

GLENRONNIE HOUSE
Maidens, Ayrshire





Glenronnie is a truly magnificent and beautifully situated arts and crafts villa which was extended and fully restored in 2001 to form what is possibly regarded as one of the finest houses in South Ayrshire.



The property sits within the finest gardens in the area which are the creation of the present owners. They have renovated and landscaped the grounds over the past ten years. An extended terrace was constructed to the front of the house to incorporate a patio and sitting area and the grounds below the terrace were raised and retained by means of a red brick wall with a flight of steps filtering through the sloping borders. The central sloping lawn was levelled and returfed with granite stone incorporated into a rectangular bed. To the east of the garden is a 'secret garden' in which the current owners have created a rock pool garden with three stone edged pools linked by waterfalls. The easily maintained gardens have been opened to the public in recent years under Scotland's Gardens Scheme.

Situation:

The picturesque coastal village of Maidens is approximately two miles north of Turnberry and five miles west of Maybole. The village has a long sandy beach and a grass foreshore and a harbour, which was originally built for fishing, is now mainly used as a marina. To the north of the beach is the historic Culzean Castle which was built in 1977 by the world famous architect Robert Adam. Culzean Castle is now owned by the National Trust for Scotland and is considered to be one of Scotland's treasures. To the south of Maidens is Turnberry, famous for its golf courses and a regular host of the British Open Championships. The Turnberry Hotel, built by James Miller, was opened in 1906 as the world's first golf resort and established itself as one of the world's premier destinations for golf. Membership of Turnberry Golf Club gentleman's and ladies' sections are currently open.

Ayr is Ayrshire's foremost town and offers a wide range of high street shops, supermarkets, recreational and professional facilities and a number of well-known restaurants. There is excellent private schooling at Wellington School for children from the age of 3 to 18.

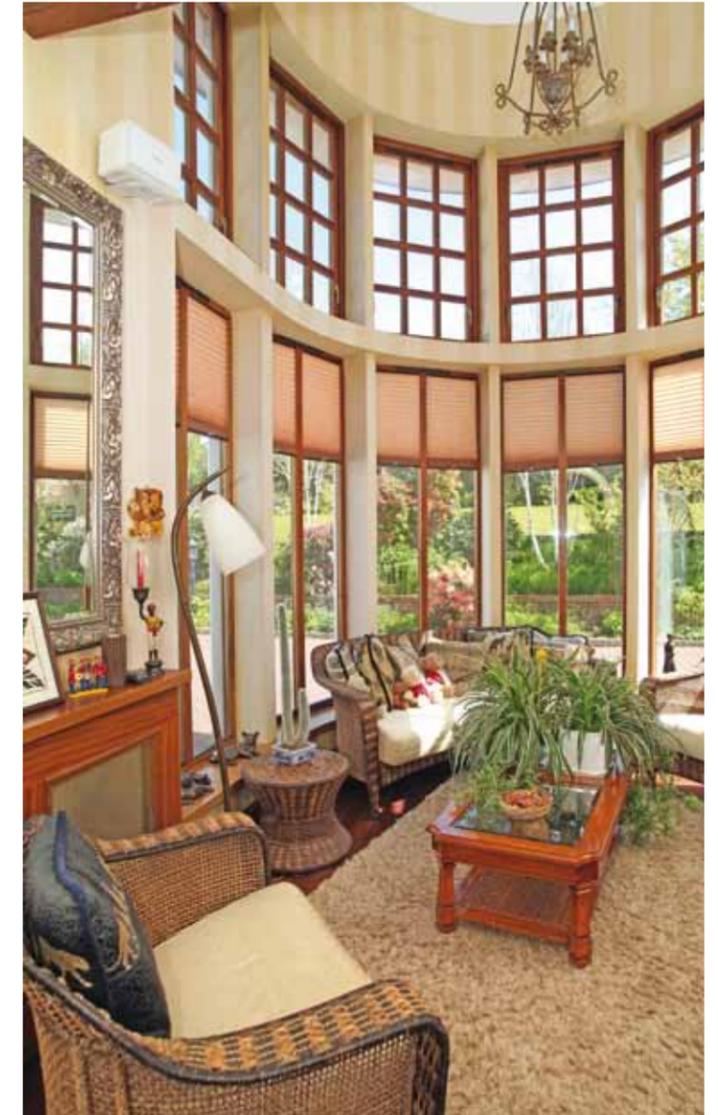
The Ayrshire coast is famous worldwide for its golf championship courses at Turnberry, Royal Troon and Prestwick Old. There is excellent sailing and yachting areas at Troon and further up the coast at Largs and Inverkip. South Ayrshire is also noted for its field sports including pheasant, partridge and game and grouse shooting and there is first class shooting on nearby estates.



