

CARMEL VIEW



ROWALLAN  
CASTLE ESTATE

THE ULTIMATE LUXURY RURAL LIFESTYLE

CARMEL VIEW



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## THE ULTIMATE LUXURY RURAL LIFESTYLE

Nestled within 650 acres of mature countryside with stunning views across the Colin Montgomerie championship golf course, Rowallan Castle Estate is a pastoral haven, combining the tranquillity of country-living with the convenience of being just a short 25 min car drive from Glasgow centre.

Rowallan Castle Estate benefits from a variety of nearby amenities and conveniences. Unwind after your day with a stroll round the Estate, with views of two spectacular Castles or enjoy a round of 18 holes on the Colin Montgomerie designed Championship golf course. Purchasers receive one free 12-month golf membership with their new dream home. Residents can then enjoy dinner or an evening drink at the estates own award-winning Glasshouse Restaurant, providing excellent social and dining facilities with a focus on Scottish provenance. The local area also boasts a plethora of wellbeing and outdoor related activities from yoga and pilates to gym and boot-camp, archery, horse riding and cooking classes.

A stone's throw away, the neighbouring village of Kilmaurs offers a direct rail link to Glasgow city centre and is home to a selection of doctors, dentists, schools, restaurants, cafes and shops.





## EXPERIENCE TIMELESS CHARM SURROUNDED BY HISTORY

As you enter this highly exclusive gated community, rolling fields and majestic woodland stretch as far as the eye can see. Add to that the regal presence of Rowallan's two opulent castles and you will feel that you have an opportunity to live somewhere special.

Steeped in heritage, the old castle dates back to the 13th century and stands tall as an historically important property. It is believed that Scotland's earliest piece of lute music was composed here, and it has been the focal point of many literary works over the centuries.

The castle is unusual in that many of its features have remained intact throughout the centuries. Having said to have been the birth place of Elizabeth Mure, first wife of Robert, the High Steward, later Robert II of Scotland, make your home on Rowallan Castle Estate and add your own page to its rich history.

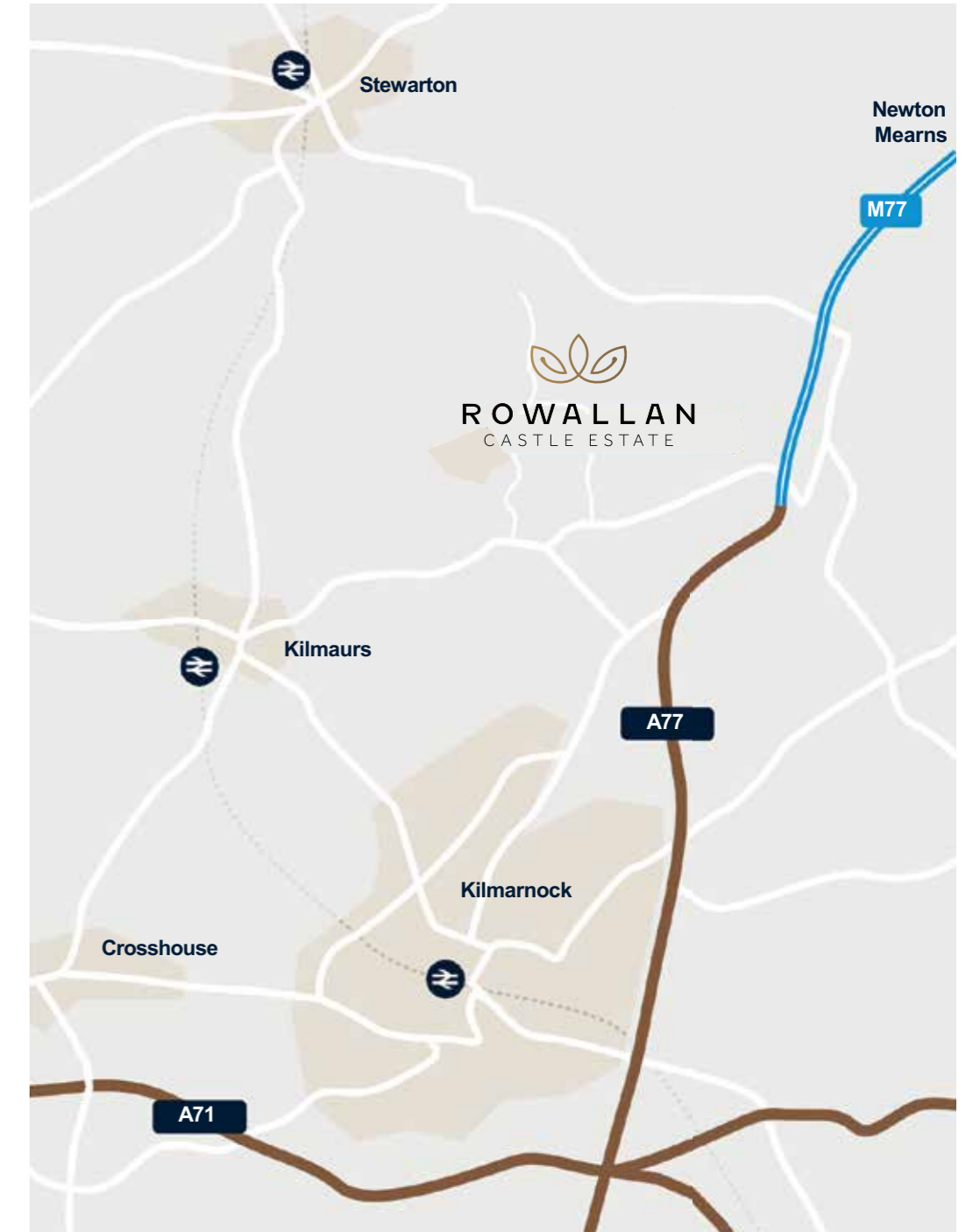




## LOCATION

Approximate drive times from Rowallan Castle Estate

|                                    |  |
|------------------------------------|--|
| Kilmarnock – 9 mins                | University Hospital Crosshouse – 14 mins |
| Glasgow – 25 mins                  | Dean Castle Country Park – 10 mins       |
| Glasgow Airport – 34 mins          | Evolution Fitness & Leisure – 10 mins    |
| Prestwick Airport – 20 mins        | Odeon Kilmarnock – 12 mins               |
| Kilmarnock Train Station – 14 mins | Burns Shopping Mall – 11 mins            |
| Kilmaurs Train Station – 7 mins    | Jungle Madness Soft Play – 7 mins        |
| Troon Beach – 24 mins              | Silverburn Shopping Centre – 18 mins     |
| Royal Troon Golf Club – 22 mins    | Blair & Burnett Dental Practice – 9 mins |
| Prestwick Golf Club – 24 mins      | Dean Park Nursery – 8 mins               |
| Dumfries House – 31 mins           | Ayrshire College – 9 mins                |





## ROWALLAN HOMES AT ROWALLAN CASTLE ESTATE

Within the private historical estate grounds, Rowallan Homes have made available a selection of exemplary, energy-efficient residences crafted to exacting standards and featuring premium luxury specifications. Five completed homes are now available to purchase right away.

In addition to these completed homes, 36 bespoke/ custom build plots are also available within the estate, allowing you to construct a premium, turnkey custom build home. Thanks to our modern building methods, construction of your dream turnkey custom build home is much faster and also more energy efficient than the standard UK new-home build. You'll be able to move into your new home in around 16 weeks from the start of construction. Moreover, substantial LBTT savings of up to £108k apply to custom build homes within the estate.

As a deeply experienced turnkey package builder specialist, we are here to guide you through the design and specification of your dream home if you choose to design your own with us. Our role is to eliminate the usual stress and burden of constructing and overseeing a build project yourself.



### THE ROWALLAN CASTLE ESTATE DEVELOPMENT OFFERS A FRESH, FLEXIBLE APPROACH TO HOUSE BUILDING WITH VARIOUS OPTIONS AVAILABLE TO PURCHASERS, INCLUDING:

- Purchasing a build complete luxury Rowallan Home within the estate.
- Selecting a house design for your chosen plot from our carefully curated range.
- Customising the design of your chosen house with the assistance of our project architects.
- Adopting a full custom-build approach with a bespoke designed home with the aid of our project architects.



