

# GADGIRTH HOUSE

BY AYR • SOUTH AYRSHIRE • KA6 5AJ





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Ayr 6 miles  
Prestwick Airport 8 miles  
Glasgow 35 miles

An outstanding modern country house,  
privately situated in beautiful wooded  
grounds.

One of the most stunning homes to come  
onto the Ayrshire market in many years.



Entrance Porch · Hall · Kitchen/Dining/Sun Room  
Family Room · 40' Barn Room · Master Bedroom Suite with a  
Dressing Room · 4 Bedrooms (all en suite) · Study · Gallery area  
Utility Room · Cloakroom · Leisure complex with Swimming Pool,  
Sauna, Drench Shower area and Gymnasium · Double Garage

## About 10 acres

- Exceptionally well appointed.
- Traditionally built in 2005 with a green oak frame by award winning builders.
- Highly insulated, highly energy efficient including ground source heat pump.
  - Fishing on the River Ayr.
- Convenient for Ayr and Glasgow.

## Selling Agents



Savills Glasgow  
163 West George Street  
Glasgow G2 2JJ  
0141 222 5875



CKD Galbraith  
7 Killoch Place  
Ayr KA7 2EA  
01292 268181

## **GENERAL**

Gadgirth House, is a stunning modern country house occupying a totally secluded and private setting on the banks of the River Ayr, situated in the parish of Coylton about 6 miles from the centre of Ayr, a ten minute drive.

The established market town of Ayr has a wide range of excellent services including cinema and shops, 3 large supermarkets, together with a wide range of restaurants and bars and sports facilities. The local primary school in Coylton is 3 miles away, Wellington School is the highly regarded private co-educational school in Ayr and there are several good state schools. Ayr has a mainline railway station with a regular service to Glasgow and beyond. Prestwick Airport, with a comprehensive schedule of international flights, is within 8 miles. Glasgow itself is easily accessible by rail and road via the M77 in a journey time of about 45 minutes.

Ayrshire is renowned for its many golf courses including the world famous facilities at Turnberry. The Royal Troon and Prestwick courses, both former Open Championship venues are also close by. The popular racecourse in Ayr holds the Scottish Grand National and there are yacht marinas at Troon, Ardrossan and Largs. Alloway, south of Ayr, is famous as the birthplace of Robert Burns. In addition to golf and sailing, the Ayrshire coastline is renowned for its beautiful beaches and vistas. The River Ayr Walk runs along the opposite bank with access to the whole length of the River Ayr on your doorstep and the well regarded Enterkine Country House Hotel is about a mile away.

## **HISTORICAL NOTE**

Gadgirth House is on the site of the original mansion, the centrepiece of the historic Gadgirth Estate.

First references to the Estate date from the beginning of the 14th century when the lands were in the ownership of the Chalmer family, whose name derives from the office of Great Chamberlain of Scotland which family members held.

The Estate was in the Chalmer family ownership until 1761 and was eventually sold around 1800 to Colonel Joseph Burnett, an officer of the East India Company who replaced the crumbling old castle with a substantial Georgian mansion.

After a series of owners last century, the Estate was sold at auction in a number of lots and the mansion and 12 acres was purchased by Ayr County Council for £20,000 in 1949. It was used as a childrens home until 1968 when it was closed and demolished the following year.

The site was looked after by Mr and Mrs Hamer for over 20 years until 1993 when the estate was purchased by Iain and Karen Hendry who have restored and regenerated this unique and historic site including the new build of this beautiful home in 2005.

## **DESCRIPTION**

One of the finest modern country houses in Ayrshire, Gadgirth House was built in 2005 by award winning builders who deliver bespoke homes across the UK embracing traditional building methods with the most up to date features and technology.

Gadgirth is built with a Green Oak frame. The exposed oak beams and rafters give the house its special character and ambience.

With over 5317 sq ft of accommodation, this is a wonderful family house in the most beautiful of settings surrounded by mature woodland overlooking the River Ayr.

Particular features include the magnificent 40 ft Barn Room and a superb leisure suite which includes a level deck swimming pool and shower area, sauna and gymnasium.

The private grounds of 9.24 acres provide the most tranquil and peaceful of environments. The lovely woodland contains some magnificent mature specimens encircling the house with south facing gardens which stand on a ridge overlooking the river. A delightful stream runs through the grounds and there are paths and walks down to the river.