www.rettie.co.uk

GLENRONNIE HOUSE MAIDENS, AYRSHIRE KA26 9NF





Accommodation:

The accommodation of Glenronnie extends to: an entrance vestibule which is entered through an arched full height timber storm doors with marble flooring. The reception hallway has grand double height ceilings with open plan living area to rear with hardwood double glazed doors. There is hardwood flooring and double glazed French doors leading to the terrace and gardens. There is a downstairs WC with a two piece suite. The drawing room is a stunning apartment with a double glazed bay window to the west overlooking gardens, a summer house to the south overlooking the terrace. The stone fireplace is a focal point with granite mantle and stone hearth.

The dining room has a bay window overlooking the front terrace and the magnificent gardens. The dining room also has a feature fireplace focal point housing a multi-fuel burner set on a granite hearth with timber mantle. The inner hallway which is located to the rear of the dining room has a fitted bar and granite worktop which provides a really fun facility for the dining room.



Accommodation continued:

An exceptionally spacious open plan kitchen/ breakfasting room has a wide range of modern wall and base mounted units and incorporates coordinating worktops with appliances including oven, four burner ring hob and extractor hood. At the focal point of the kitchen is a four burner British Racing Green Aga with timber mantle.

There is a rear hallway off the kitchen with a staircase to first floor level and additional rear hallway off. There is also a gardener's toilet in this area and access via a rear staircase to the home office/bedroom 5. This apartment could be utilised for a wide variety of purposes and overlooks the gardens to the rear.

The first floor galleried landing has a timber beam ceiling and is reached via a hardwood staircase from the reception hall. On this level there are four double sized bedrooms, two of which boast bay windows. The master bedroom has an en suite bathroom and includes a low level WC, twin pedestal wash hand basins and bath with a tiled surround. The family bathroom has been recently refitted with low level WC, corner bath, twin wash hand basins and a luxurious shower with mosaic tiling.

Externally the grounds of Glenronnie extend to around 1.5 acres. The gently sloping front gardens are mainly lawned with a Beech hedge to the front and walled surround. There is an impressive variety of trees and shrubs including Weeping Willow, Silver Birches, Italian Privet, Rhododendrons, Azaleas and Peonies. An outstanding feature is the secret rockpool garden with its three rock stone edged pools linked by a waterfall. There is an area of woodland to the north of the property.