# CARMEL VIEW

DISCOVER OUR STUNNING SELECTION OF EXECUTIVE ECO HOMES, THOUGHTFULLY DESIGNED WITH YOU IN MIND

Fully serviced plots are available starting at £253,500.

Add a Danwood house and create a luxurious sanctuary from £483,500.







OUR CURATED RANGE  
OF HOUSE TYPES  
AVAILABLE AT  
ROWALLAN CASTLE ESTATE



## THE ALEXANDER

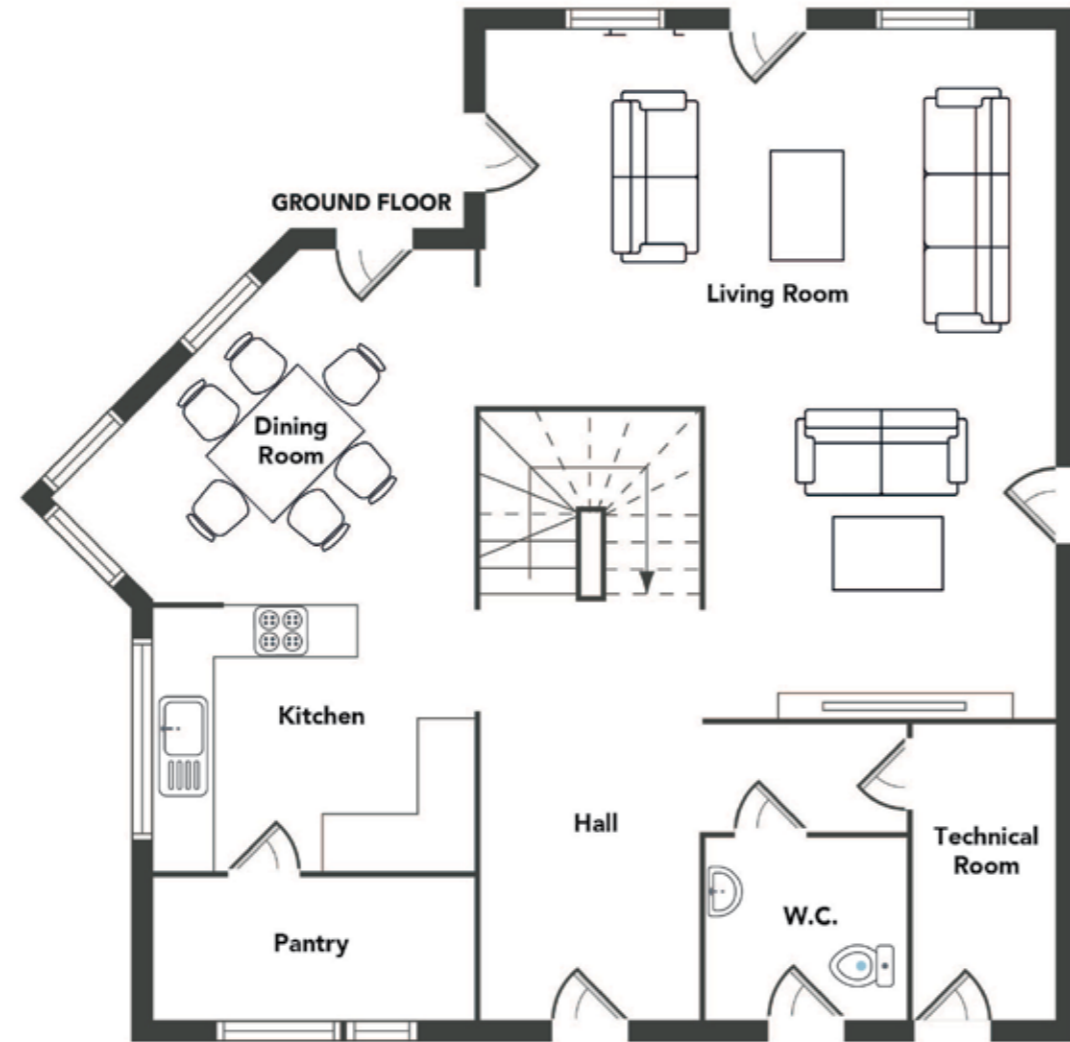
- Three double bedrooms
- En-suite shower room
- Private balcony
- Private gardens
- Driveway
- Open plan living



## GROUND FLOOR

### DIMENSIONS

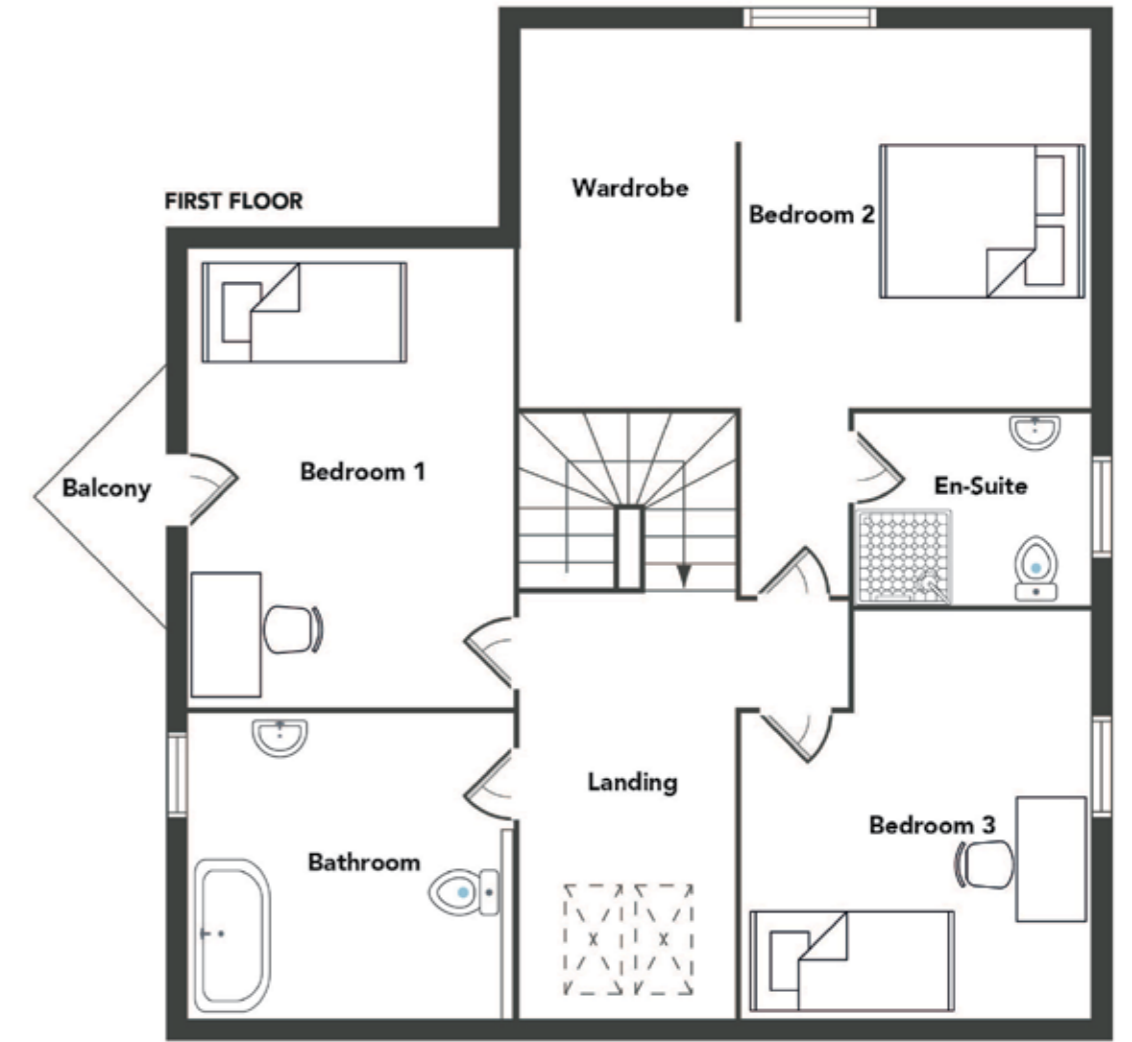
|           |           |             |
|-----------|-----------|-------------|
| KITCHEN   | 9.94 SQM  | 106.99 SQFT |
| PANTRY    | 4.8 SQM   | 51.67 SQFT  |
| DINING    | 13.02 SQM | 140.15 SQFT |
| LIVING    | 37.16 SQM | 399.99 SQFT |
| TECHNICAL | 4.52 SQM  | 48.65 SQFT  |
| HALL      | 16.87 SQM | 181.59 SQFT |
| WC        | 3.98 SQM  | 42.84 SQFT  |
| TOTAL     | 94.79 SQM | 1020 SQFT   |