The house was featured in the Christmas edition of the 25 Beautiful Homes Magazine.

## **ENERGY EFFICIENT AND MINIMUM MAINTENANCE**

The House is highly energy efficient. Heating is from a ground source heat pump to underfloor heating on the ground floor with back up oil heating and radiators on the first floor. It is fully insulated to modern standards throughout and has argon gas filled double glazing and LED lighting. The grounds have been laid out with maintenance in mind: easily managed lawns, rustic borders and amenity woodland.

## **ACCOMMODATION**

From the public road, the entrance is through private electric gates along a tarmac drive with lighting through the wooded grounds to the courtyard. The property has a fully integrated security system with gate intercoms, alarm and CCTV cameras.

Visually very appealing, the house combines natural stone, render, oak, cedar and slate externally.

Inside the particular character and quality of Gadgirth with its oak frame becomes immediately apparent. All the doors are also solid oak. The entrance porch leads to the hall with white marble floor tiles. The open plan kitchen/dining/sun room is the heart of the house. South west facing, this space is flooded with light and overlooks the terrace and gardens. The fully fitted kitchen is hand made and painted.





The Barn Room is an extraordinary room with vaulted beamed ceiling and gallery, a striking Portuguese limestone open fire place, solid oak flooring, full surround sound entertainment system with big screen. This is a wonderful room for special occasions and entertaining.

