



## BEAUTIFUL GEORGIAN MANSION IN AN IDYLIC AYRSHIRE SETTING

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GLEBE HOUSE  
18 KIRKBRAE, KIRKOSWALD KA19 8HZ

savills







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Entrance vestibule ♦ reception hallway ♦ drawing room ♦ conservatory ♦ sitting room ♦ dining room ♦ study ♦ kitchen ♦ utility room ♦ laundry room ♦ inner hallway ♦ boot room ♦ attached cottage ♦ swimming pool ♦ 5 bedrooms ♦ bathroom ♦ shower room ♦ attic room ♦ plant room ♦ tennis court ♦ stables ♦ store room ♦ work shop ♦ gardens

Ayr – 13 miles, Prestwick Airport – 20 miles, Glasgow Airport – 52 miles, Glasgow city centre – 50 miles

## Directions

From Glasgow take the M77 and the A77 south past Ayr and through the town of Maybole, continue south of Maybole into the village of Kirkoswald. Continue beyond Souter Johnnie's cottage and continue past Souters Inn turning first left into Kirkbrae. Continue to the top of Kirkbrae and the entrance to Glebe House is on the right hand side opposite Kirkoswald Parish Church.

## Situation

Glebe House is situated in one of the most enchanting, secluded positions within the famously lush countryside of South Ayrshire. Surrounded by mature immaculate gardens which include a small golf course and woodland providing additional privacy and screening. Glebe House is close to the heart of Burns country, with the most tangible remainder of Burns in the village of Kirkoswald. Souter Johnnie's cottage has been restored and is now in the care of the National Trust of Scotland. This picturesque village dates back to 1244 and was built by monks who at the same time founded Crossraguel Abbey, two miles to the north east. Turnberry Hotel, built by James Miller, was opened in 1906 as the world's first golf resort and has since established itself as one of the world's premier destinations for golf. Trump Turnberry hotel and golf course are shortly to be reopened after extensive refurbishment.

Ayr is Ayrshire's foremost town and offers a good 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 – 18.

The Ayrshire coast is famous worldwide for golf with championship courses at Turnberry (the venue for the British Open in 2009), Royal Troon and Prestwick Old (the original home of the British Open). There is also excellent sailing with yachting marinas 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.

Prestwick Airport is just to the north of Ayr and has services to London Stansted and many European destinations while Glasgow and Edinburgh Airports provide a wider range of domestic, European and international flights.



### Description

Glebe House is an elegant Category B listed Georgian mansion built circa 1771 and formerly the manse of the adjoining Kirkoswald parish church. The property has a wealth of traditional features and has undergone careful restoration by the current owners to provide a manageable and comfortable villa. The accommodation on the ground floor comprises: entrance vestibule with mosaic tiled flooring, grand reception hallway with stone staircase and beautiful drawing room with French doors leading to the conservatory. The conservatory has double glazed picture windows overlooking the terrace and beyond to the gardens and tennis court. The ground floor accommodation continues with a sitting room with fire place, formal dining room overlooking the gardens, study, cloakroom and a fitted dining sized kitchen with four oven red Aga at its heart. There is an extensive utility room which can be used as a preparation kitchen, laundry room, inner hallway and boot room. Also on the ground floor there is an attached cottage which comprises two double sized bedrooms, substantial open plan living room / games room, fitted kitchen and bathroom. An access door from the house leads to the swimming pool which has double glazed picture windows and French doors leading to a terrace. Off the swimming pool is a shower room, toilet and sauna.

The first floor accommodation comprises: four double sized bedrooms, luxury bathroom with three piece suite, and luxury shower room, again, with three piece suite. The second floor accommodation comprises: bedroom five and attic room.

Outbuildings include double sized integral garage with adjoining car port and store room to rear, plant room which is located by the swimming pool, additional garage which is used for storing garden tools, stables (two stables with tack room), store room, workshop and cottage which is currently used as an art studio.

