



Barwheys Farm | Ayrshire | South Ayrshire | KA19 7JS

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# Barweys Farm, Ayrshire, South Ayrshire, KA19 7JS

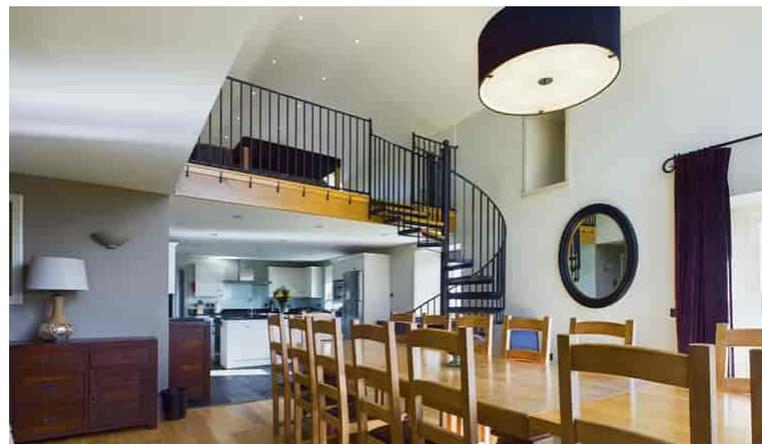
- 3 Luxury Holiday Homes
- 5 Star
- 18th Century Scottish style central courtyard
- Spectacular rural views
- Amazing lifestyle opportunity
- Substantial income potential

## Summary

A truly unique opportunity to acquire an already established luxury, five star holiday accommodation business in a stunning location with untapped potential. Viewing is highly recommended to truly appreciate the quality of Barweys and the flexibility that the accommodation has to offer.

## Situation

Situated just outside the pretty village of Kirkmichael, South Ayrshire, and surrounded by stunning countryside, Barweys boasts both open rural views and great transport links by road, rail, air and sea. Approx 10 minutes from Ayr, 50 minutes from Glasgow or 40 minutes to Cairnryan with regular daily crossings to Northern Ireland. Barweys is an excellent location from which to relax and explore South Ayrshire and surrounding areas and all that it has to offer. It is also surrounded by some of the country's best golf courses including Trump Turnberry, Prestwick, Royal Troon and Dundonald.





## The Business

Barweys currently operates as an exclusive hire luxury five-star accommodation and hospitality venue. This is done to suit the requirements of the current owners as they operate in a restricted capacity. Prices range from £1,400 to £1,900 per night and is let on an exclusive use basis. The accommodation is exceptionally stylish but timeless. Operating in a nonexclusive manner will dramatically increase revenues.

There is a great opportunity for new owners to significantly increase revenues or change the direction of the business. The former dairy has been mothballed for a number of years but provides an opportunity for the new owner to re-open the dairy as a cook school, events centre, central dining area or with the appropriate consents could be developed into additional accommodation.

Barweys has such flexible accommodation that it would ideally suited as a well being retreat or a numerous other lifestyle opportunities.



## Property

The houses originally date back to the 18th century, however, Barweys was rebuilt using the original farm footprint in 2012 to a traditional design, whilst encompassing a modern and luxurious feel throughout. The four build-ings are built around a central courtyard, similarly designed in an 18th century style. There are three houses all set over two levels and providing beautiful en-suite accommodation. There is also an ancient barn conversion with mez-zanine floor, utility room and cloakroom, offering many different uses but cur-rently used as a games hall, media centre and chill out zone.

Each of the three houses offer luxurious self-catering accommodation with large central kitchen areas equipped with Leibherer and NEFF ap-pliances. Each of the eight double or twin bedrooms has modern en-suite facilities with slate and glass finishings and powerful showers or roll top baths, as well as a family bathroom in each house.



Each house has a stylish cosy sitting room with open fires or wood burn-ing stoves as well as a galleried dining hall and Granary to enable all 16 guests to gather together in comfort.

