



HIGH WILLIAMSHAW

OLD GLASGOW ROAD, STEWARTON, EAST AYRSHIRE



HIGH WILLIAMSHAW, OLD GLASGOW ROAD, STEWARTON, EAST AYRSHIRE

An outstanding A Listed Georgian house with stunning gardens, grazing land and buildings.

Stewarton 1.5 miles ■ Glasgow 17.5 miles ■ Glasgow Airport 22 miles

About 82.41 acres (33.35 hectares)

3 Reception Rooms, 5 Bedrooms (one en suite), Library / Study, Kitchen, Family Bathroom, Shower Room, Utility Area, W.C., Garage.

- Magnificent Grade A Listed House.
- Attractive period features.
- Adjoining barn.
- Superb range of outbuildings.
- Beautiful landscaped mature gardens.
- Excellent grazing land and amenity woodland divided between 10 enclosures.

FOR SALE AS A WHOLE OR IN 4 LOTS

Lot 1 High Williamshaw House, outbuildings in about 7.02 acres **Offers Over £725,000**

Lot 2 About 15.84 acres **Offers Over £65,000**

Lot 3 About 28.31 acres **Offers Over £110,000**

Lot 4 About 31.24 acres **Offers Over £120,000**

Whole Offers Over £1,020,000

Galbraith

Ayr
01292 268181
ayr@galbraithgroup.com

 OnTheMarket



Drawing Room



Entrance Hall

SITUATION

High Williamshaw is a delightful small country estate with an impressive yet manageable house in an idyllic rural location together with a range of useful outbuildings and extensive mature garden grounds, all set within about 82.41 acres.

It is privately situated about 1.5 miles from the popular market town of Stewarton in East Ayrshire. Stewarton has primary and secondary schooling, two supermarkets, independent shops and cafes, a sports centre and railway station with regular connections to Glasgow. Private schooling at Belmont and Hutchesons (Glasgow) and Wellington (Ayr) are within easy travelling distance. Glasgow and Prestwick Airports are both 18 miles distant. Ayrshire is renowned for its many golf courses including the world famous facilities at Turnberry (37 miles), Royal Troon (20 miles) and Prestwick (19 miles). There is a popular racecourse in Ayr and excellent yachting facilities at the marinas in Troon, Ardrossan and Largs. The area offers excellent equestrian facilities including the Morris Equestrian Centre (5.5 miles).

Lot 1: High Williamshaw House, buildings and land

Ground Floor:

Vestibule, Hall, Drawing Room, Sitting Room, Dining Room, Kitchen/Breakfasting Room, Library/Study, Utility Area, W.C., Garage

First Floor: 3 Bedrooms (Master en suite). Shower Room.

Second Floor: 2 Bedrooms. Bathroom.

DESCRIPTION

High Williamshaw is a charming grade A Listed house dating from 1771 and built of sandstone under a slate roof. It was originally built for a Lt Col T Donaldson who had connections with the Royal Artillery and army and whose initials can be seen on the door lintel. The house was extended for the family in 1862 with the addition of the adjoining wings. The house was comprehensively upgraded in the 1980s and the current owner has lived at the property for some 29 years.

High Williamshaw is formed over three storeys and has many fine architectural features including crow stepped gables, a nepus gable on the front elevation, raised ashlar margins and quoins. Inside, there is a horseshoe staircase with timber balusters and banister, and some original plaster cornicing and beautifully proportioned rooms. In brief, the ground floor comprises an entrance vestibule with glazed inner doors to the hallway. The elegant drawing room with a feature fireplace with fender and wood surround, beamed ceiling, coving and double aspect window seats is a most appealing room. There is a dining room and cosy sitting room / snug. The breakfasting kitchen has a range of traditional cream painted farmhouse style floor and wall units with a separate external access. The kitchen leads to a utility area, w.c. and large library/study with fitted shelving. From the library, a door leads to the garage / workshop and there is also a door to the rear courtyard. On the first floor, the principal bedroom suite has a beautiful curved plaster arch, coving and lovely views over the garden and surrounding fields and an en suite bathroom. Also on the first floor are two further bedrooms (one double and one single) and a shower room. The second floor comprises two further double bedrooms and a family bathroom.