A cosy family room with wood burning electric effect stove also opens to the decked terrace.

On the first floor of the main part of the house is the master bedroom suite which also includes dressing room, the gallery/snug overlooking the Barn Room, study and ensuite bathroom with spa bath and drench power shower.

4 bedrooms, all en suite with integrated cupboard space lead from the hall to the leisure wing. This double height vaulted room with full oak frame contains a full traditionally built 10m x 5m level deck swimming pool with sauna, shower and wash area and a separate gymnasium. In the summer the wing can be opened out to the south facing deck courtyard.

A fully floored attic provides access to the pool gallery and has scope for further conversion.

#### **OUTSIDE**

There is a large double garage with oak frame feature and fully automated doors.

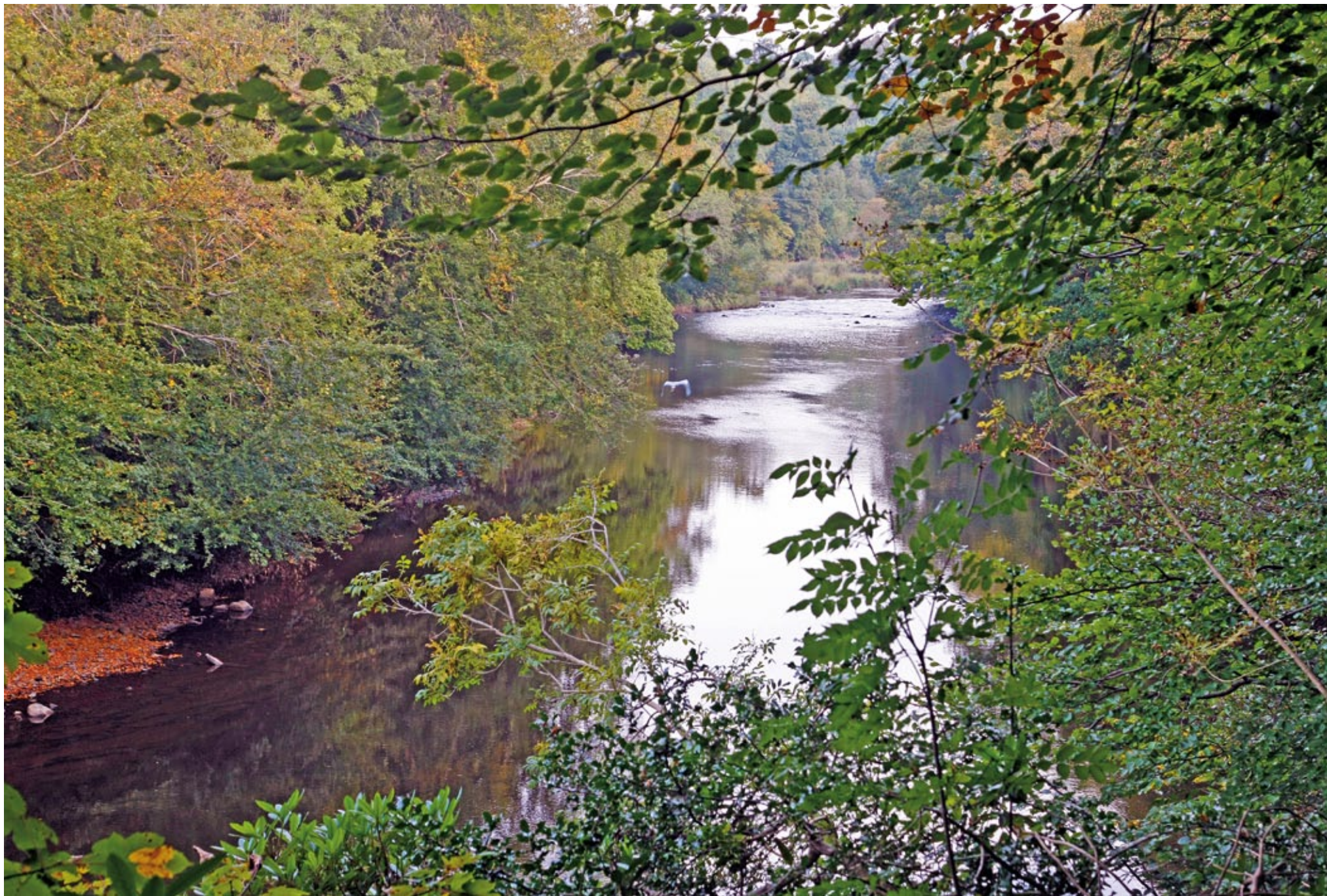
The historic setting of Gadgirth House and its mature secluded grounds are one of the property's defining aspects. Fishing on the River Ayr is included. The terraces, decking and courtyards around the house, complete with hot tub and built in TV, enable its owners to enjoy these lovely grounds. In the Spring there is colour from snowdrops, bluebells, crocus and the borders have a selection of flowering shrubs and herbaceous perennials providing character all year round.

