be extended.

The small lungeing/riding arena is also at the front of the property, opposite the stables.

#### Steading

##### Stables (approximately 23.5m x 5m)

Located to the east of the farmhouse, the traditional whitewashed stone outbuildings form an L-shape with the farmhouse and accommodate 2 stables with separate access, plus a further 2 looseboxes. This wing is mainly of stone construction with a box-profile sheeted tin roof over a timber frame. Modern roller shutter doors give access to a useful multifunctional space for storage which is currently used for looseboxes/hay storage. There is lighting throughout, and electricity.

##### Old Byre/Feed Shed (approximately 15.25m x 6.25m)

This outbuilding adjoins the southern elevation of the house, with internal access into the looseboxes/hay storage area. This building comprises traditional stone walls with a more recently constructed internal steel frame supporting box-profile sheeted roof with box-profile cladding. This building was the old byre and has a central passageway with bays at each side. The byre is currently used as a feed shed & storage area and benefits from lighting and water. It would be suitable for workshop or storage space; or to house a small number of livestock, having direct access to the small paddock.

##### Small Stone Barn (approximately 9.15m x 5.5m)

Leading on from the feed shed, and to the west of the steading, is a further traditional stone building with corrugated tin roof and also a brick-built lean-to on the southern side. It is currently used for storage/field shelter for horses having previously been used for housing livestock. This space has potential for further storage or housing livestock, having an access door on each side to the paddocks at the rear of the property.

#### Log Store

There is a small wood store located in the triangular area to the east of the property, across the access road. This is in poorer condition with damage to the tin roof. Care should be taken when viewing this building.

#### Grazing Land

In total, the grazing land extends to approximately eight acres. It comprises 3 paddocks near the steading and a larger field extending to approximately six acres to include the small hill to the west of the steading, all currently used for horse grazing. The land is classified by the James Hutton Institute Land Capability Maps as a mixture of 4.1 and 5.1, and has previously been used for cattle/sheep grazing so could lend itself to a small hobby flock of sheep or similar.

#### Solar Panels

There is a 4kW array of solar panels (maximum domestic size) located on the roof of the stables building which were installed by the Vendor in 2015. These feed into the Grid, and the income, to include both the Feed In Tariff and Electricity sales, is in the region of £400-600 per annum.



### Services

The property benefits from mains electricity and is serviced by a shared private spring water supply, with drainage to a septic tank. Low Walton has a UV treatment and particle filter system for its own domestic water. There is double glazing throughout and central heating is provided by an oil-fired boiler, with further heat sources from the multi-fuel stove and open fire in the sitting room and lounge respectively.

Any oil remaining in the tank on the date of entry will be bought by the purchaser at cost.

Broadband is presently provided by satellite connection with an average speed of 15mbps.

### Council Tax

Low Walton has been assessed as Council Tax Band G.

### Energy Performance Certificate (EPC) Rating

The EPC rating for the property has been assessed as Band D (63).

### Basic Payment Scheme (BPS) & IACS

The larger hill field is registered for this purpose but no entitlements are available as part of the sale.

### Sporting Rights

Any sporting rights are included in the sale in so far as they are owned.

### Mineral Rights

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

### Solicitors

Alastair Dale  
Dales Solicitors  
18 Wallace Street  
Galston  
KA4 8HP

### Fixtures and Fittings

Fitted appliances, curtains, carpets and floor coverings in the dwelling are available at no extra charge subject to approval from the sellers. Further information is available from the selling agents. No warranties are given for the fitted appliances.

### Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

### Local Authority

East Renfrewshire Council  
Eastwood Park  
Rouken Gilken Road  
Giffnock  
G46 6UG

### 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

By strict appointment with the Selling Agents.

### Date of Entry

By mutual agreement.

### Important Notes

#### Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

#### Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

#### Third Party Rights and Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

Low Walton benefits from a right of access over the access track to the property and beyond the property to the hill field as shown on the plan. A short section of this track is included within the title and with a right of access for the proprietors of the land behind Low Walton.