Drawing Room



The west wing of the house comprises a substantial converted barn (about 16.9m x 7.4m) which has wooden flooring and central heating and is a superb addition to the house offering tremendous flexibility and scope for development into additional accommodation (subject to consent). High Williamshaw is a striking historic home that offers attractive accommodation and a wealth of traditional features with beautiful well manicured gardens, useful stone buildings, grazing land and ample private parking for multiple vehicles.

BUILDINGS

Garden stores: About 6.4m x 3.2m, 6.4m x 5.43m and 6.4m x 2.6m. Stone and slate.

Cattle shed: About 8.95m x 4.43m

Steel portal with breezeblock, timber cladding and box profile roof.

GARDEN AND GROUNDS

Externally, High Williamshaw is approached through a set of pillars with its own private tarmac drive leading to a gravelled sweep and turning circle at the front of the house. There are extensive areas of well cared for gardens including lawns, a delightful collection of well stocked herbaceous planting areas and shrubbery giving colour throughout spring and summer, mature hedging, a soft fruit netting enclosure, hedging and established trees. To the front lies a useful grazing paddock which extends to approximately 3.44 acres, ideal for those with equestrian and small holder interests.

Lot 2: About 15.84 acres (6.41 hectares)

Sitting to the south-east of High Williamshaw House are two separate fields extending to about 15.84 acres (6.41 hectares). Classified as Grade 4.2 by the James Hutton Institute, the fields are well fenced with access taken directly from the public road (B769, Old Glasgow Road).

Lot 3: About 28.31 acres (11.45 hectares)

Sitting to the west of High Williamshaw House are two further fields extending to about 28.31 acres (11.45 hectares). Principally classified as Grade 4.1 and 4.2 by the James Hutton Institute, the fields are well fenced with access taken directly from a minor public road.

Lot 4: About 31.24 acres (12.64 hectares)

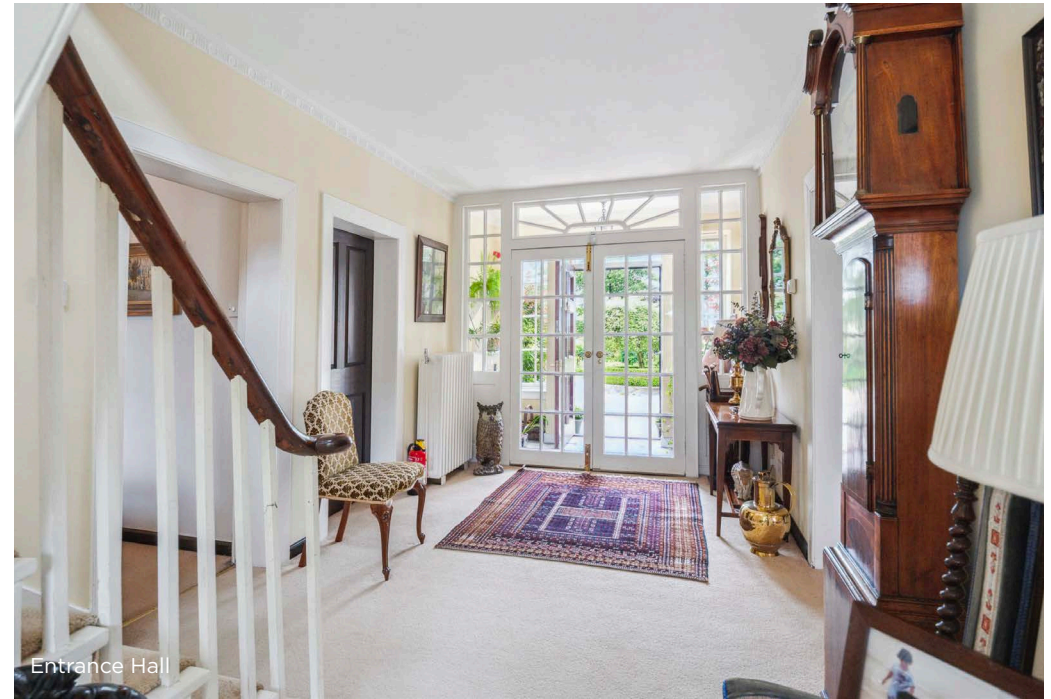
Located to the south and on the opposite side of the B769, lies about 31.24 acres of grazing and woodland. The land here is divided between 5 separate fields that are well-fenced and is classified as Grades 4.1, 4.2 and 5.3 by the James Hutton Institute. The three larger fields offer about 27.1 acres of grazing whilst there is about 4.13 acres (1.67 hectares) to the south which has been planted with a mix of native broadleaves. Access is taken from the B769.

