



Elegant Listed villa with beautiful views

Ellanbank, 3 Montgomerie Terrace, Skelmorlie, Ayrshire, PA17 5DT



Entrance vestibule • Grand hallway • Drawing room • Sitting room • Study • Dining room • Inner hallway • Butler's pantry • Cloakroom • WC • Kitchen • Conservatory

First Floor

Shower room • Master bedroom • Four further bedrooms
Family bathroom

Outbuildings

Tool shed • Greenhouse • Workshop • Garage

Distances

Glasgow Airport: 25 miles
Prestwick Airport: 33 miles
Glasgow City Centre: 33 miles

Directions

From Glasgow take the M8 and A8 west to Greenock, then follow signs for Irvine, Largs, Wemyss Bay (A78). Follow the A78 through Inverkip to Wemyss Bay. Continue past the shops in Wemyss Bay and into Skelmorlie. At the signpost for Upper Skelmorlie turn hard left into Long Hill. Bearing right at the top of Long Hill take the first turning on the right, into Montgomerie Terrace, where Ellanbank is on the left hand side.

Situation

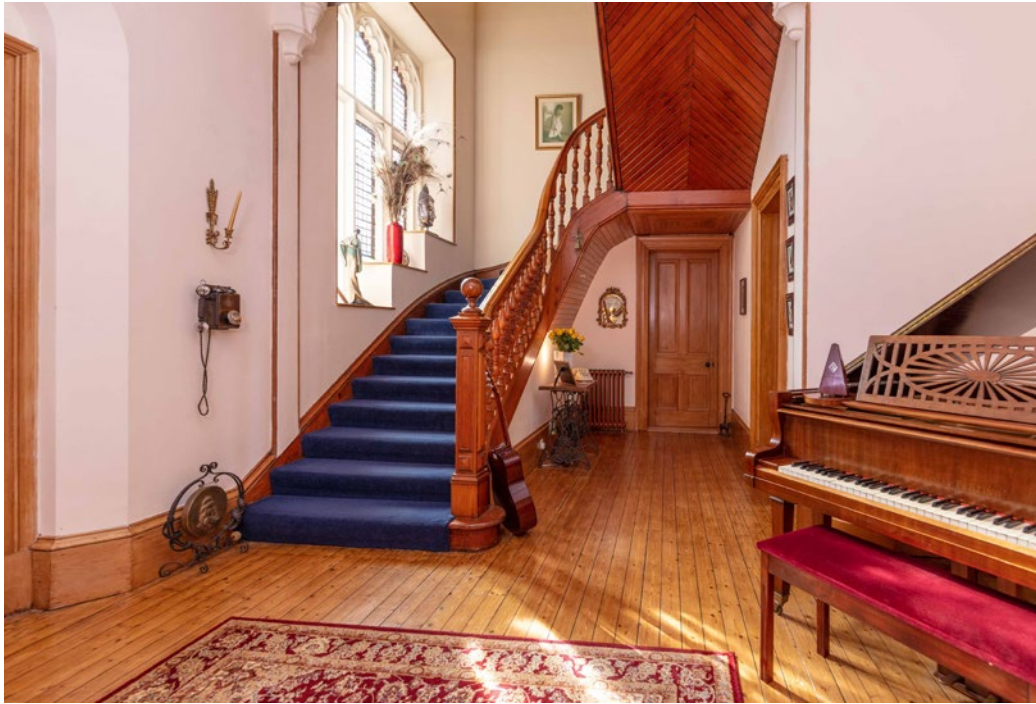
Skelmorlie and Wemyss Bay provide excellent local shopping, including an award winning butcher and delicatessen. The two villages form a belt of substantial, predominantly Victorian dwellings where wealthy merchants of Glasgow built their holiday and weekend homes. Today many of these dwellings have been subdivided and are occupied by families commuting daily to Glasgow.

By road via the A78 and M8 the city centre of Glasgow can be accessed, under normal driving conditions, in about 45 minutes and by train in a similar time from Wemyss Bay railway station. Wemyss Bay also serves as the ferry terminal for holidaymakers travelling to Rothesay and the Isle of Bute. Prestwick Airport (33 miles) provides flights to London Stansted, Ireland and a number of European destinations.

Local schooling can be found nearby at Largs Academy, with Glasgow and Kilmacolm providing an excellent choice of private schooling. There is a local primary school in Skelmorlie.

For sporting enthusiasts the Firth of Clyde provides some of Scotland's most testing waters and is home to a number of acclaimed marinas including Kip Marina and Largs Yacht Haven where many fine craft can be found. There are a number of quality golf courses in the area including Skelmorlie Golf Club's 18 hole course.







Description

Ellanbank is an elegant, mid Victorian former manse dating from 1874 and is Category C Listed. The villa was designed by John Honeyman who is chiefly known for his domestic and ecclesiastical work including the restoration of Iona and Brechin cathedrals. Along with his partner, John Keppie, he was employer and master to Charles Rennie Mackintosh and was the president of the Glasgow Institute of Architects in 1881/1882.

Ellanbank was designed to take full advantage of the beautiful elevated position with panoramic views over the Firth of Clyde over to the Isle of Bute and beyond.

The accommodation on the ground floor begins with an entrance vestibule which leads into a grand reception hallway with ornate plasterwork and stained glass windows and stone mullions. The drawing room has a marble fireplace at focal point with beautiful open aspects. Additional reception rooms include a formal dining room again with an intricately decorated ceiling, sitting room, study, modern fitted kitchen with a fine range of base and wall mounted units with doors leading to the conservatory which was built by Cairn Conservatories. Additional accommodation on the ground floor includes a butler's pantry and cloakroom/WC. The first floor accommodation comprises five well proportioned double bedrooms, family bathroom and shower room.

The grounds surrounding Ellanbank extend to approximately half an acre with the driveway sweeping towards the house and parking space for a number of cars and access to the garage. There is a well stocked border with a wide range of mature trees and shrubs and to the front of the house there is a level lawn which was formerly a croquet lawn. Outbuildings include a tool shed, greenhouse, workshop and garage.



EPC Rating

Band D

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.







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