The beautiful gardens are a credit to the current owners with a walled garden to the front and extensive, mainly lawned gardens to the rear with tennis court and nine hole golf course which takes in the beautiful views over the surrounding farmland.

### Local Authority

South Ayrshire council

Council tax band G

### EPC Rating

Band E

### 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.

















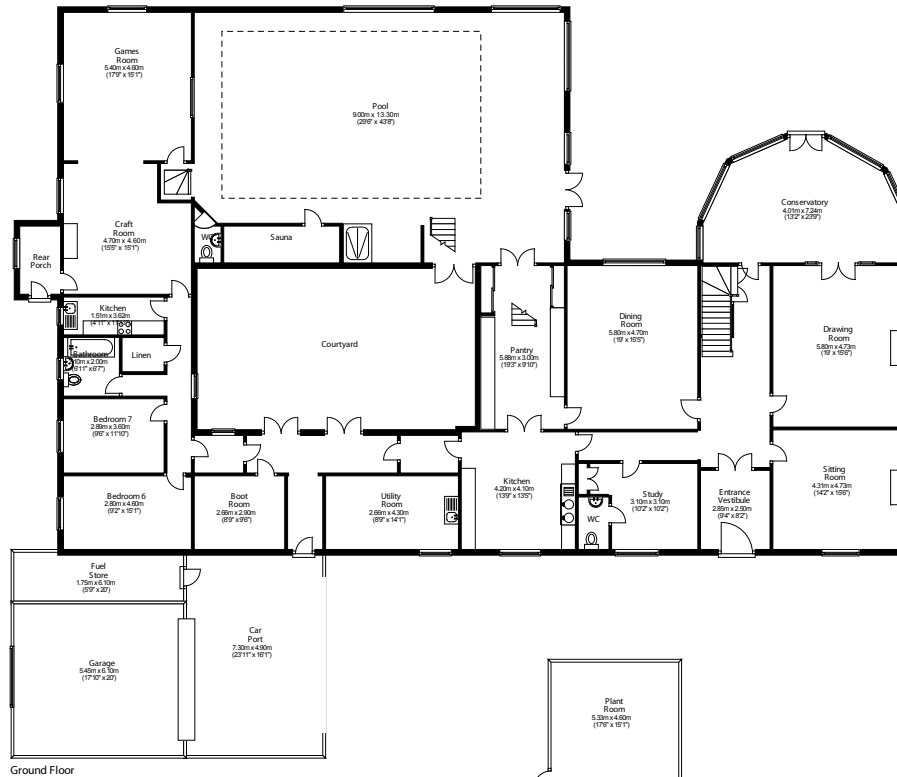
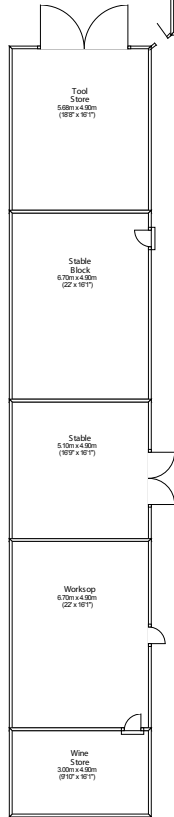




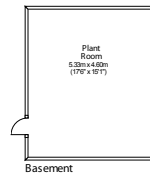




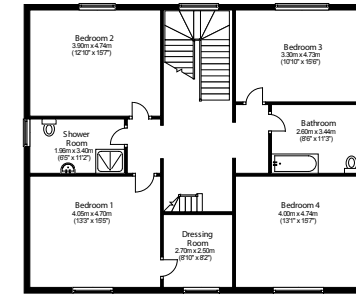
Main House gross internal area (approx.): 645.4 sq m (6947.3 sq ft)



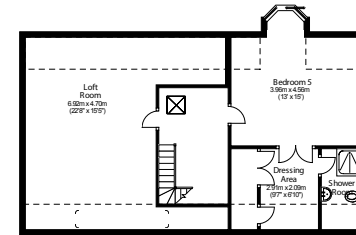
### Ground Floor



Basement



### First Floor



Second Floor



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