



ELEGANT CATEGORY A LISTED MANSION SET WITHIN 25 ACRES

SHENNANTON HOUSE
SHENNANTON, KIRKOWAN, NEWTON STEWART, WIGTOWNSHIRE, DG8 0EG

savills



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Newton Stewart: 6 miles, Glasgow Airport: 88 miles, Glasgow city centre: 86 miles, Edinburgh Airport: 119 miles

Directions

From Glasgow, head south along the A77 and continue beyond Ayr, Girvan, Ballantrae and Cairnryan and on reaching Stranraer head east along the A75 towards Newton Stewart. Approximately 4 miles before reaching Newton Stewart there is a signpost on the A75 to Shennanton House; continue along this road – Shennanton House on the left hand side.

Alternatively from Glasgow, head south along the M74, exiting at Junction 15 (Beattock) then continue along the A701 to Dumfries. On the Dumfries bypass, head west along the A75 and continue beyond Newton Stewart for approximately 6 miles. There is a signpost on the left hand side for Shennanton House. Turn right and continue beyond the farm and turn left at the banks of the River Bladnoch into Shennanton House.

Situation

Situated in the heart of the beautiful Galloway countryside, the Cairnsmore Fleet and the Galloway hills provide a picturesque background for Shennanton House. Newton Stewart is approximately 4 miles away and provides a wide variety of shops and professional services. To the west are Portpatrick and Stranraer which also provide additional amenities including hospitals, secondary schools, supermarkets, hotels, shops and restaurants. There is a marina at Stranraer and excellent sailing opportunities on the Solway Coast. Galloway Forest Park – 300 square miles of wild beauty - is nearby and is the only place in the UK to have been awarded Dark Sky status. There is a rich Scottish heritage surrounding this area, evident by the number of castles and historic buildings in the district including Cardness Castle at Gatehouse of Fleet and Maclellan's Castle in Kirkcudbright. The area is also renowned for walking, cycling and outdoor pursuits, with many mountain biking trails including the 7 Stanes in Kirroughtree.

Within the locality there are numerous golf courses and a rich variety of fishing opportunities including Shennanton's own fishing rights on Loch Eldrig. Within the grounds of Shennanton there is a four hole golf course and a tennis court. There are additional local facilities for horse riding, sailing and rowing, clay pigeon shooting and watersports. Dumfries and Galloway is famous for bird watching with the red kite trail and osprey platform at Threave Castle.

History

Shennanton House was built in 1908 for a prosperous family of rubber plantation owners and is a Category A Listed building. The eminent Glasgow architect Henry Edward Clifford (1852 – 1923), practised as an architect in Glasgow from 1877 and designed the Pollokshields Burgh Hall and numerous beautiful mansions within the garden suburb. His varied portfolio also included the Royal Troon golf clubhouse, Clydesdale cricket club pavilion and Arts and Crafts mansions throughout Ayrshire, Glasgow and Wigtownshire.

Description

Shennanton House is an impressive two storey U-plan English vernacular country house, with distinctive polygonal dressed rubble walling contrasting with fine ashlar dressings and masonry with rosemary tiled roof. Shennanton is a fine example of English Tudor/ vernacular style and is set within mature landscaped gardens and grounds which extend to approximately 25 acres. From the entrance gate and the lodge, a long driveway passes through woodland, including beech, oak and rhododendrons and the open lawns include a four hole pitch and putt course, croquet lawn and tennis court.



The property was extensively refurbished in 1988 and converted into four self contained properties each with an abundance of charm and character to provide spacious and luxurious accommodation of between three and five bedrooms, the majority with en suite facilities.

The four conversions within Shennanton are as follows:

The Cairnsmore

The Cairnsmore is an exceptional house of immense character. It is entered through the original front porch and comprises: grand hallway, open plan dining area, drawing room, bedroom on the ground floor, kitchen and separate shower room and WC. On the first floor there are four additional bedrooms with two en suite and an additional family bathroom.

The Merrick

The Merrick is accessed from the side of the property and comprises on the ground floor: hallway, lounge, separate WC/ bathroom, bedroom and kitchen / breakfasting room. The first floor accommodation comprises: three bedrooms with two en suite and an additional shower room.

The Drumlin

A substantial house with many features of considerable character, comprising: hallway, lounge, kitchen / dining room, four bedrooms (two with en suite) and an additional shower room.

The Bladnoch

The smallest of the conversions with access from the east side, comprising: entrance hallway, study / gun room, kitchen / breakfasting room, sitting room with panelled walls, three bedrooms with two en suite.

The Lodge

Located by the main entrance and constructed of stone with a pitched slate roof, this beautiful lodge comprises on the ground floor: entrance porch / hallway, kitchen / dining room, sitting room with patio doors and bathroom / WC. The first floor accommodation comprises two double sized bedrooms. There is a substantial surrounding garden with outbuilding / store.

Games / snooker room

The games / snooker room has pine flooring with feature tiled fireplace and timber surround. Panelled walls and beamed ceilings with exposed purlins and trusses.

Grounds

The grounds surrounding Shennanton House extend to approximately 25 acres and include a four hole pitch and putt course, croquet lawn and tennis court.