METHOD OF SALE

High Williamshaw is offered for sale as a whole or in 4 lots.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	Alarm	Broadband	Tenure	EPC
High Williamshaw	Mains	Septic Tank	Mains	Oil fired central heating	Band H	Yes	Yes	Freehold	E41



IMPORTANT NOTES

A high pressure gas main passes through some of the land.

This property is owned by a relative of a Partner of Galbraith.

The land at High Williamshaw is currently let on annual grazing agreements. These come to an end on the 31st October 2023 and 1st March 2024. Further details can be sought from the selling agents upon request.

BASIC PAYMENT SCHEME (BPS)

Any payments relating to the 2023 scheme year will be retained by the Seller. If applicable, the Purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farmland in Good Agricultural and Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme (BPS) for the remainder of the scheme year. The Seller may enter discussions with the Purchaser to transfer the right to receive Basic Payment Scheme (BPS) Entitlements in addition to the heritable property by separate negotiation. Further details are available from the Selling Agents.

LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

High Williamshaw sits within an area designated as a Less-Favoured Area.

HISTORIC ENVIRONMENT SCOTLAND

High Williamshaw is designated as a Category A Listed Building.

LOCAL AUTHORITY

East Ayrshire Council, Council Headquarters, London Road, Kilmarnock, KA3 7BU, tel 01563 576000.

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Russell House, King Street, Ayr, KA8 OBE T: 0300 244 6300 E: SGRPID.ayr@gov.scot

MINERALS

The mineral rights are included in so far as they are owned by the seller.

TIMBER

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale.

FIXTURES AND FITTINGS

All fixtures and fittings are included in the sale price. No other items are included unless specifically mentioned in the sales particulars.



Kitchen



Master Bedroom

DIRECTIONS

From Glasgow, leave the M77 at junction 4 and at Whitecraigs Rugby club take the B769 to Stewarton. After passing Kingsford, travel for about 1/3 mile and the entrance to High Williamshaw is on the right hand side.

POSTCODE

KA3 5JR

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://w3w.co/talking.muted.fury>

SOLICITORS

Wright, Johnston and McKenzie, 302 St Vincent Street, Glasgow, G2 5RZ, tel 0141 248 3434

VIEWING

Strictly by appointment with the Selling Agents.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farm land and water courses.