## FIRST FLOOR

### DIMENSIONS

|           |           |           |
|-----------|-----------|-----------|
| BEDROOM 1 | 16.87 SQM | 181.59    |
| BEDROOM 2 | 17.3 SQM  | 186.22    |
| BEDROOM 3 | 14.71 SQM | 158.34    |
| EN-SUITE  | 4.82 SQM  | 51.88     |
| WARDROBE  | 9.42 SQM  | 101.40    |
| BATHROOM  | 10.91 SQM | 117.43    |
| LANDING   | 11.62 SQM | 125.08    |
| TOTAL     | 94.49 SQM | 1017 SQFT |





## THE LORIMER

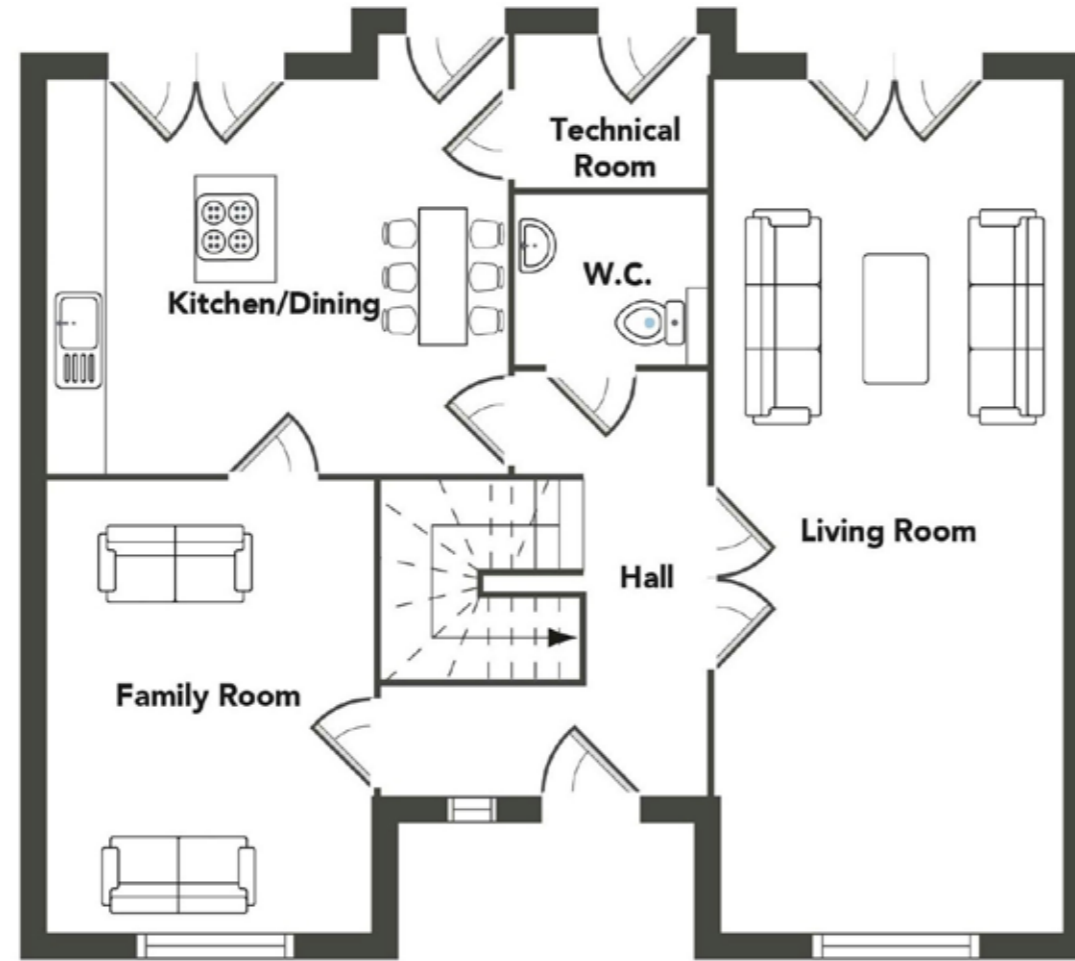
- 5 spacious double bedrooms
- Principal en-suite
- Family bathroom
- Large formal lounge
- Family/sitting room
- Impressive dining kitchen
- Private gardens
- Driveway



## GROUND FLOOR

### DIMENSIONS

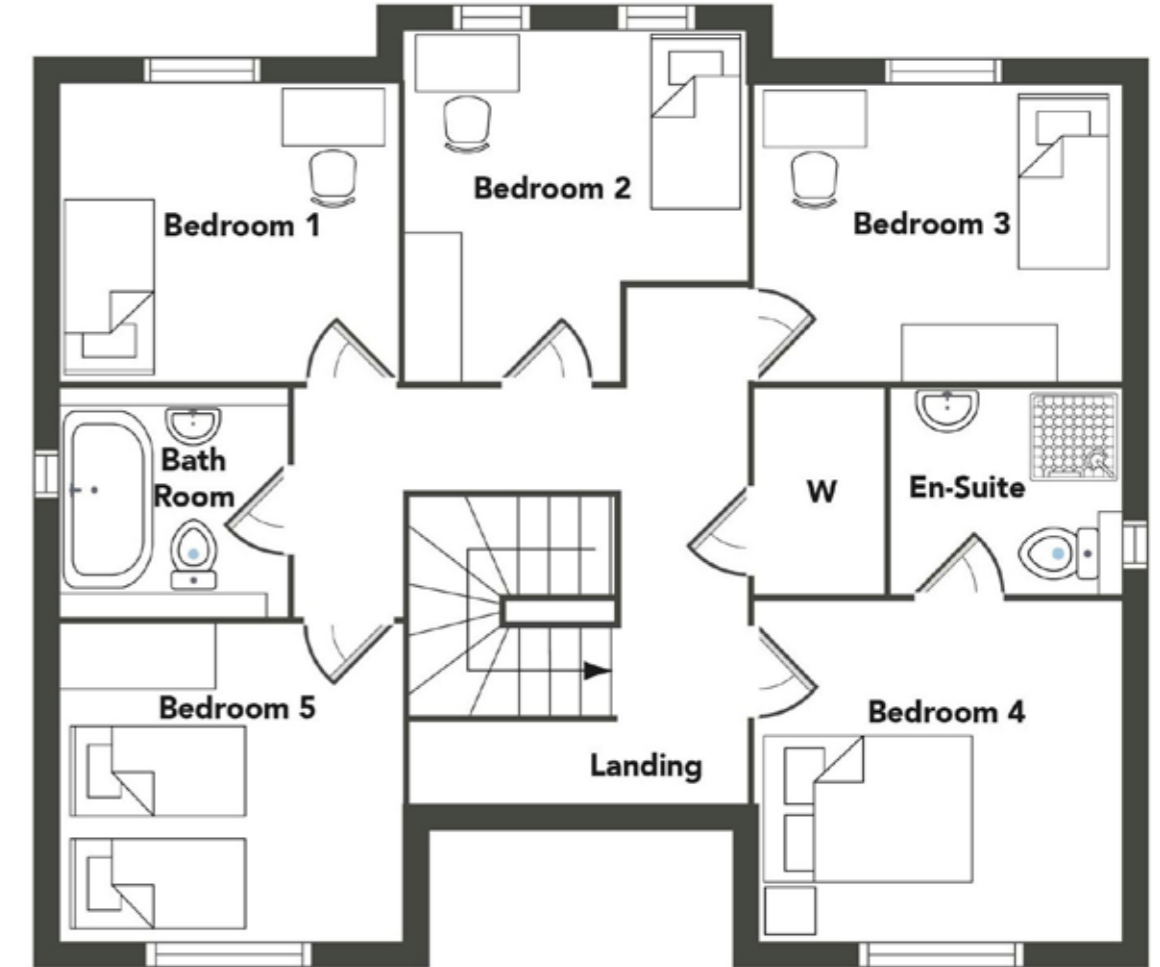
|             |           |              |
|-------------|-----------|--------------|
| LIVING      | 33.76 SQM | 363.39 SQFT  |
| FAMILY ROOM | 17.71 SQM | 190.63 SQFT  |
| KITCHEN     | 22.79 SQM | 245.31 SQFT  |
| WC          | 3.84 SQM  | 41.33 SQFT   |
| HALL        | 14.9 SQM  | 160.38 SQFT  |
| TECHNICAL   | 3.63 SQM  | 39.07 SQFT   |
| TOTAL       | 96.63 SQM | 1040.12 SQFT |