Planning permissions

Shennanton House was granted planning consent in 1989 for change of use and listed building consent for alterations to form four dwelling houses. Planning permission was also sought for five additional building plots for lodges but this planning permission has since lapsed.

Permission to restore Shennanton House into a single residential dwelling house may be an option and details and enquiries should be made to the planning department of Dumfries and Galloway council.

Additional notes – the property has been used as an exclusive holiday letting business since 1992. If the purchaser wishes to continue to run the letting business, VAT at the standard rate will be added to the sale price. Additional information will be available from the selling agents.

Local Authority - Dumfries and Galloway

EPC Ratings -

The Bladnoch – G, The Cairnsmore – F, The Drumlin – F, The Merrick - F, Shennanton Lodge - F

Servitude rights, burdens and 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 referred to in the General Remarks and Stipulations or not.

The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession

Vacant possession and entry will be given on completion.

Offers

Offers must be submitted in Scottish legal terms to the 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.

Viewing

Strictly by appointment with Savills – 0141 222 5875

Purchase price

Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

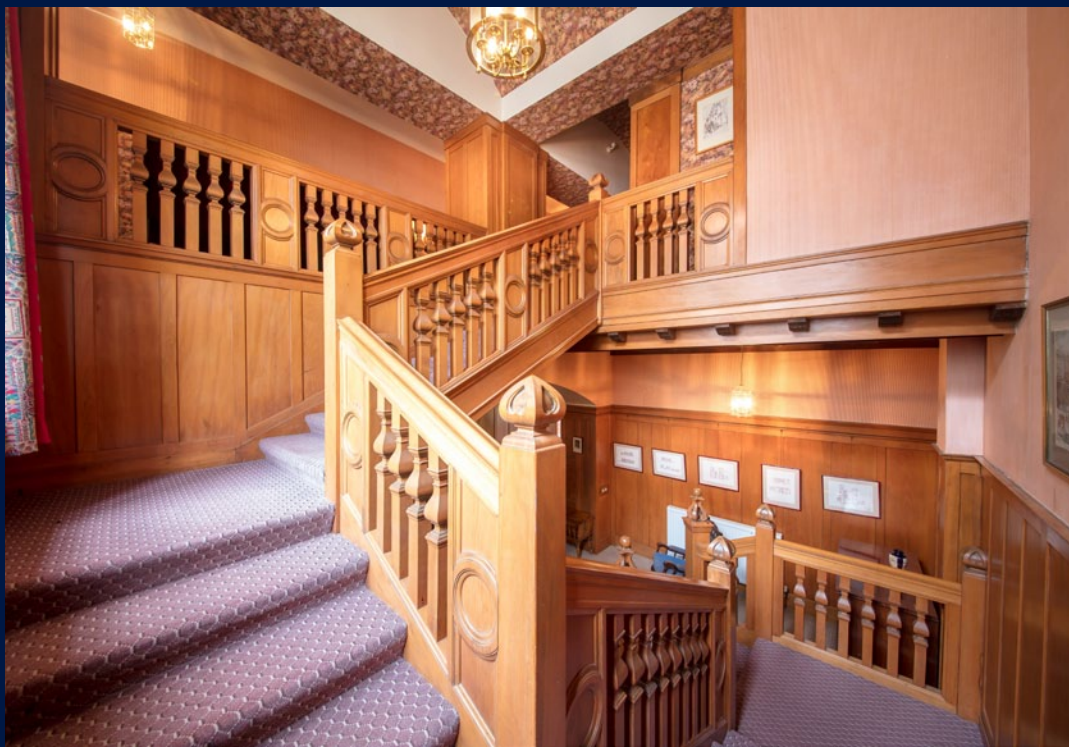












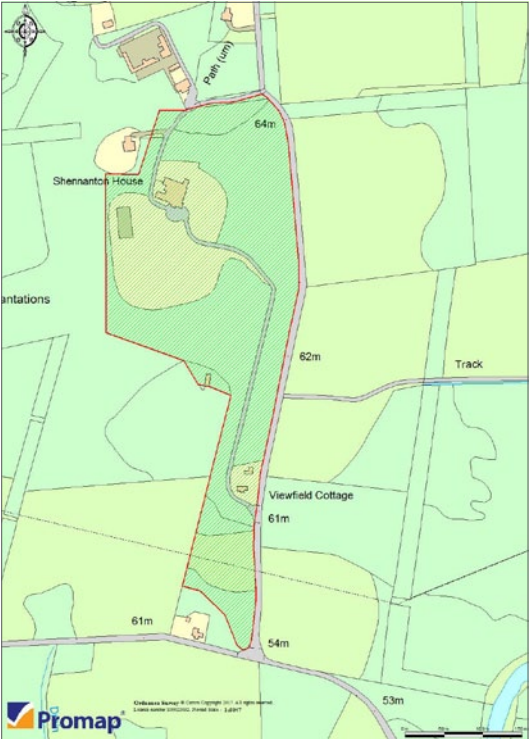
FLOORPLANS

Shennanton House internal area (approx): 1,149.9 sq. metres (12,377.1 sq. feet)
The Lodge internal area (approx): 115.3 sq. metres (1,240.8 sq. feet)
For identification only. Not to Scale.
Jaggy Pixels Imaging Ltd ©

- Cairnsmore

Bladnoch
- Drumlin

Merrick



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