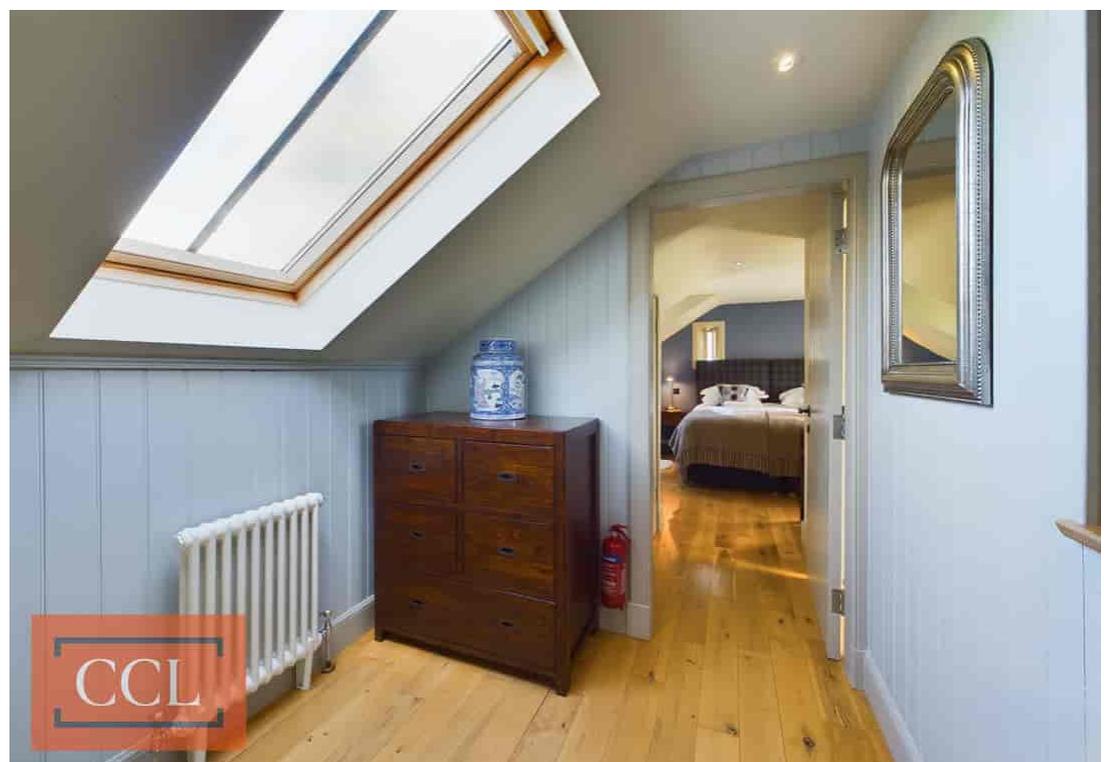
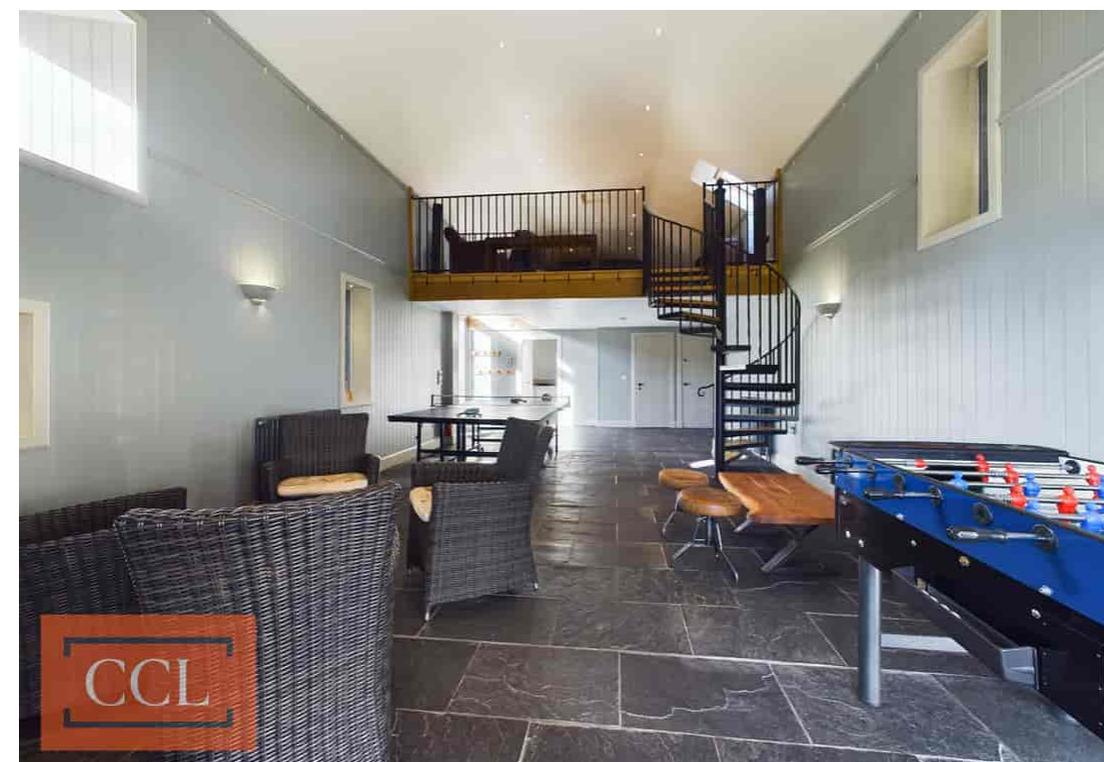