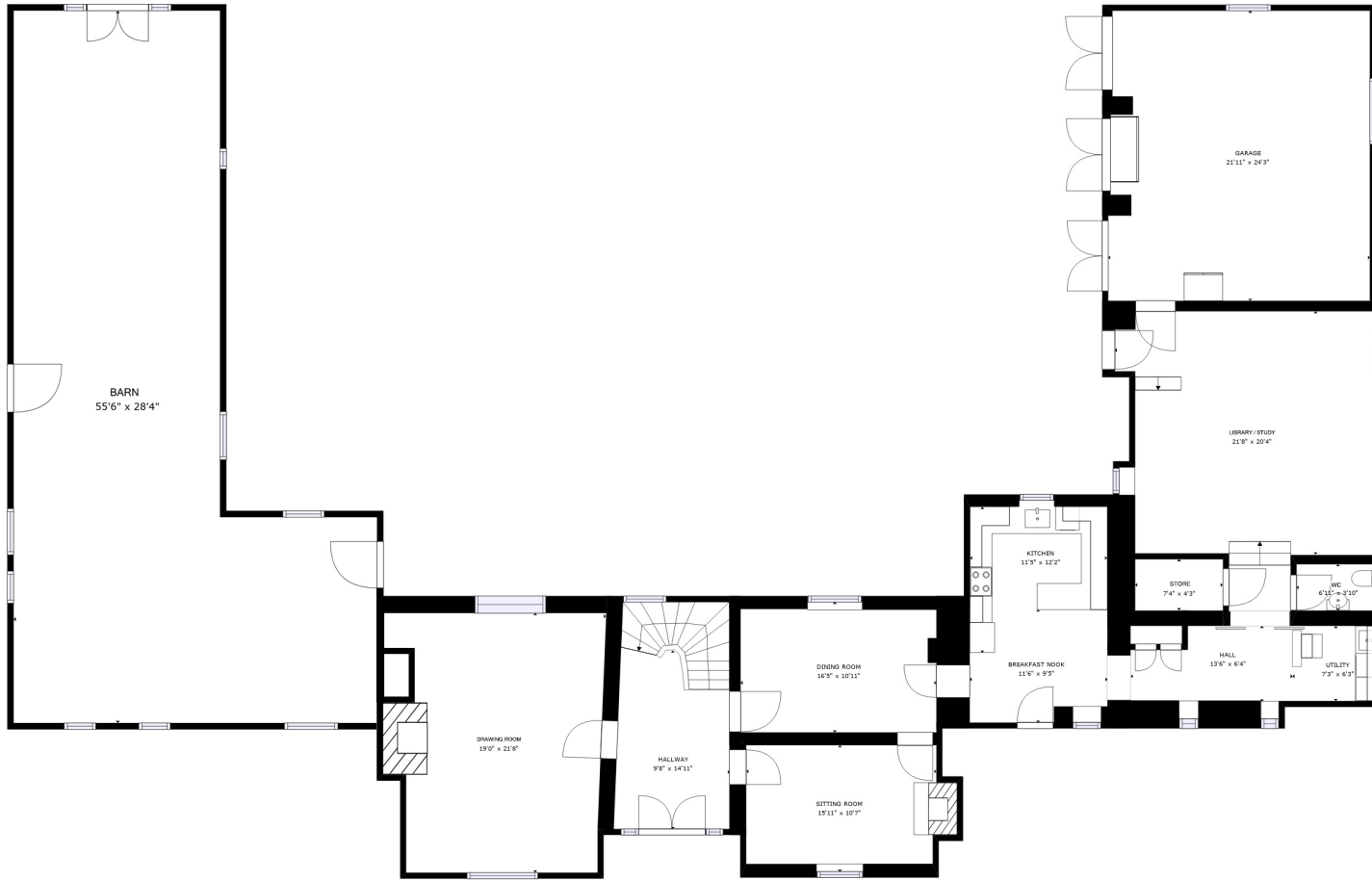
THIRD PARTY RIGHTS AND SERVITUDES

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 as satisfied themselves in respect thereof.

