



PINWHERRY HOUSE
PINWHERRY, SOUTH AYRSHIRE





PINWHERRY HOUSE
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KA26 0QE

Ayr 29 miles Girvan 8 miles

About 4.04 acres (1.63 ha)

An exceptional Victorian Country House with river frontage, in delightful mature grounds and gardens.

3 Reception Rooms, 4 Bedrooms, Kitchen, Study, Bathroom.

- Double garage, workshop and stores.
- Well proportioned rooms.
- Ruins of Pinwherry Castle.



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GENERAL

Pinwherry House is a most attractive Victorian country house with spacious accommodation in the hamlet of Pinwherry in the Stinchar Valley, South Ayrshire.

Pinwherry is 2½ miles from Colmonnell with its primary school and 4½ miles and 7 miles from Barrhill and Barr respectively with shop and village inn. Local services and secondary schooling is available in Girvan (8 miles). The railway station in Barrhill provides a regular service to Stranraer, Ayr and Glasgow.

Ayr has an excellent range of shops, supermarkets, leisure and sports facilities, cinema and art galleries. Glasgow is within easy reach via the newly improved A77 and M77 and Glasgow Prestwick Airport (33 miles) offers regular international flights. There is a regular ferry service from Cairnryan (about 26 miles) to Ireland. Pinwherry is also situated within the delivery catchment area for online supermarket shopping.

The South Ayrshire hills are a popular destination for those seeking outdoor pursuits. There are a number of excellent designated walking routes in the area and some excellent cycle paths including the nearby Changue Forest (7 miles) with a network of nearly 20 miles of paths and tracks available, being one of the may designated cycling routes in the area. The River Stinchar is a famous salmon fishery and is renowned for its autumn run. To the north, is Turnberry about 25 minutes drive, with world class golfing facilities and a luxury hotel and spa, and there is also an 18 hole course at Girvan.

DESCRIPTION

Pinwherry House is approached along a private drive to a gravelled sweep in front of the house. It is a fine Victorian family home with beautiful mature gardens of about 4 acres.

Built in 1876 on two storeys of sandstone and whinstone under a pitched slate roof, with crow-stepped gables together with a single storey wing, many original features have been retained in the main reception rooms with beautiful cornicing and ceiling roses. Many of the rooms command fine views over the gardens and the surrounding hills and the Stinchar Valley. The accommodation is arranged over two storeys with entrance hallway, dining room, drawing room, sitting room, study/bedroom 5, kitchen, utility room, workshop and boiler room on the ground floor, and 4 bedrooms and a bathroom on the first floor.

The house benefits from oil fired central heating and is extensively double glazed with plenty of storage space throughout. There are also a number of useful outbuildings including a double garage, garden shed, further garage and stores.

ACCOMMODATION

The front vestibule opens through to a glazed entrance door to the hall. The hall has a lovely archway and coving. From the hall through to the upstairs landing, the walls have deep skirting boards, a dado rail and embossed wallpaper between the two. The drawing room with decorative coving, ceiling rose, picture rail and recessed shelving, has an ornate cast iron fireplace with open fire and marble hearth with brass fender. The cosy living room has a wood burning stove with tiled fireplace surround, recessed shelving and has delightful views overlooking the private gardens. There is a study/home office/bedroom 5 with fitted bookshelves overlooking the rear garden. The formal dining room with ceiling rose and detailed cornicing leads to the spacious kitchen with wood panelled ceiling, floor and wall units, electric oven and hob, 1½ bowl stainless steel sink, tiled splashback and woodburning stove on tiled hearth. A step leads to the utility room with floor units, single sink and plumbing for washing machine and tumble dryer. There is a workshop and boiler room completing the accommodation on the ground floor.

The staircase with large stained glass window with window seat leads up to the spacious first floor landing where there are 4 comfortable bedrooms and a bathroom with bath with mixer tap, w.c., and sink.