#### **DIRECTIONS**

From the A77 Holmston Roundabout at Ayr, take the A70 (signed Cumnock). Go through Coylton and turn left onto the B742 at the war memorial just before the end of the village. Continue on this road for approximately 2 miles. The entrance to the Gadgirth House and Estate is on the curve of the hill on the left hand side. Go through the main gates and proceed along the private drive.

Post code: KA6 5AJ











## **SERVICES**

Mains electricity  
Central heating: Ground source heat pump with under floor heating on ground floor with back up oil fired boiler  
Mains water  
Private drainage  
Fully integrated security system with gate intercom  
Alarm and cctv

## **EPC**

The Energy Efficiency Rating is B, and the Environmental Rating is B.

## **SOLICITORS**

MGH Legal  
1 Melville Terrace  
Stirling  
FK8 2NE  
Tel: 01786 464119

## **LOCAL AUTHORITY**

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

## **FIXTURES AND FITTINGS**

Fitted carpets and curtains are included in the sale. No items are included unless specifically mentioned in these particulars.

## **OUTGOINGS**

For Council Tax purposes Gadgirth has been assessed as Band H.

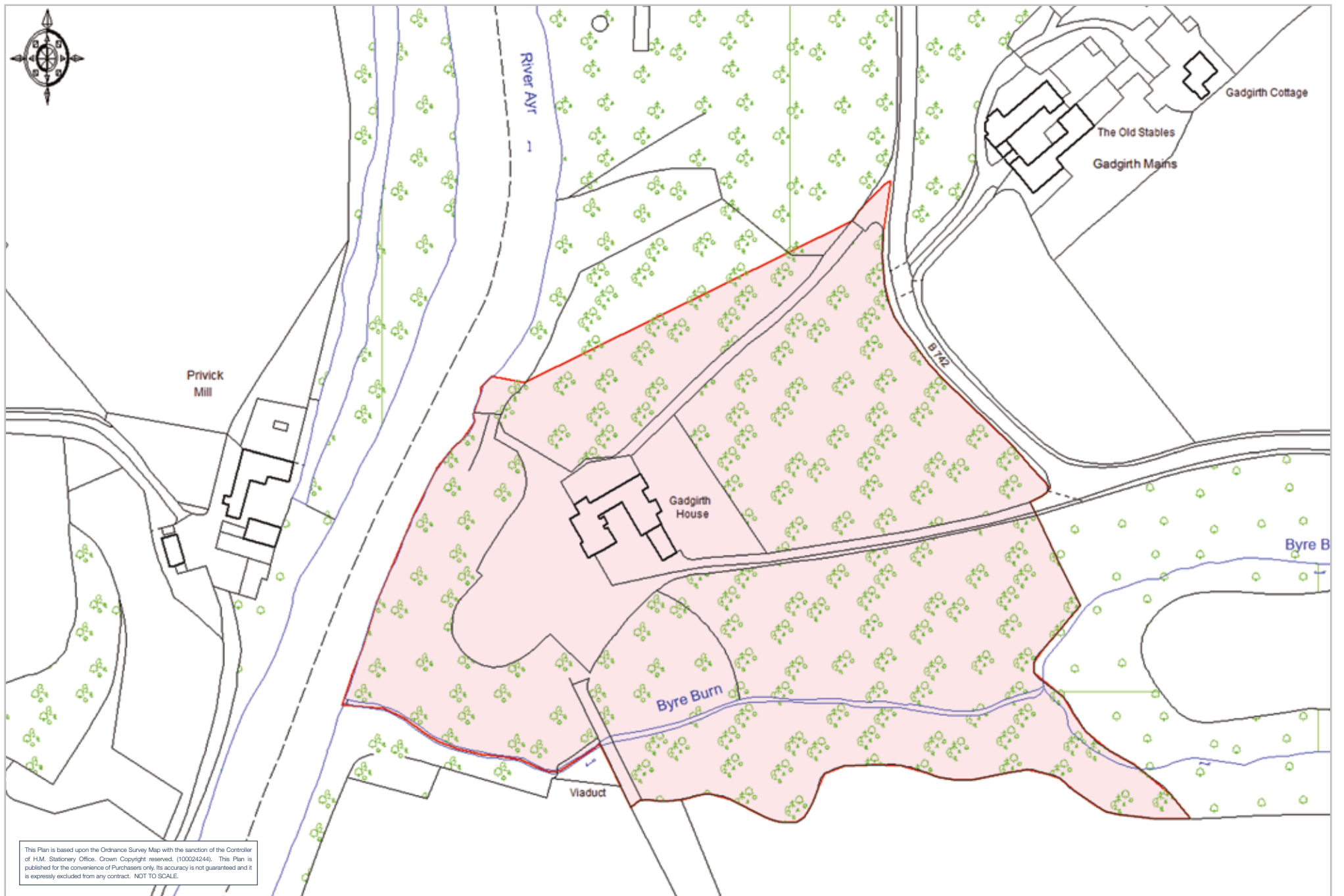
## **VIEWING**

Strictly by appointment with Savills – 0141 222 5875 and CKD Galbraith 01292 268181

## **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 and Savills, 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  
Offers must be submitted in Scottish legal terms to the joint Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.
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.