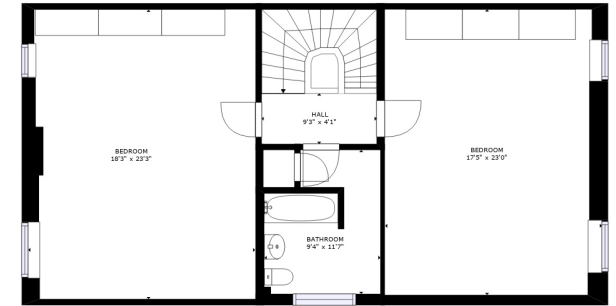
AMC PLC FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alice Wilson in our Galbraith Ayr office on 07920 724906 Email: alice.wilson@galbraithgroup.com

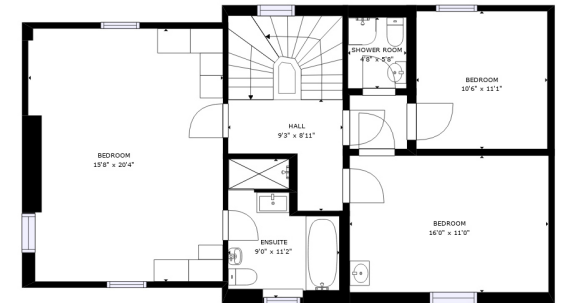




FLOOR 1



FLOOR 3

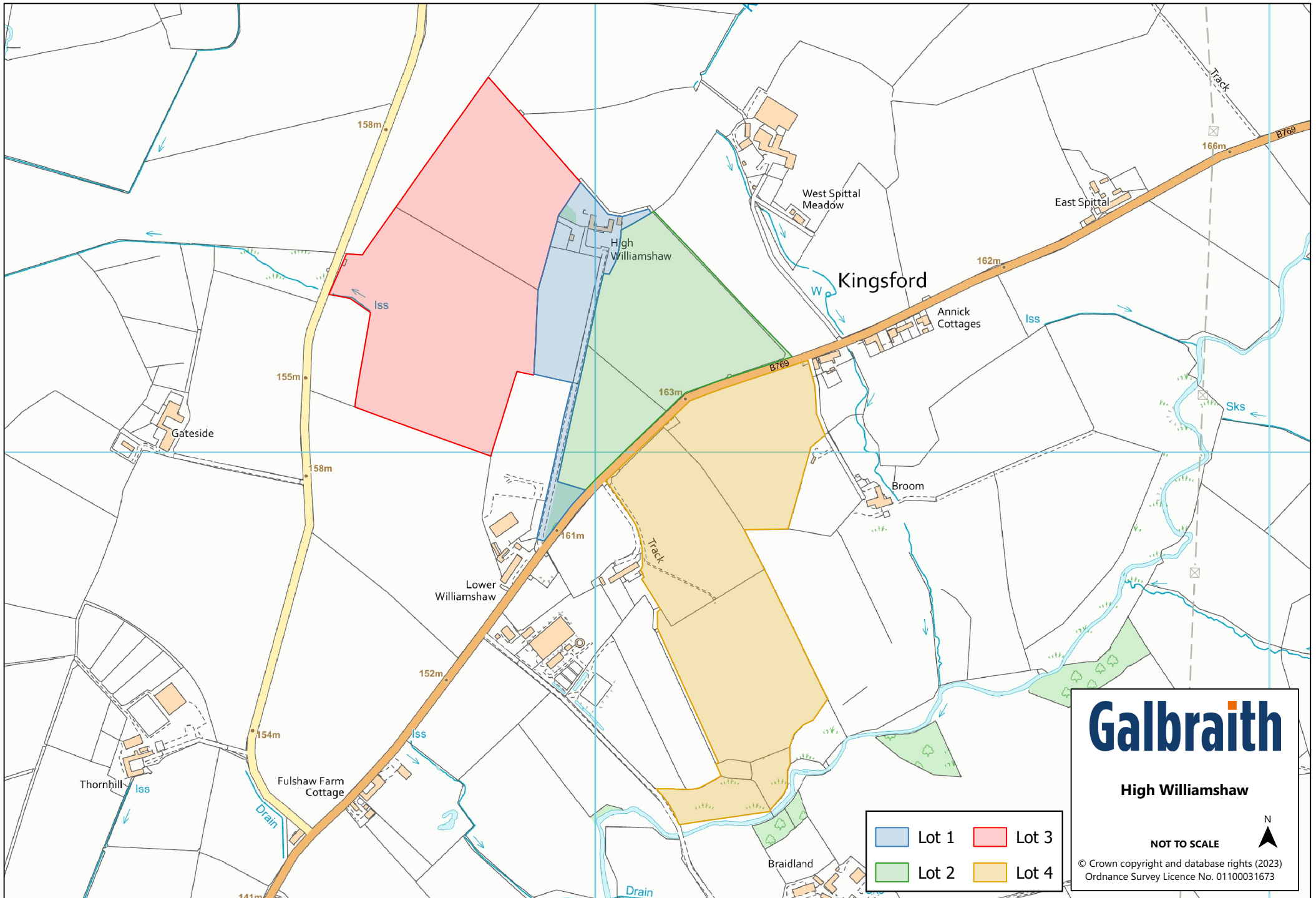


FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 1908 sq. ft, FLOOR 2: 888 sq. ft
 FLOOR 3: 1034 sq. ft, EXCLUDED AREAS:
 GARAGE: 520 sq. ft
 TOTAL: 3831 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.









