



PLAY VIDEO

Bargany House, Girvan, South Ayrshire







An impressive 17th century mansion house in a completely **unspoilt and peaceful parkland setting**, complete with elegant period features and beautifully proportioned accommodation.

Summary of accommodation

Reception hall | Six reception rooms | Eighteen bedrooms | Fourteen bath/shower rooms (seven en suite) | Kitchen/breakfast room
Home office | Billiard room | Games room | Home cinema | Playroom | Gymnasium | Various domestic offices including pantry
Laundry | Cloakroom | Wine cellars | Self-contained annexe

Approximately 18,705 square feet; 1,738 square metres

Private drive | Large parking area | Inspirational garden

In all about 6.83 acres

Distances

Girvan 3 miles Turnberry 7 miles, Ayr 18 miles, Glasgow Airport 55 miles, Prestwick Airport 27 miles

(All distances are approximate)



Knight Frank Melrose
St Dunstan's, High Street
Melrose
TD6 9PS
knightfrank.co.uk

James Denne
01896 807013
james.denne@knightfrank.com

Situation

Bargany House is located in a dreamy rural setting in a secluded, parkland setting, at the end of a long drive and at the centre of an ancient and private rural estate. The house is in an elevated position with fabulous views over the surrounding parkland, the Girvan water (which flows close by) and 18th century Duke's Bridge. Bargany House is only 3 miles from the coastal town of Girvan, 18 miles south of Ayr and 7 miles from Turnberry, putting it within commuting distance of Glasgow.

There are regular train services to Glasgow from Maybole (10.5 miles) and Ayr. Local services, including primary and secondary schools, are available in Girvan. Ayr provides a wide range of shops, supermarkets, professional services and schools, most notably Wellington School which provides private coeducation.

Glasgow City Centre (55 miles – via M77) is also easily accessed by road. It is a vibrant and dynamic city with one of the UK's best shopping districts.

Edinburgh, Scotland's famous capital city, lies just over 91 miles to the northeast. Prestwick Airport (22 miles) has regular low-cost flights to London and continental Europe. Glasgow Airport and Edinburgh Airport provide a wide range of domestic, European and international flights. The Troon Ferry (27 miles) takes about three hours to Belfast.

South Ayrshire, and more notably its coastline, is well known for its rich and varied landscape, lovely beaches, dairy and livestock farming, horse riding, walking, fishing and racing, forestry and famous golf courses. The Ayrshire coast is famous worldwide for golf, with championship courses at Royal Troon, Prestwick and Turnberry, all of which have hosted the Open Championship. Ayr Racecourse has regular race meetings, on the flat and over jumps, and hosts the Scottish Grand National and Ayr Gold Cup. Only a short distance to the north is the popular sailing area of the Firth of Clyde with yachting marinas at Girvan, Troon, and further up the coast at Largs and Inverkip.







Directions

What3words - professes.sublime.clashing

Historical note

Dating from 1681, Bargany House is a late 17th century unfortified mansion house, built using stones from Barganny Keep. The mansion house was extended in about 1840, and a new three storey wing was added by The Earl of Stair to the north of the 17th century mansion between 1862 and 1876.

Bargany House is a Category A listed building and retains much of the impressive original plasterwork/carvings which is believed to be Adam or Gibbons. The house fell into disrepair in the 1970's, but was completely refurbished in the 1980's.

Over the last ten years, Bargany House has undergone further detailed and careful renovation work, restoring the original features whilst blending new, more contemporary, finishes.





The property

Bargany House is one of the finest Category A listed mansions in the West of Scotland, and was the first unfortified mansion house to be built in Scotland. It is a four storey building, characterised by its crow-stepped end gables. The magnificent reception rooms make the most of the natural light, are both gracious and spacious, as well as being elegant and well proportioned. Of particular note is the quality of the plasterwork, the wooden panelling and the interior paintwork.

Despite its size, this historic house has been refurbished to a high standard and has become a large, but easily managed, family home. Large windows, throughout the house, make sure that it is not just the reception rooms that are light and airy. Of particular note is how well the modern kitchen/ breakfast/family room fits in to the fabric of the house and has become its focus. As with most of the main rooms, there are fabulous views from this room as well.

Adjacent to the kitchen is the spectacular dining room, followed by the drawing room, music room and library – all interlinked. On the ground floor are the study, cinema, games room, billiard room and gymnasium, below which are the cellars. The main bedroom suite is also beautifully proportioned; seven of the subsidiary bedrooms all have en suite bathroom facilities. On the top floor is a large playroom. There is a fully renovated, self-contained annexe in the south wing.

Gardens, grounds and outbuildings

Surrounding Bargany House are gardens and grounds extending to about 6.83 acres. They consist mostly of formal lawns, flowerbeds and woodland. The valley of the Girvan Water is one of the most beautiful in the south west of Scotland. The river flows below the house on its northern flank and only adds to the unrivalled, protected, spectacular views over the surrounding parkland. A ¾ mile, private drive from the main road, through impressive woodland and past an ornamental lake, leads through stone gate piers into the grounds of Bargany House. At the back of the house is a useful range of outbuildings and garaging. (See floorplans and site plan for room/ outbuildings layout and dimensions).