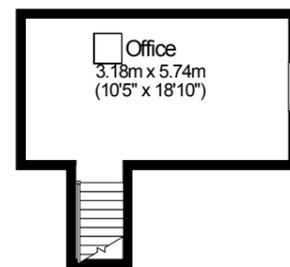
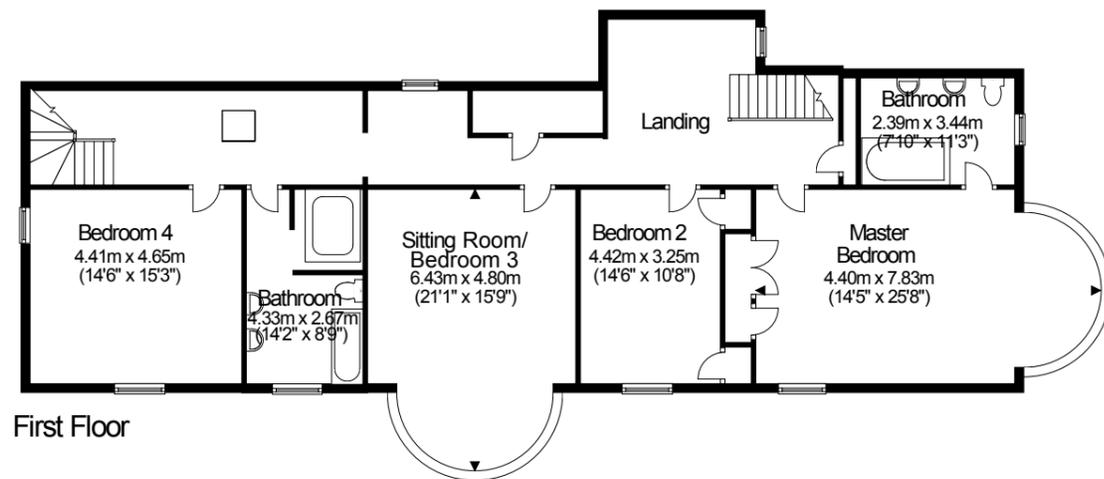
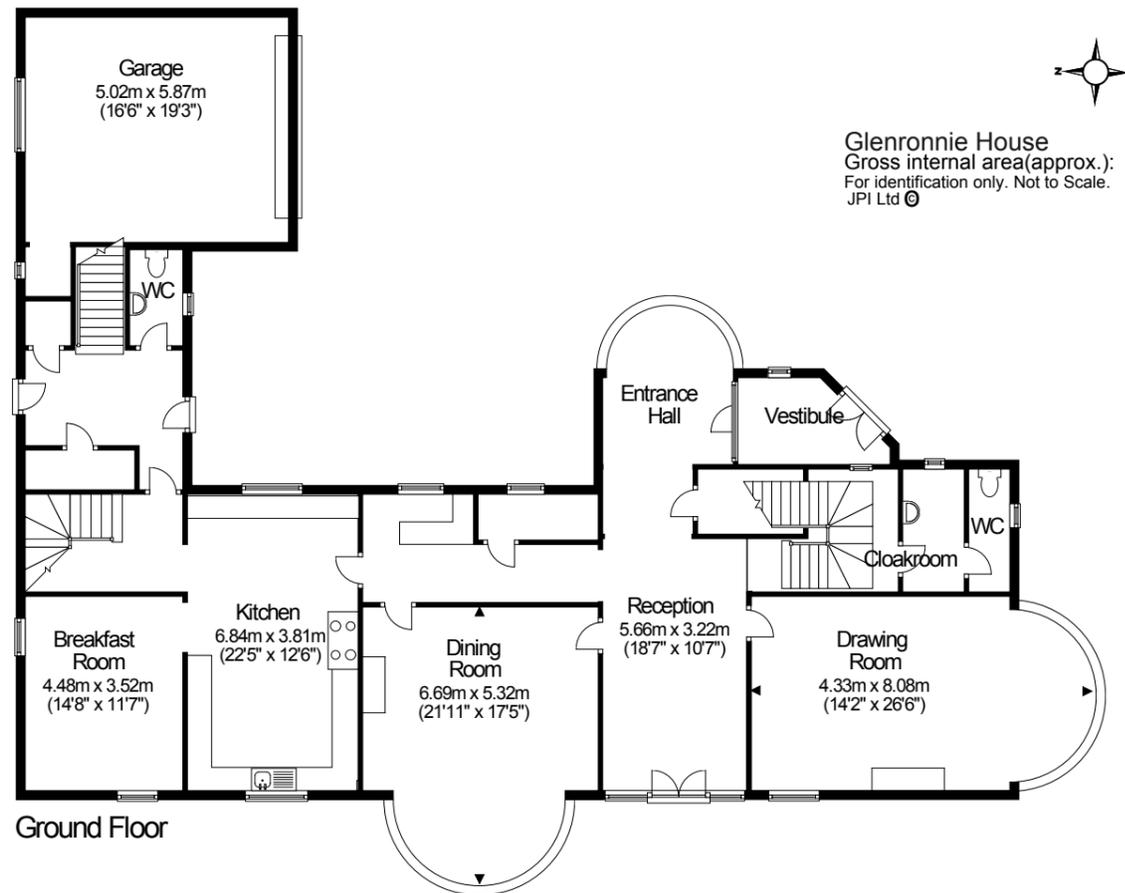
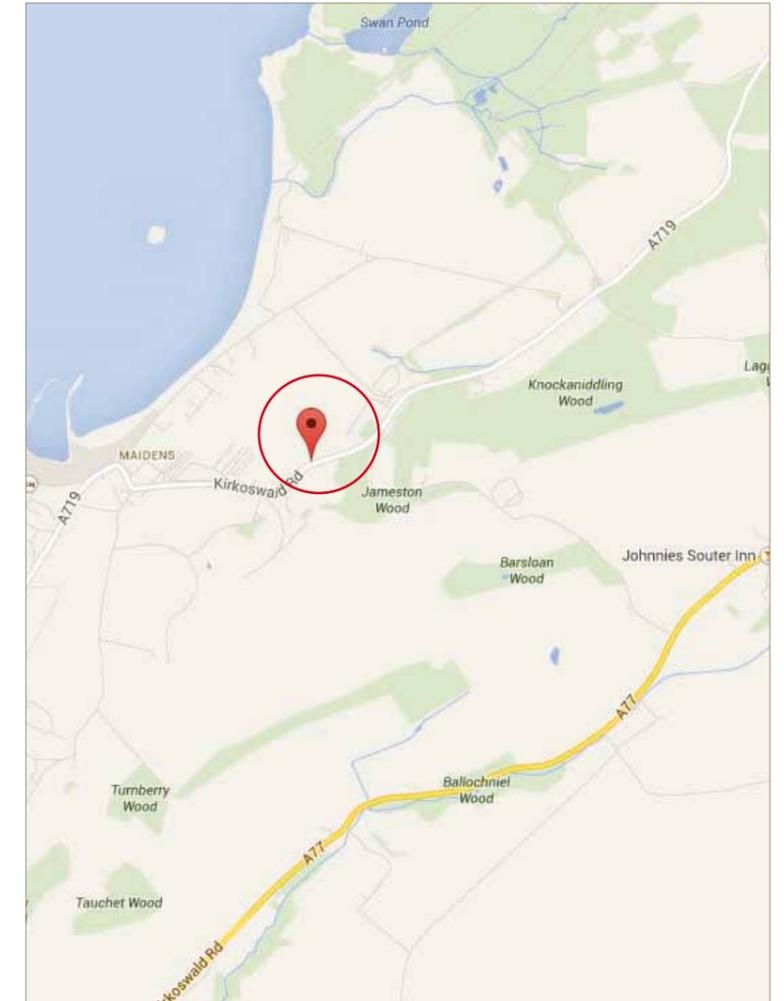
There is also a double sized garage to the rear of the property and ample parking.





www.rettie.co.uk

GLENRONNIE HOUSE MAIDENS, AYRSHIRE KA26 9NF



Services

The property is supplied by mains water and electricity, oil fired central heating and drainage is via a septic tank.

Outgoings

Ayrshire Council
Council Tax Band: G

EPC Rating

The EPC rating is Band E

Inclusions

Only appliances specifically mentioned in the particulars of sale are included in the sale price. In all other respects the treatment of fixtures and fittings within the relevant Conveyancing Standard Clauses apply.

For Satellite Navigation : **KA26 9NF**

Reference: GLS140124

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 147 Bath Street, Glasgow, G2 4SQ. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Website

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.primelocation.com www.rightmove.co.uk www.S1homes.com www.globrix.com and www.thelondonoffice.co.uk.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Important Notice

Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is

made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.



www.rettie.co.uk

GLENRONNIE HOUSE MAIDENS, AYRSHIRE KA26 9NF



Rettie & Co.

147 Bath Street, Glasgow, G2 4AD

Tel: 0141 248 4160 | glasgow@rettie.co.uk | www.rettie.co.uk

Berwick | Edinburgh | Glasgow | Glasgow West End | Glasgow Bearsden | Melrose | London