## FIRST FLOOR

### DIMENSIONS

|           |           |             |
|-----------|-----------|-------------|
| BEDROOM 1 | 11.37 SQM | 122.39 SQFT |
| BEDROOM 2 | 11.98 SQM | 128.95 SQFT |
| BEDROOM 3 | 11.43 SQM | 123.03 SQFT |
| BEDROOM 4 | 14.3 SQM  | 153.92 SQFT |
| BEDROOM 5 | 13.04 SQM | 140.36 SQFT |
| LANDING   | 15.27 SQM | 164.36 SQFT |
| EN-SUITE  | 4.32 SQM  | 46.5 SQFT   |
| BATHROOM  | 5.44 SQM  | 56.56 SQFT  |
| TOTAL     | 87.15 SQM | 938.07 SQFT |





## THE MURE

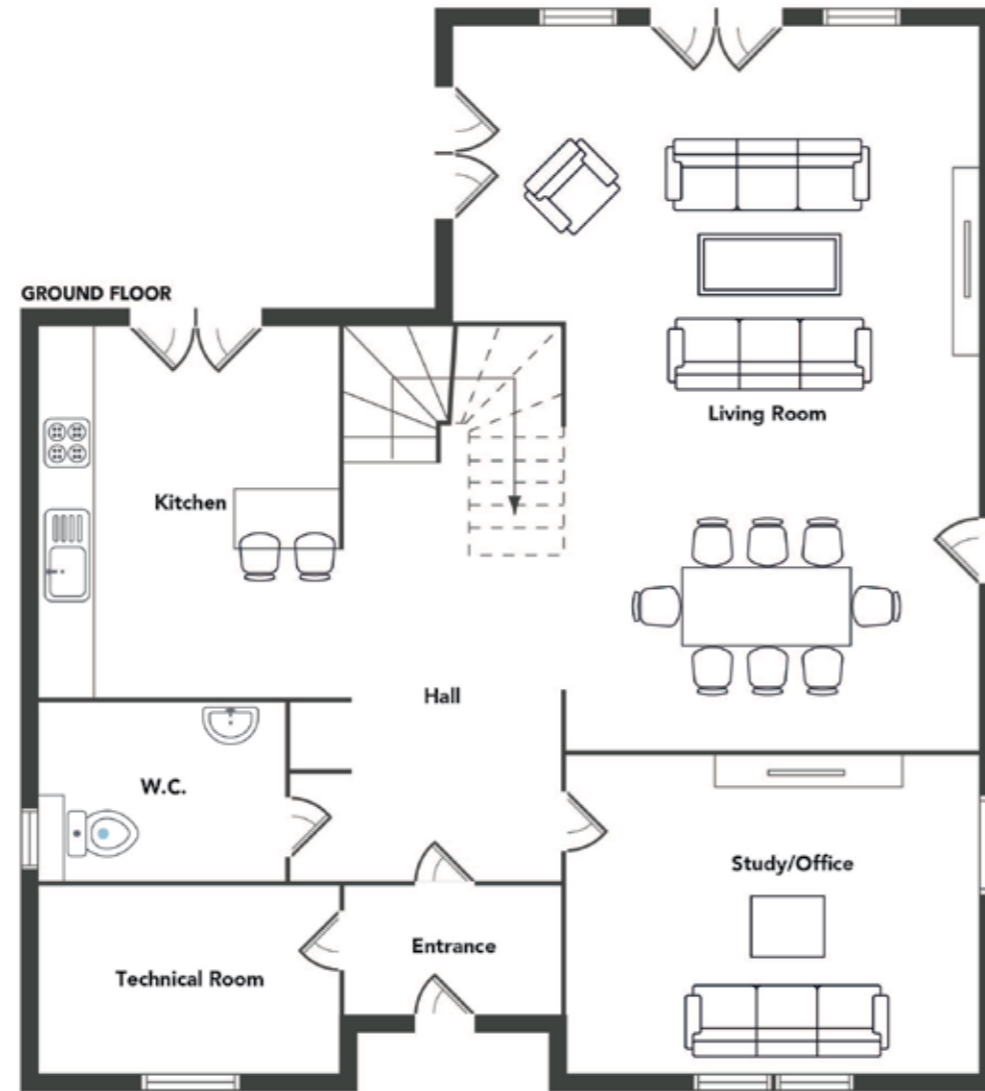
- Three double bedrooms
- Open plan lounge/ dining room
- Home office / bedroom 4
- En-suite
- Family bathroom
- Private gardens
- Driveway



## GROUND FLOOR

### DIMENSIONS

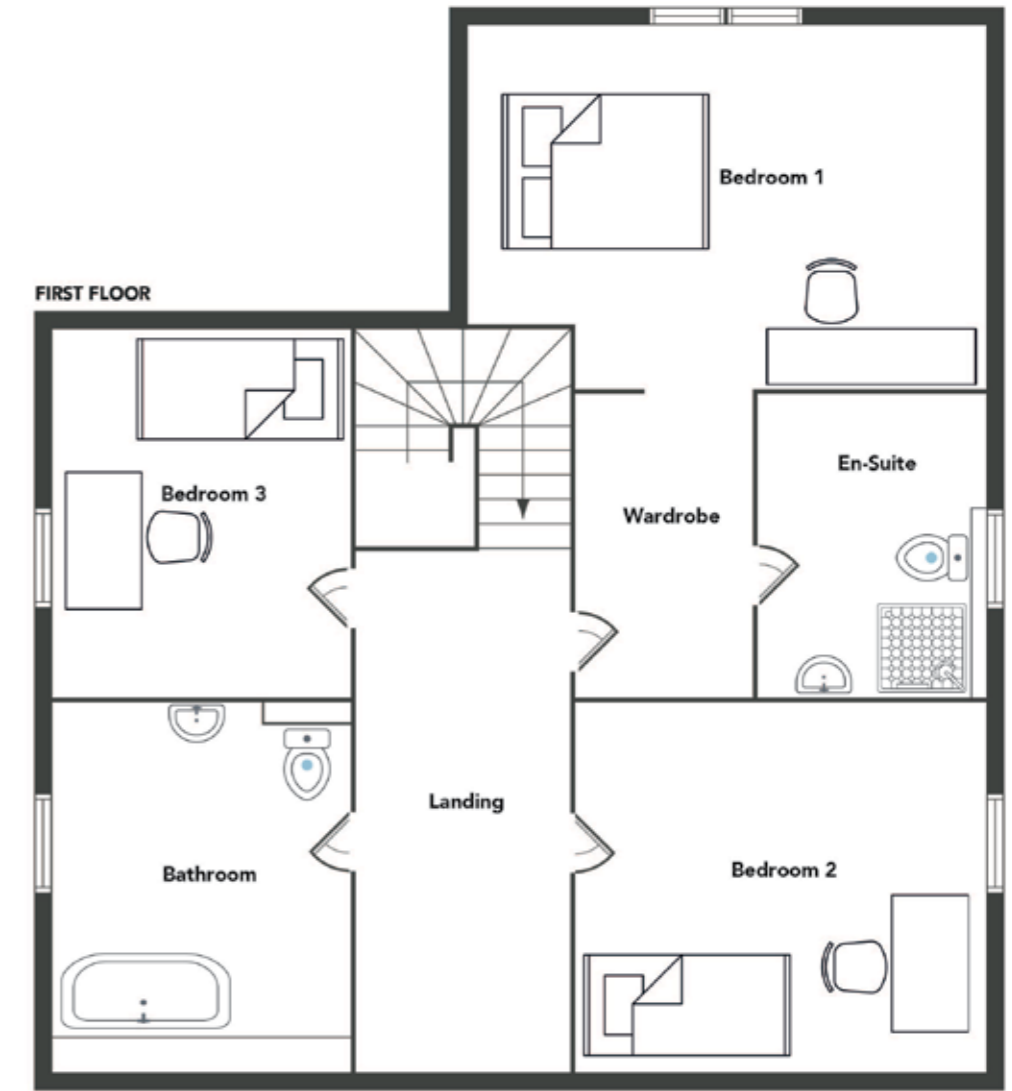
|           |           |             |
|-----------|-----------|-------------|
| KITCHEN   | 12.41 SQM | 133.58 SQFT |
| LIVING    | 37.94 SQM | 408.38 SQFT |
| STUDY     | 14.2 SQM  | 152.85 SQFT |
| TECHNICAL | 5.95 SQM  | 64.05 SQFT  |
| HALL      | 14.2 SQM  | 152.85 SQFT |
| WC        | 4.72 SQM  | 50.81 SQFT  |
| TOTAL     | 96.24 SQM | 1036 SQFT   |