CASTLE

Within the grounds, lie the remains of Pinwherry Castle (Pinquharrie), which was built by Johnnie Kennedy of Banquharrie in 1596. It stands 4 stories high and was abandoned in 1800 and is scheduled by Historic Scotland as a Listed Building, Category B(s).

OUTBUILDINGS

Garage: About 19'3" x 18'3"

Brick with a box profile metal roof (pvc plastisol finish and anti-condensation membrane on reverse), electric roll-up door, power and concrete floor.

Stores: About 10'9" x 6'9" and 10'9" x 9'10" and 10'9" x 9'11"

Brick store with wood store, garden store and oil store.

Garage (adjoining the house): About 15' x 11'3"

Brick and stone with slate roof. Manual roll-up door.

Garden shed:

Timber framed.

OUTSIDE

The mature gardens and grounds of Pinwherry House are delightful, totalling over 4 acres and offering a diverse range of landscaping, enjoying fantastic views of the Stinchar valley and surrounding hills. An attractive tree lined gravelled drive planted with daffodils providing colour in the spring leads to the front of the house with parking for several cars and vehicles.





Throughout the grounds can be found a variety of mature plants and trees including beech and a lovely copse of aspen trees, the front gardens are enclosed by a stone wall which largely comprise of formal lawns with a wonderful Scots Pine and terracing with colourful shrubs and plants including lavender, roses and poppies.

To the south side of the house there is a large, wooden fence gravel area and a lawn surrounded by a privet hedge.

To the rear, the grounds are bounded by approximately two hundred yards of the River Duisk. Part of this area contains a lawn as well as mown pathways. There are also a number of useful outbuildings including double garage, stores, single garage and a garden shed. The grounds provide ample areas for stabling and grazing for those with equestrian interests.

DIRECTIONS

From Girvan, take the A714 signed for Newton Stewart. Continue along this road for about 7 miles passing the B734 sign for Barr on the left hand side, and continue on to Pinwherry. Proceed over the small bridge and Pinwherry House is at the end of the row of houses on the left hand side.

POST CODE KA26 0QE

SERVICES

Mains electricity
Oil fired central heating with two boilers
Mains water
Private drainage
Outside water

RIGHT OF ACCESS

The owner of no. 16 has a right of access over points A to B on the plan with a responsibility of shared maintenance.

EPC

The Energy Efficiency Rating is E43, and the Environmental Rating is E41.

SOLICITORS

A B & A Matthews
Bank of Scotland Buildings
Newton Stewart
Dumfries and Galloway
DG8 6EG

LOCAL AUTHORITY

South Ayrshire Council
County Buildings
Wellington Square
Ayr KA7 1DR
Tel: 0300 123 0900

FIXTURES AND FITTINGS

Fitted carpets, light fittings, electric oven and hob, venetian blinds and curtains are included in the sale. No items are included unless specifically mentioned in these particulars.

OUTGOINGS

For Council Tax purposes Pinwherry House has been assessed as Band F.

VIEWING

By appointment with the Selling Agents.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice.

2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances.

3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995.

4 Closing Date

A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to CKD Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously.