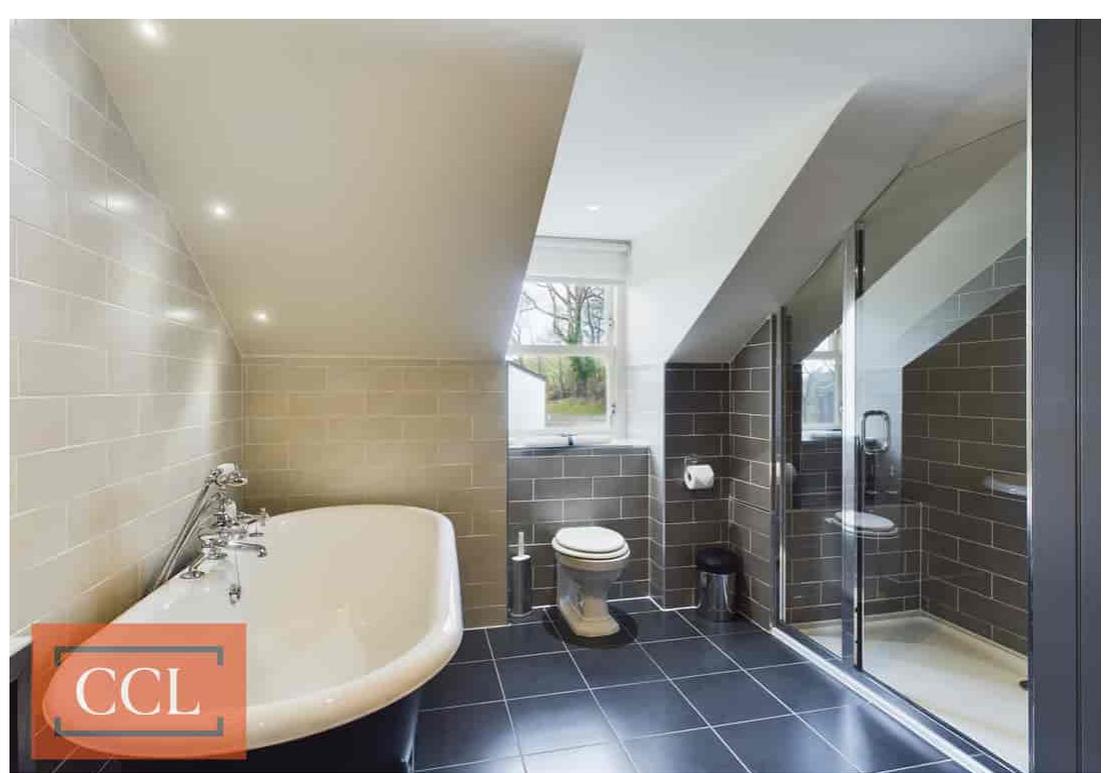
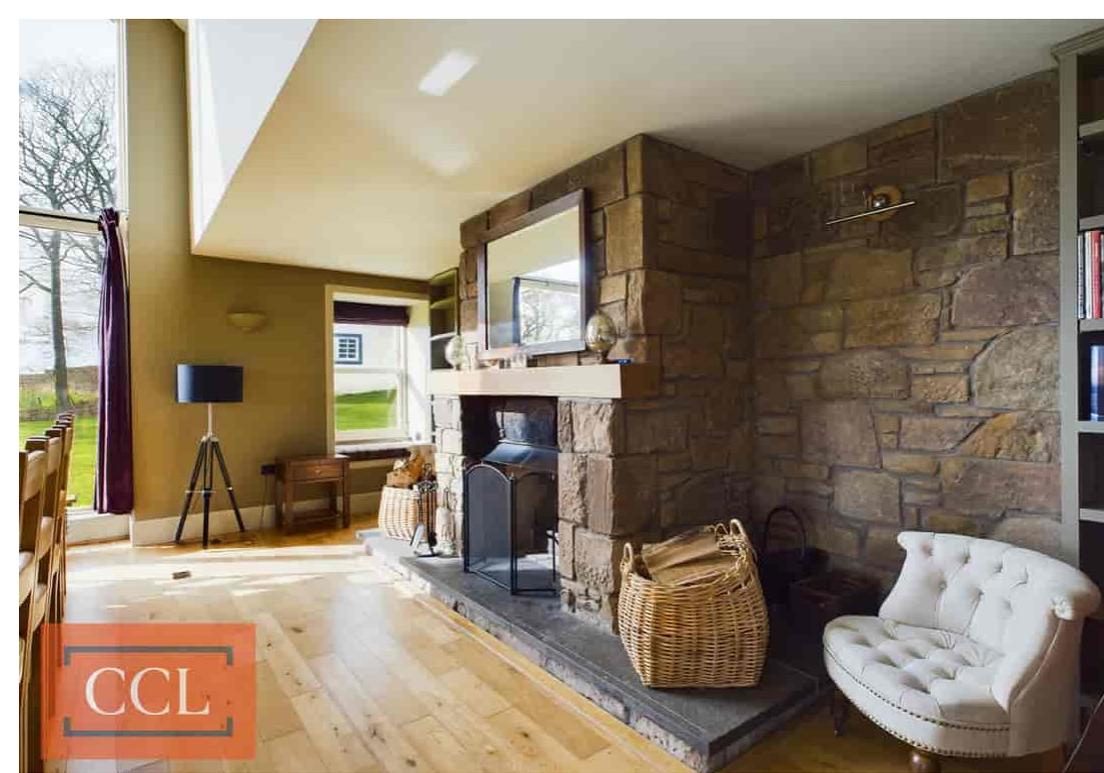
All the houses have terrace doors leading out onto the back lawns with sweeping views out over the fields offering peace and tranquillity.