## FIRST FLOOR

### DIMENSIONS

|           |           |             |
|-----------|-----------|-------------|
| BEDROOM 1 | 20.23 SQM | 217.75 SQFT |
| BEDROOM 2 | 16.8 SQM  | 180.83 SQFT |
| BEDROOM 3 | 12.14 SQM | 130.67 SQFT |
| EN-SUITE  | 7.63 SQM  | 82.13 SQFT  |
| WARDROBE  | 6.02 SQM  | 64.80 SQFT  |
| BATHROOM  | 10.7 SQM  | 115.17 SQFT |
| LANDING   | 12.52 SQM | 134.76 SQFT |
| TOTAL     | 97.49 SQM | 1049 SQFT   |





## THE TURNBULL

- Five double bedrooms
- Large open plan living
- En-suite
- Family bathroom
- Private gardens
- Driveway

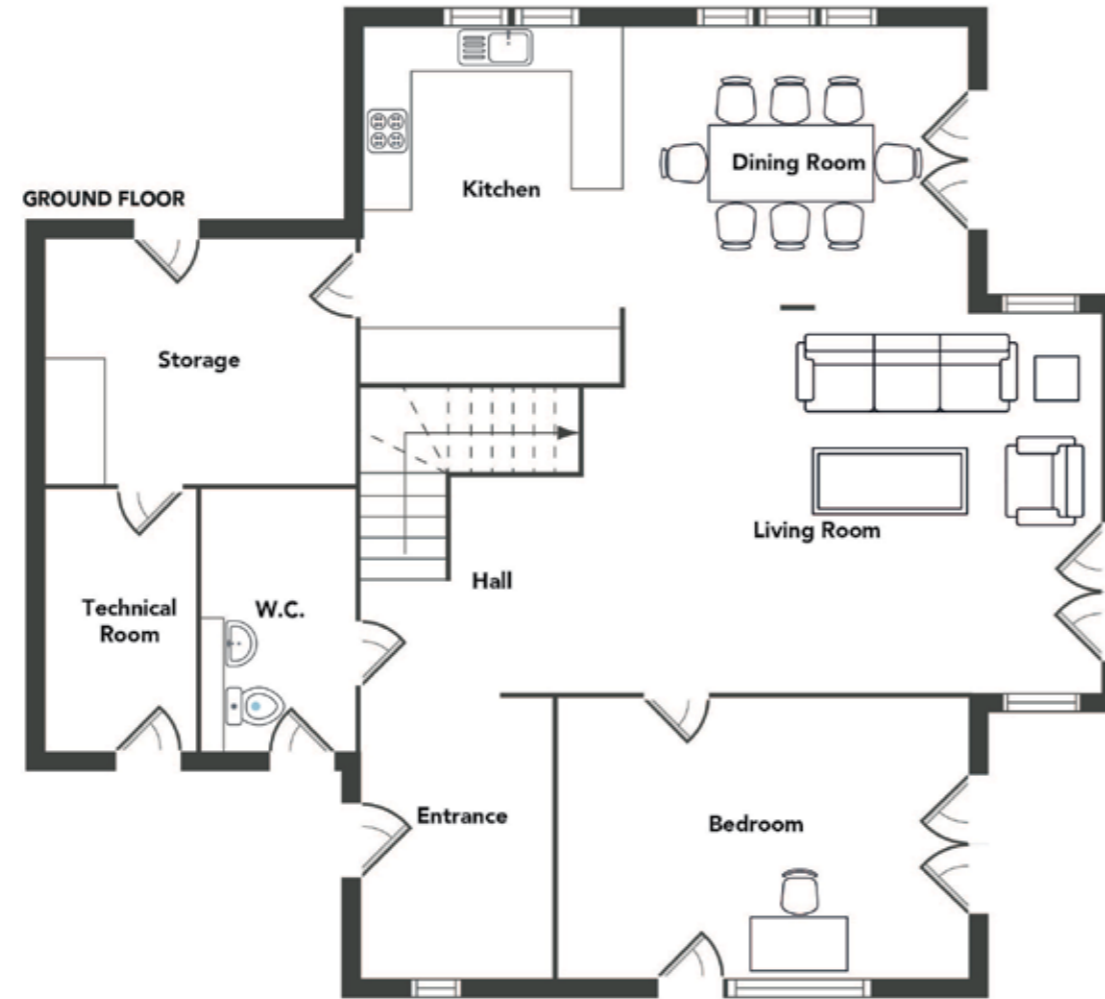




## GROUND FLOOR

### DIMENSIONS

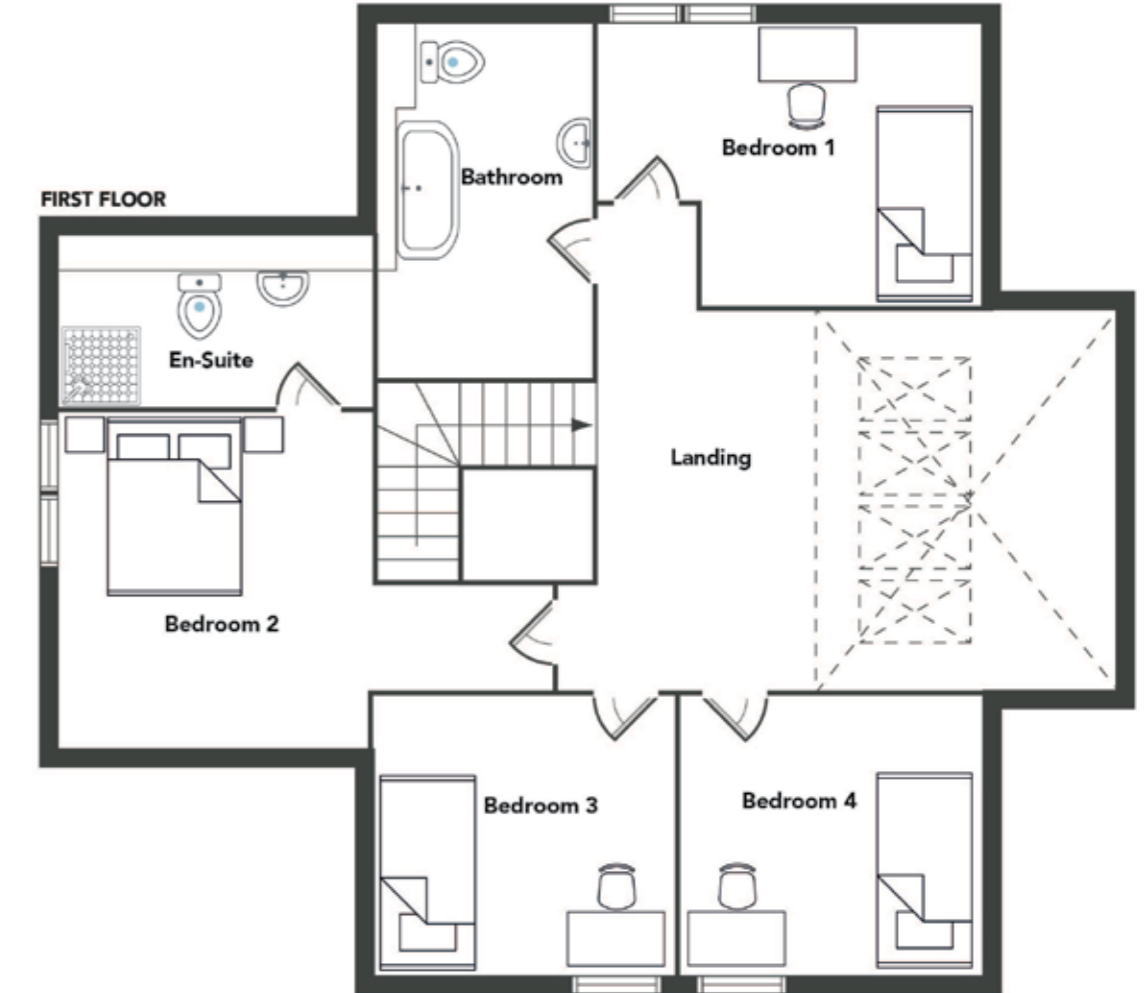
|           |           |              |
|-----------|-----------|--------------|
| KITCHEN   | 13.03 SQM | 140.25 SQFT  |
| DINING    | 13.04 SQM | 140.36 SQFT  |
| LIVING    | 27.45 SQM | 295.47 SQFT  |
| BEDROOM   | 15.66 SQM | 168.56 SQFT  |
| STORAGE   | 10.42 SQM | 112.16 SQFT  |
| TECHNICAL | 5.34 SQM  | 57.48 SQFT   |
| HALL      | 9.35 SQM  | 100.64 SQFT  |
| ENTRANCE  | 7.41 SQM  | 79.76 SQFT   |
| WC        | 5.4 SQM   | 58.13 SQFT   |
| TOTAL     | 107.1 SQM | 1152.81 SQFT |