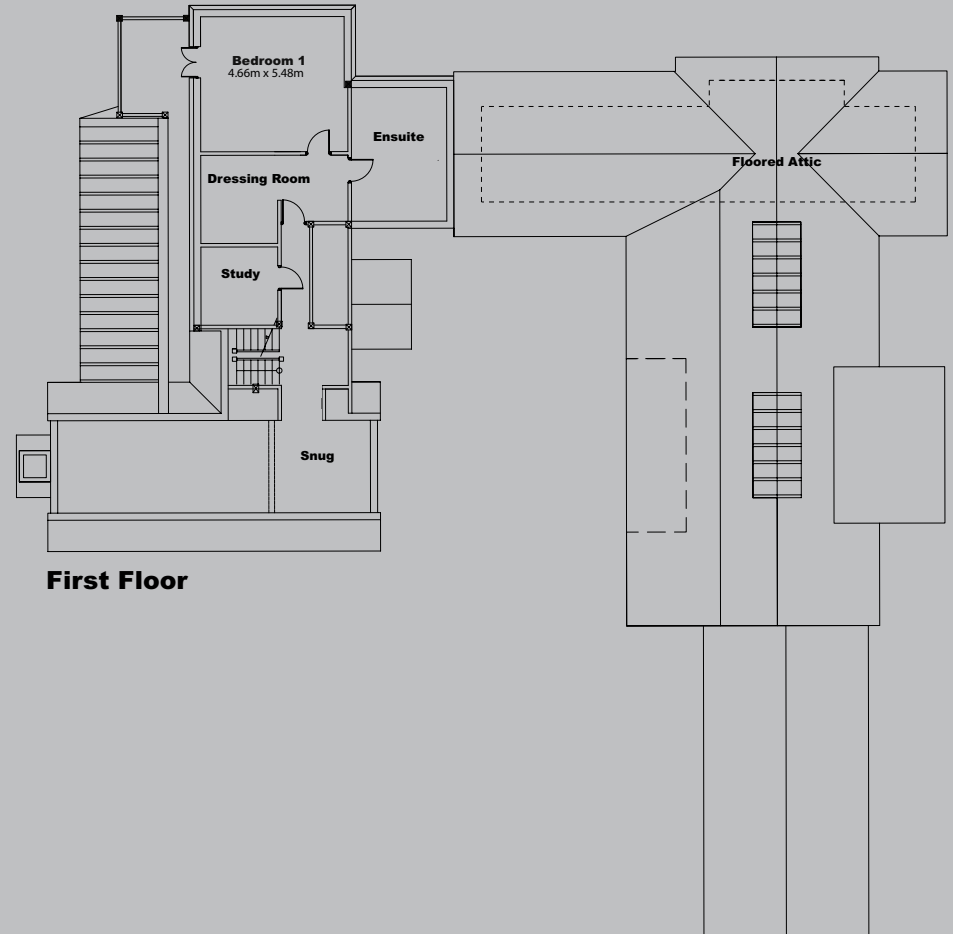
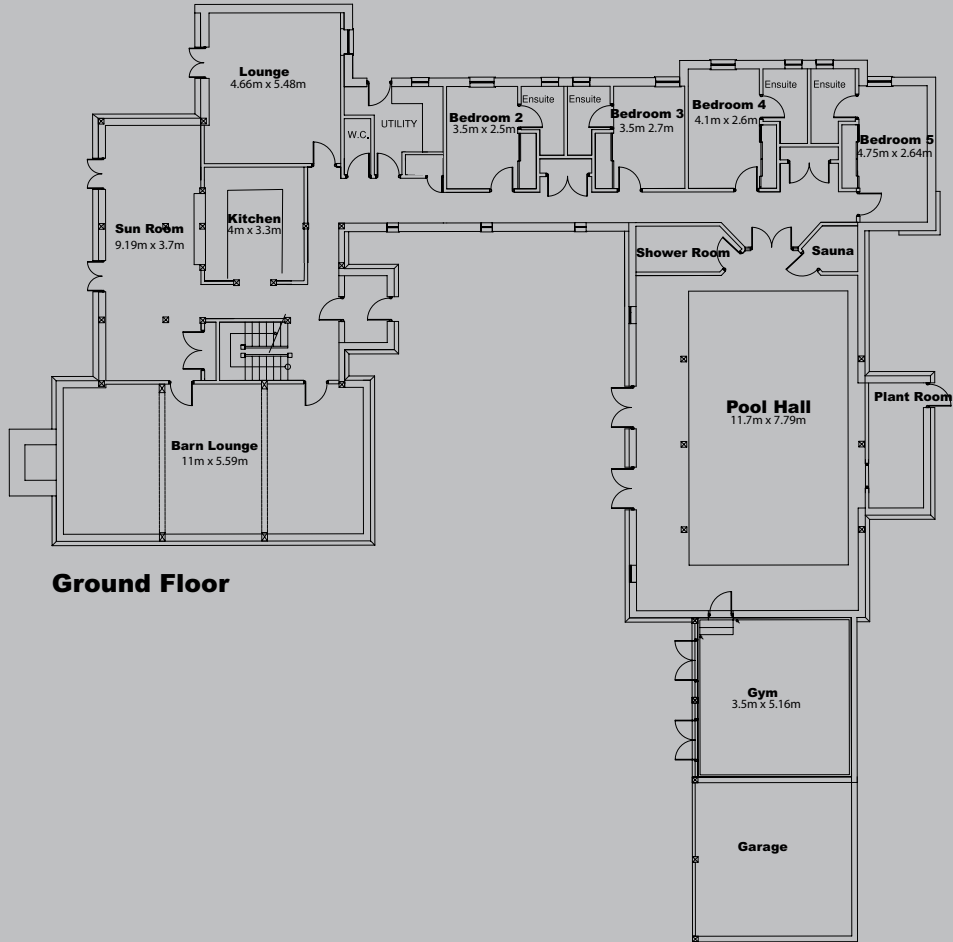




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# Gadgirth House, By Ayr

For identification only. Not to Scale.





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