The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

5 Offers

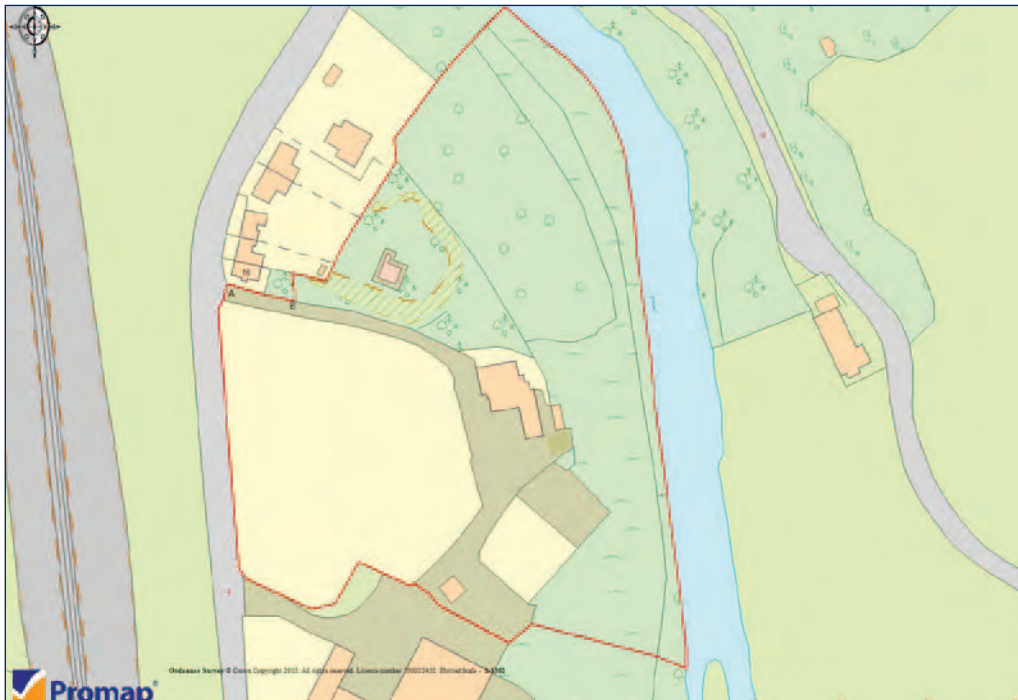
Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to CKD Galbraith, 7 Killoch Place, Ayr, KA7 2EA.

6 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.