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High Williamshaw

NOT TO SCALE

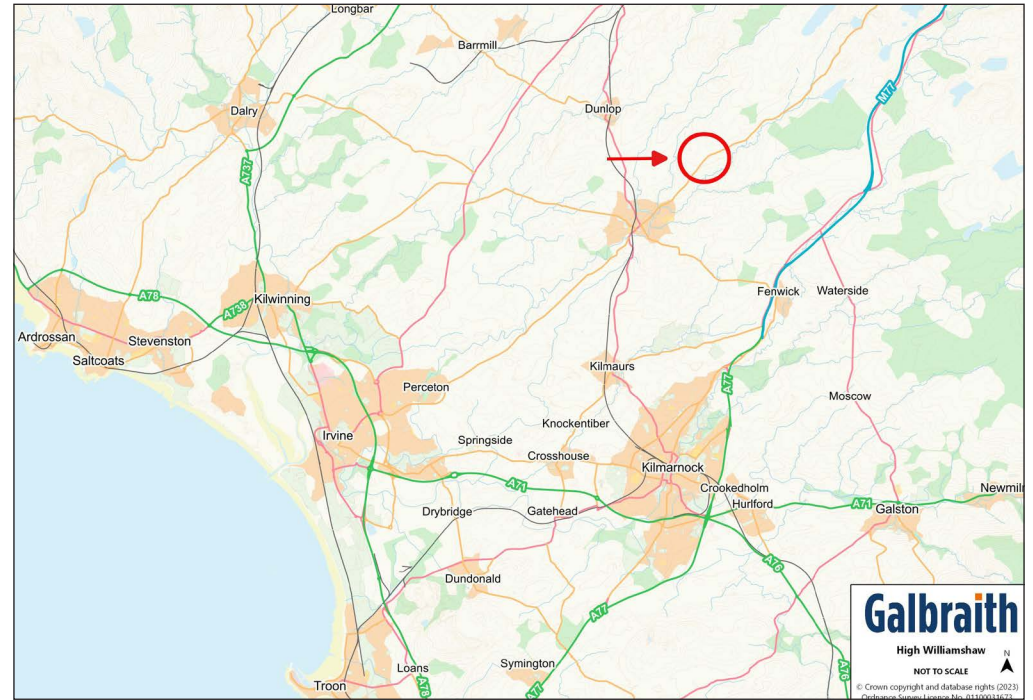


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	Lot 1		Lot 3
	Lot 2		Lot 4

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 Galbraith, 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 - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 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. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in July 2023.







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