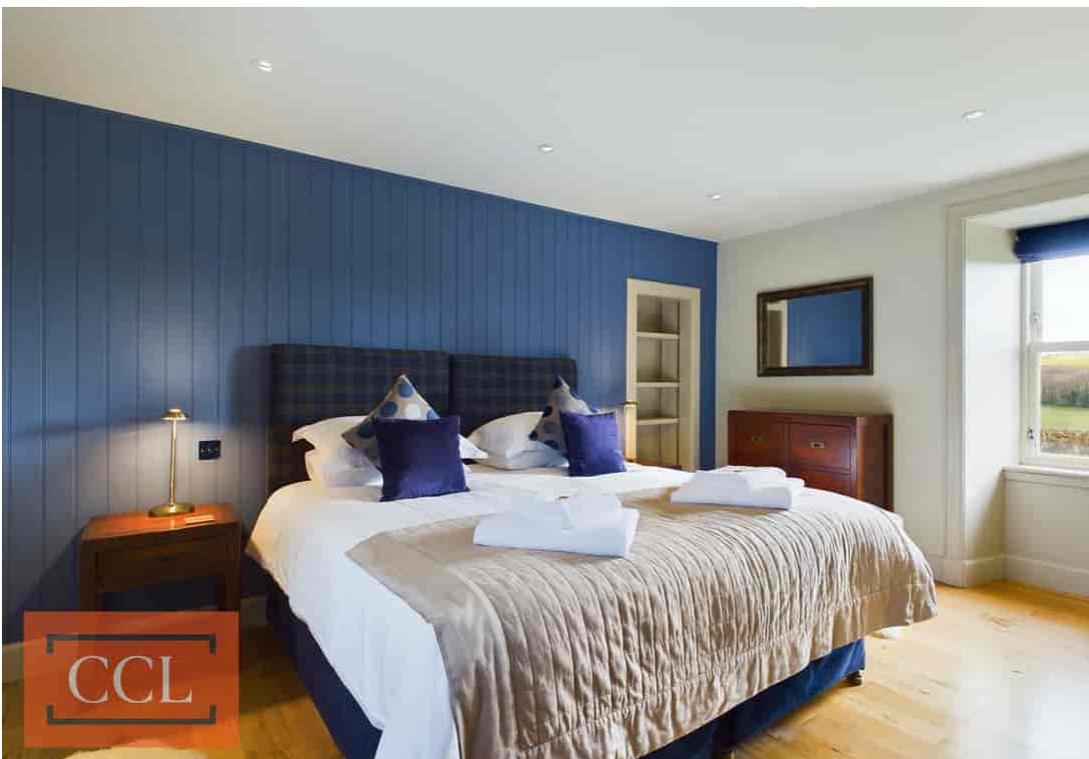
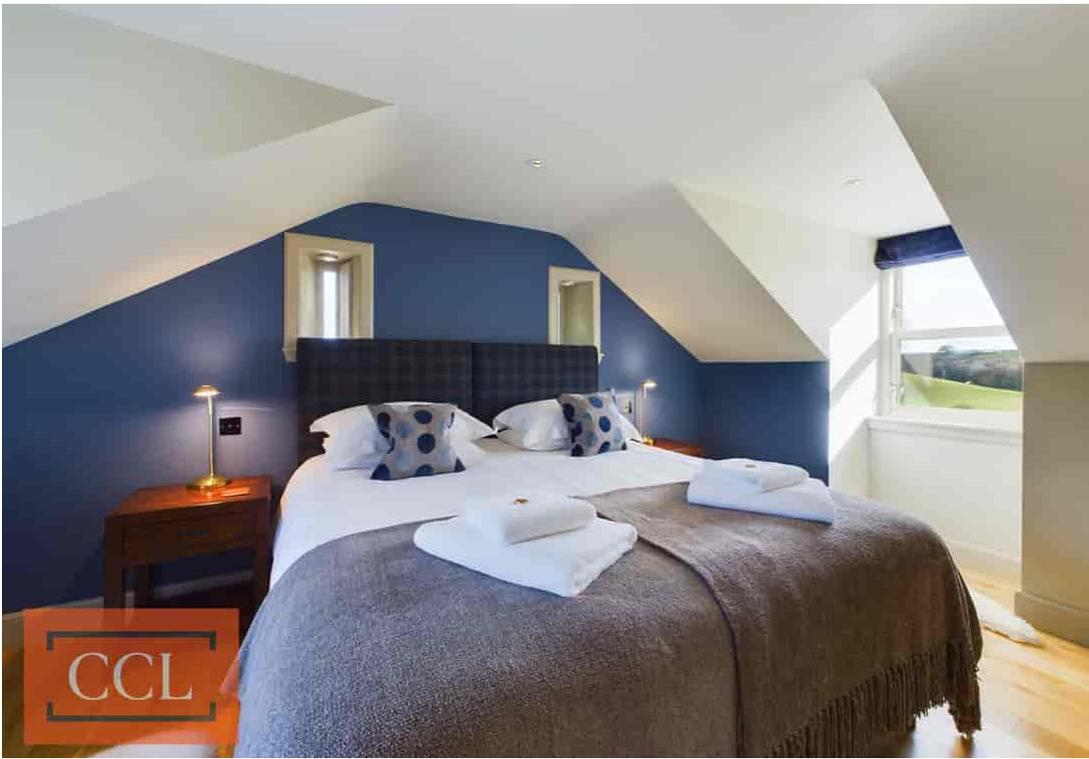
The heating and hot water are delivered by a central Froling Biomass boiler which is fed by wood pellets and maintained on a regular basis. Each of the properties has a separate immersion heater.

## External

The property is accessed through a large wooden entry gate at the end of a well maintained, tarmacked private driveway lined with mature native trees and is completely hidden away. Built around a central courtyard, each house has a terraced area to the rear with uninterrupted views of the surrounding countryside. There is a large car park at the side of the property with two charging points for electric vehicles.









### Inventory

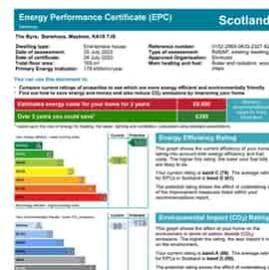
This business / property is offered on the Scottish equivalent of Freehold.

### Tenure

This business / property is offered on the Scottish equivalent of Freehold.

### Services

The property has mains water (via a private supply) and electricity. The heating and hot water is served by a central Froling Biomass boiler which is fuelled by wood pellets. It currently has over 12 years left of 20 year commercial RHI funding. The septic tank is a 3 Stage System with Active Digester which flows into a reed bed before discharge into the watercourse.



All appointments to view this or any of our other properties must be made through the vendors sole agents:

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.