## FIRST FLOOR

### DIMENSIONS

|           |           |             |
|-----------|-----------|-------------|
| BEDROOM 1 | 13.07 SQM | 140.68 SQFT |
| BEDROOM 2 | 16.99 SQM | 182.88 SQFT |
| BEDROOM 3 | 11.48 SQM | 123.57 SQFT |
| BEDROOM 4 | 11.48 SQM | 123.57 SQFT |
| EN-SUITE  | 5.47 SQM  | 58.88 SQFT  |
| BATHROOM  | 9.54 SQM  | 102.69 SQFT |
| LANDING   | 14.09 SQM | 151.66 SQFT |
| TOTAL     | 82.12 SQM | 883.93 SQFT |





## THE CAMPBELL

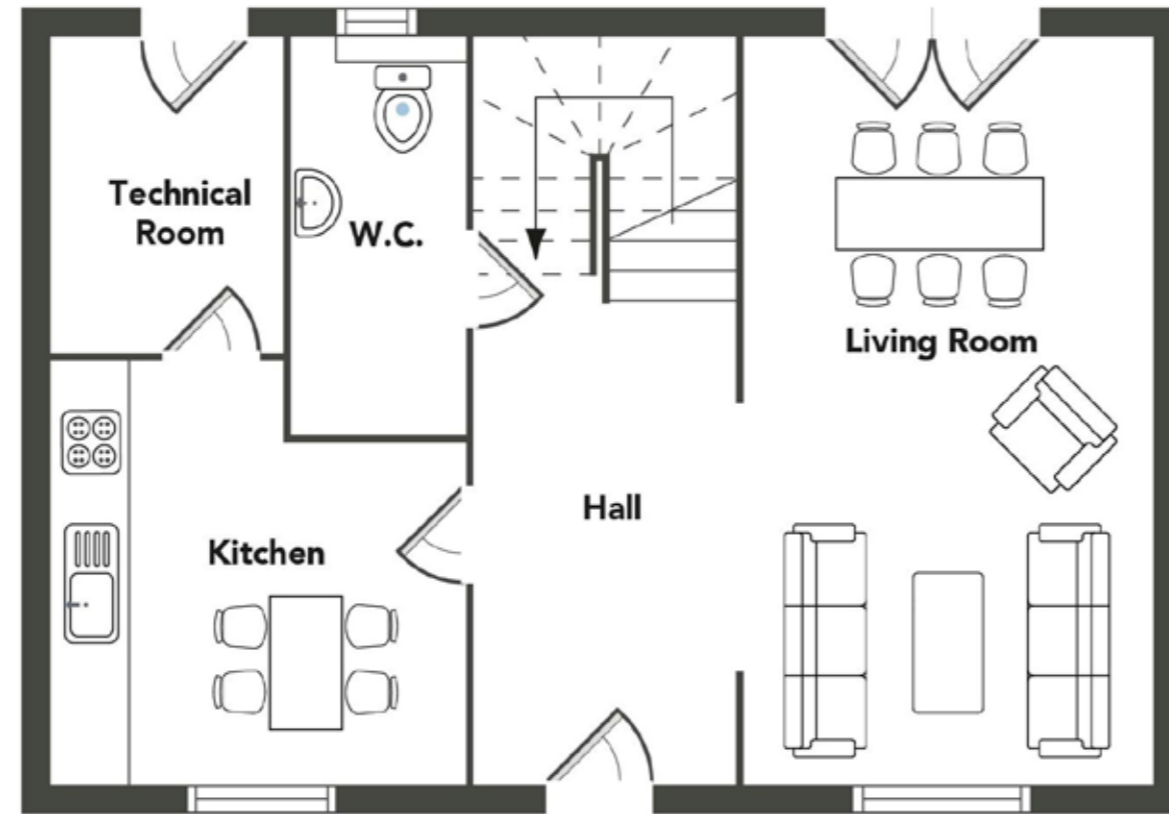
- Ideal for young families
- Open plan living/dining room with dual aspects
- Dining kitchen
- Three double bedrooms
- Principal en-suite
- Family bathroom



## GROUND FLOOR

### DIMENSIONS

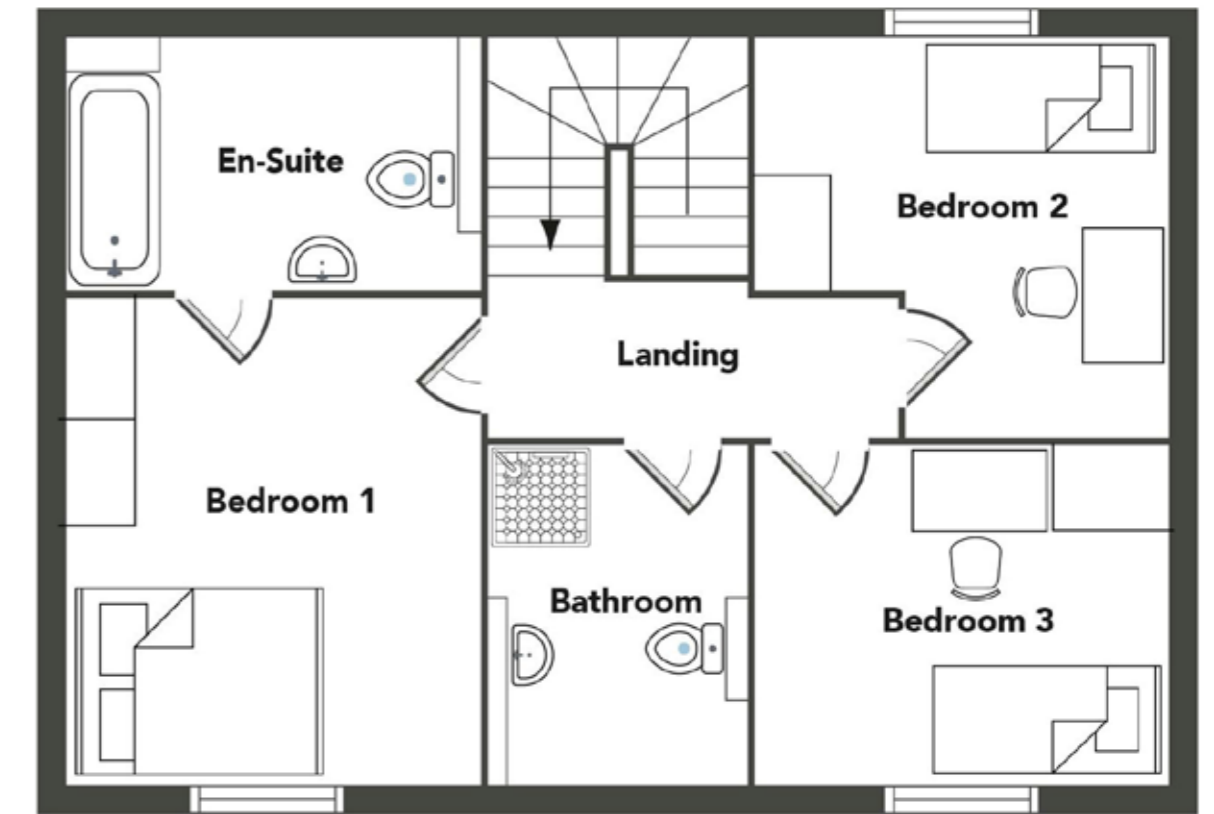
|                 |           |             |
|-----------------|-----------|-------------|
| LIVING / DINING | 21.03 SQM | 226.37 SQFT |
| KITCHEN         | 10.54 SQM | 113.45 SQFT |
| WC              | 4.46 SQM  | 48.00 SQFT  |
| TECHNICAL       | 5.16 SQM  | 55.54 SQFT  |
| HALL            | 13.33 SQM | 143.48 SQFT |
| TOTAL           | 54.52 SQM | 586.85 SQFT |