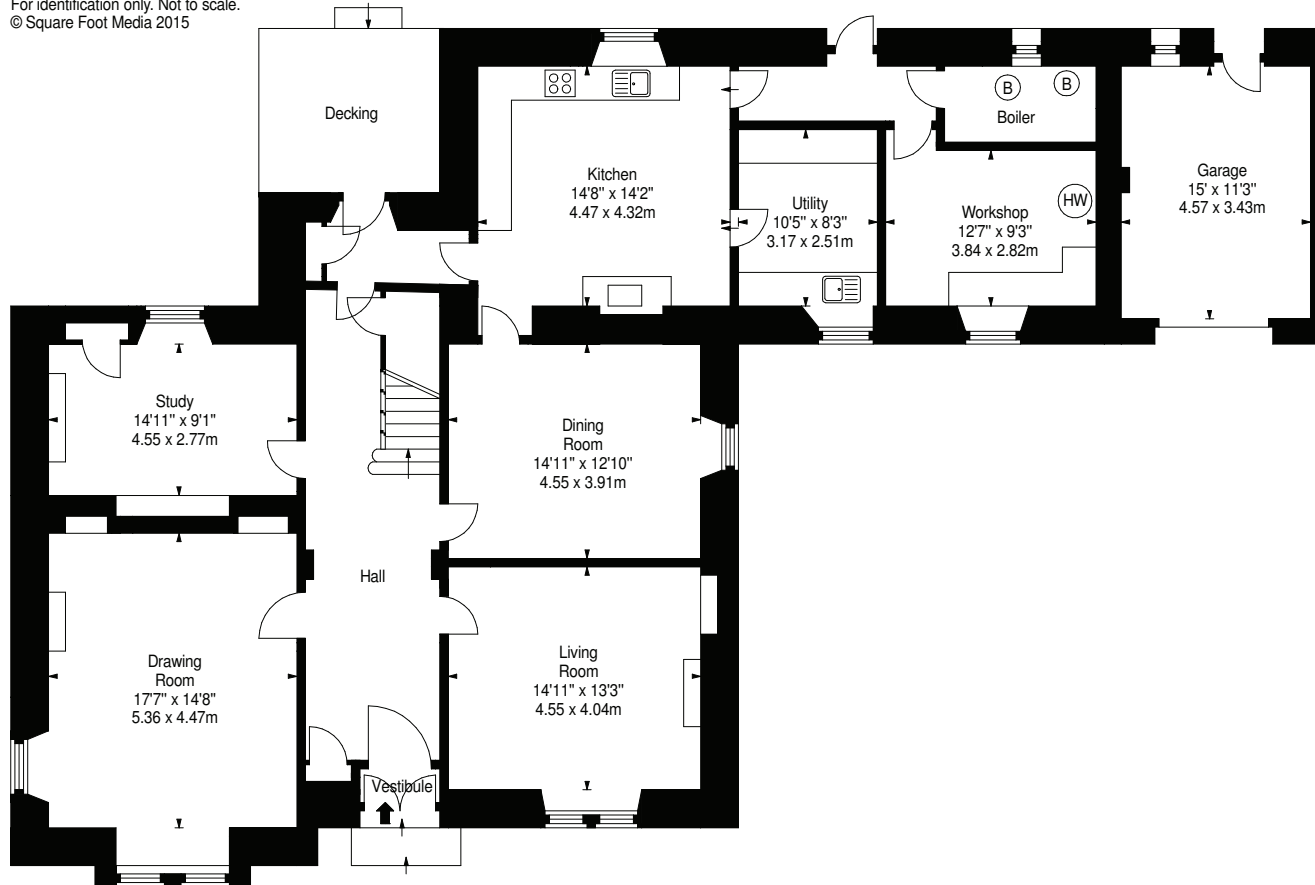
MORTGAGE FINANCE

CKD Galbraith has an alliance with independent mortgage brokers Springtide Capital Ltd, who through their excellent relationships with lenders and private banks can advise on the most suitable mortgage for your circumstances. For further information, contact Matthew Griffiths who is based in our Edinburgh office on 0131 240 6990.

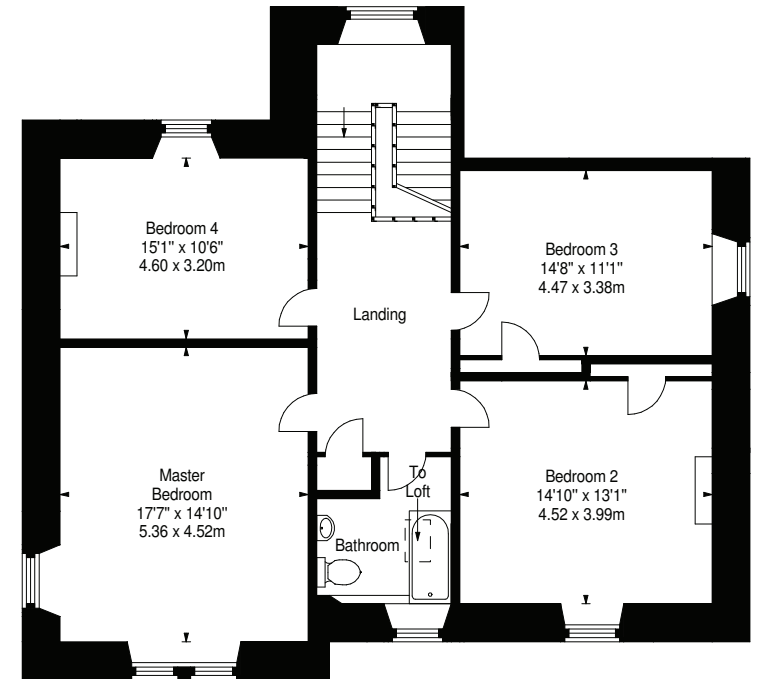


**Pinwherry House,
Pinwherry,
Girvan, KA26 0QE**

Approx. Gross Internal Area
3057 Sq Ft - 284.00 Sq M
(Including Garage)
For identification only. Not to scale.
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Ground Floor



First Floor