## FIRST FLOOR

### DIMENSIONS

|           |           |             |
|-----------|-----------|-------------|
| BEDROOM 1 | 13.37 SQM | 143.91 SQFT |
| EN-SUITE  | 7.2 SQM   | 77.5 SQFT   |
| BATHROOM  | 5.54 SQM  | 59.63 SQFT  |
| BEDROOM 2 | 9.88 SQM  | 106.35 SQFT |
| BEDROOM 3 | 9.26 SQM  | 99.67 SQFT  |
| TOTAL     | 45.25 SQM | 487.06 SQFT |





## THE CRAWFORD

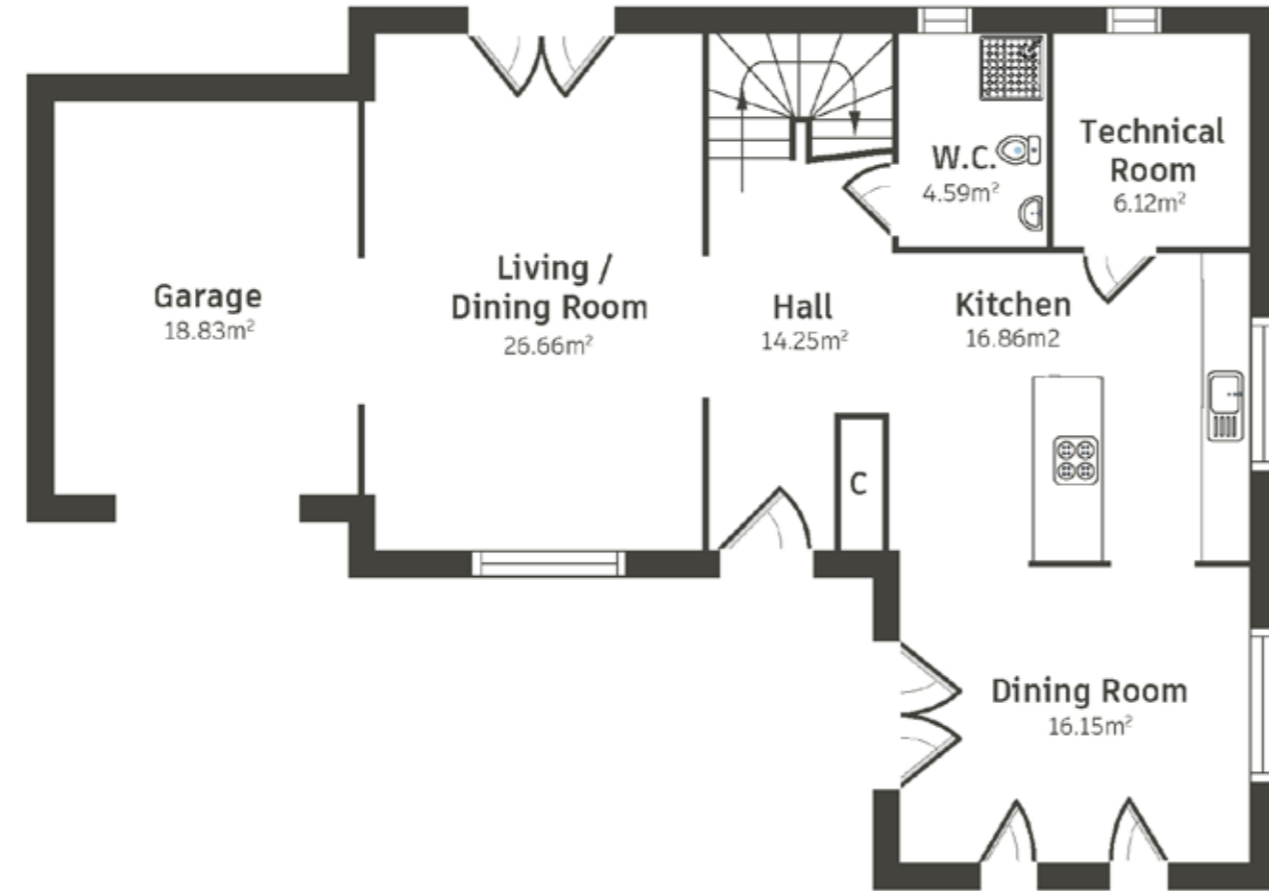
- Three spacious bedrooms
- Wonderful open plan living
- Integral garage
- Principal en-suite
- Family bathroom
- Living/dining room with dual aspects



## GROUND FLOOR

### DIMENSIONS

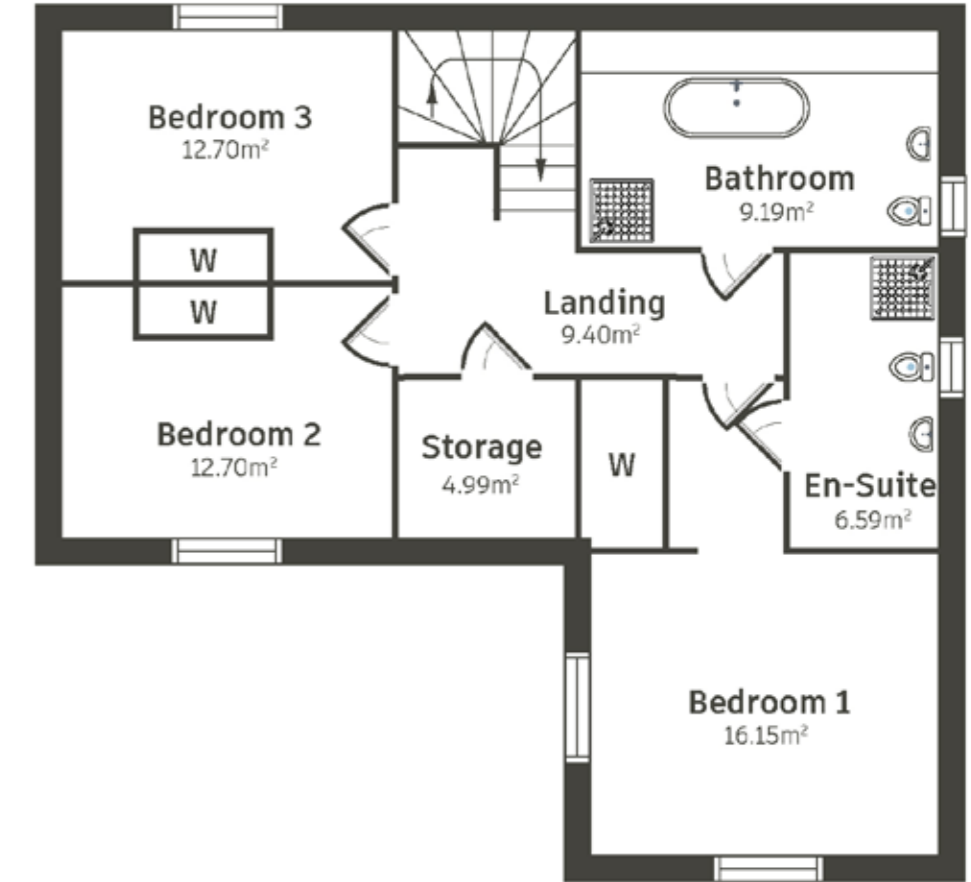
|                |            |             |
|----------------|------------|-------------|
| LIVING ROOM    | 26.66 SQM  | 286.98 SQFT |
| HALL           | 14.25 SQM  | 153.39 SQFT |
| KITCHEN        | 16.86 SQM  | 181.48 SQFT |
| DINING ROOM    | 16.15 SQM  | 173.84 SQFT |
| TECHNICAL ROOM | 6.12 SQM   | 65.88 SQFT  |
| W.C.           | 4.59 SQM   | 49.40 SQFT  |
| GARAGE         | 18.83 SQM  | 202.68 SQFT |
| TOTAL          | 107.13 SQM | 1153 SQFT   |



## FIRST FLOOR

### DIMENSIONS

|           |           |             |
|-----------|-----------|-------------|
| BEDROOM 1 | 16.15 SQM | 173.84 SQFT |
| EN SUITE  | 6.59 SQM  | 70.93 SQFT  |
| BEDROOM 2 | 12.70 SQM | 136.70 SQFT |
| BEDROOM 3 | 12.70 SQM | 136.70 SQFT |
| BATHROOM  | 9.19 SQM  | 98.92 SQFT  |
| LANDING   | 9.40 SQM  | 101.18 SQFT |
| STORAGE   | 4.99 SQM  | 53.71 SQFT  |
| TOTAL     | 84.43 SQM | 909 SQFT    |





## WHY CHOOSE CUSTOM BUILD WITH ROWALLAN HOMES?

Embark on your journey towards the ultimate luxury rural lifestyle with unparalleled ease.

Rowallan Homes epitomises luxury living through a wealth of expertise. We also offer a turnkey bespoke build package as an exciting alternative to purchasing one of our build-complete houses.

Our comprehensive services will support you throughout the entire journey, from designing your dream home to securing the necessary permissions, culminating in the flawless and efficient construction of your new residence.

We boast a team of specialist architects and interior design experts, each thoroughly seasoned in the art of custom building who will ensure that your vision is realised with precision and finesse. Furthermore, we provide fixed-price build quotations and the option for bespoke project management services tailored exclusively to your requirements.

We use market-leading building methods, meaning your dream home is much more energy efficient than the standard UK new-home build. You'll be able to move into your new home, if you choose to build a bespoke one with us, in only 8 to 16 weeks from the start of construction.



### WE GUARANTEE:

#### QUALITY

We pride ourselves on delivering premium quality that far exceeds any of our peer housebuilders and surpasses new UK/ Scottish Building Regulations.

#### ENERGY EFFICIENCY

Designed & constructed to German 'Passiv Haus – Fabric First' principles, all Rowallan Homes are triple glazed, highly insulated and utilise an Air-Source Heat Pump and a Mechanical Ventilation System with Heat Recovery to achieve a high 'B'-rating EPC Certificate, **providing a significant saving on your energy bills** today and for the future.

#### PEACE OF MIND

All Rowallan Homes come with a 10-year UK New Build Warranty and an **additional 20-year manufacturer warranty**, twice as long as a typical UK new-build warranty offering.



## ENERGY EFFICIENCY



All Rowallan Homes strictly follow 'Passiv Haus – Fabric First' principles to minimise heat loss, ensuring exceptional energy efficiency. The house's structure is extremely airtight, retaining heat effectively. With 30cm of thermal insulation, achieving  $U=0.118 \text{ W}/(\text{m}^2\text{K})$ , it guards against both cold and overheating.

Energy-efficient triple glazed, six chamber windows with thermally protected frames achieve  $U=0.75\text{W}(\text{m}^2\text{K})/$   $U_g=0.5\text{W}(\text{m}^2\text{K})$  while also providing enhanced soundproofing.

All Rowallan Homes feature a Passive Haus-certified Zehnder MVHR COMFOAIR Q Mechanical Ventilation System with Heat Recovery (MVHR). This ensures a consistent comfortable atmosphere in the home and reduces heating bills by retaining up to 80% of heat in the expelled air.

Regardless of the style or size of your Rowallan Home, energy-efficient living is guaranteed, with consumption as low as 40-70 KWh/m<sup>2</sup> per year and many home owners reporting total energy costs of well under £100 per month\*

This all makes a Rowallan Home incredibly comfortable to live in.

(\*Based on typical domestic usage, excluding electric car charging)



## HEATING



Incorporating heat pump technology into your home is a cost-effective, eco-friendly way to cover heating and hot water needs. The Air-Source Heat Pumps used in Rowallan Homes run on electricity, produce no emissions, and shield you from energy price fluctuations. The system can also be upgraded to provide cooling.

They efficiently harness environmental heat which further reduces energy consumption. Approximately 75% of the required energy is sourced from the outside air, with only 25% needed from electricity, significantly lowering emissions.

The Vaillant aroTHERM Plus System offers a single solution for heating and hot water and boasts the latest heat pump technology. Having been accredited with the Quiet Mark & Green Home Award 2021, it uses a natural refrigerant for superior performance with minimal global warming potential and operates quietly, no louder than a domestic fridge.



## SPECIFICATION MATERIAL FINISHES

### HEATING SYSTEM & HEAT DISTRIBUTION

- Air-Source Heat Pump - Vaillant aroTHERM
- Underfloor Heating throughout, both upstairs and downstairs, including bathrooms & WCs
- Electric Chrome Towel Radiators to all bathrooms & en-suites

### VENTILATION

- Mechanical Ventilation System with Heat Recovery - Zehnder ComfoAir Q

### EXTERNAL DOORS

- Entrance doors
- Thermally efficient - 1.1W/ (m2 K)
- High security multi- point locking mechanism.

### WINDOWS & PATIO DOORS

- Triple Glazed
- 6 chamber PVC
- $U_w=0.75W(m2K)/U_g=0.5W(m2 K)$
- Inward opening
- Tilt and turn
- Safety glazing where required, lockable handles
- External colour - Anthracite Grey
- Internal colour - White

### INTERNAL WINDOW BOARDS

- Reconstituted marble colour - White

### STAIRCASE & BALUSTRADES

- Open Tread Stringer stairs of natural wood
- Transparent varnished
- Colour according to sample options

### LIVING AREAS

- Colour and arrangement according to sample options

### KITCHEN

- To be agreed

### KITCHEN & TECHNICAL ROOM FLOOR TILES

- Contemporary, large-format porcelain
- Size, colour and arrangement according to sample options

### BEDROOM AREAS

- Carpet
- Colour and arrangement according to sample options

### BATHROOM, EN-SUITE & WC WALL TILES

- Contemporary large-format porcelain
- Height of 1.2m from floor level up to ceiling around showers
- Colour according to sample options
- Non-tiled areas - Matt white bathroom emulsion

### BATHROOM, EN-SUITE & WC FLOOR TILES

- Contemporary large-format porcelain
- Size, colour and arrangement according to sample options
- Non-tiled areas - Matt white bathroom emulsion

### BATHROOM, EN-SUITE & WC SANITARY WARE

- Contemporary sanitary ware. Brands include Cersanit, Villeroy & Boch, Gerberit, Kaldwei, Duravit, Laufen, Roca, Vitra
- Layout according to the architectural drawings
- Main En-Suite with handheld shower head
- Family / main bathroom - shower with slim-line shower tray and thermostatic shower set, bathtub with additional hand-held shower
- White, wall hung concealed cistern WCs
- White wall hung sink vanity units with drawers

### BATHROOM, EN-SUITE & WC SANITARY ARMATURE

- Chrome bath, washbasin and shower set armature from Grohe/ Hansgrohe





# HOME INTERIORS

All Rowallan Homes include a wide choice of high specification flooring, fittings, tiles and paint that are included in the standard house price. You also have access to an extensive range of upgrade options.

This interiors gallery is for example only - furnishings shown may not be included.

Images shown are of the showhome.





## THE ULTIMATE LUXURY RURAL LIFESTYLE

IMPORTANT NOTICE RELATING TO THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPRs) AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 (BPRs).

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**FOR FURTHER INFORMATION, PLEASE CONTACT:**

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Email: [sales@vanillasquare.co.uk](mailto:sales@vanillasquare.co.uk) [www.vanillasquare.co.uk](http://www.vanillasquare.co.uk)

**TO VIEW THE DEVELOPMENT PLEASE VISIT:**

[www.carmel-view.co.uk](http://www.carmel-view.co.uk)

**EXCLUSIVE SELLING AGENT**