Travel Arrangements

Airport

Glasgow

Tel: 0344 481 5555

Railway Stations

Maybole, Ayr and Glasgow

General Rail Information Tel: 08457 48 49 50

www.nationalrail.co.uk/stations

Car Hire

Avis

Tel: 0990 900500

Europcar

Tel: 08457 222 525

Solicitors

Blackadders LLP, 53 Bothwell Street, Glasgow G2 6TS

Tel: 0141 2481888

enquiries@blackadders.co.uk

Entry

Entry is available by arrangement with the seller.

Services

The house is served by an oil-fired central heating system, mains water, mains electricity and private drainage to a septic tank. These services have not been tested and therefore there is no warranty from the agent.

Viewing

Strictly by appointment with the selling agents Knight Frank (0131 222 9600).

Offers

Offers should be submitted in Scottish legal form the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection. There is right of pre-emption in place (in favour of the previous owners) which will not be exercised.

Approximate Gross Internal Floor Area

Basement: 108.52 sq m (1,168 sq ft)

Ground Floor: 655.27 sq m (7,053 sq ft)

First Floor: 570.01 sq m (6,136 sq ft)

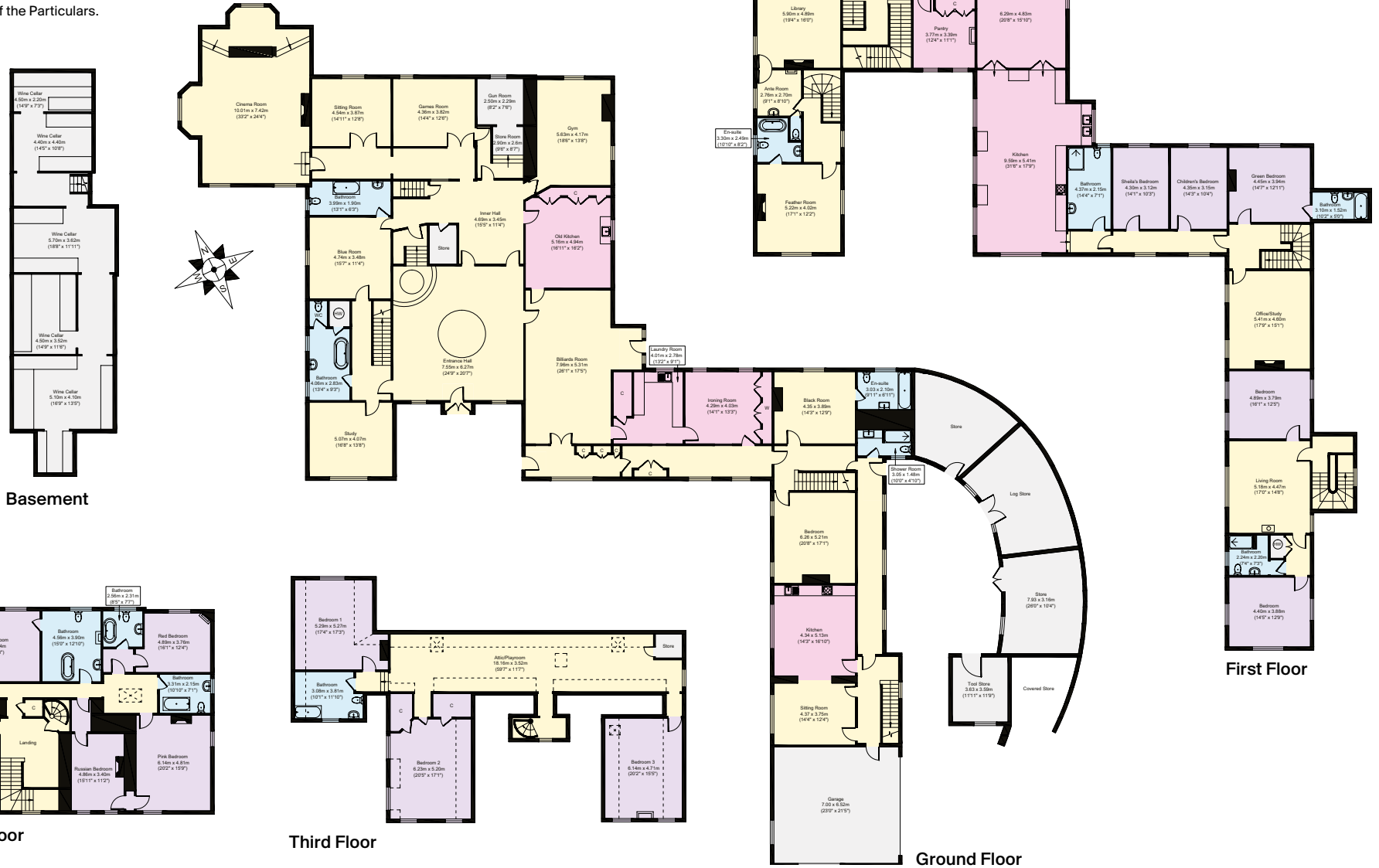
Second Floor: 224.46 sq m (2,416 sq ft)

Third Floor: 153.25 sq m (1,650 sq ft)

Total: 1,711.53 sq m (18,423 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase.

In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Overseas purchaser(s)

Any offer(s) by a purchaser who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

Closing date

A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.

Conditions of sale

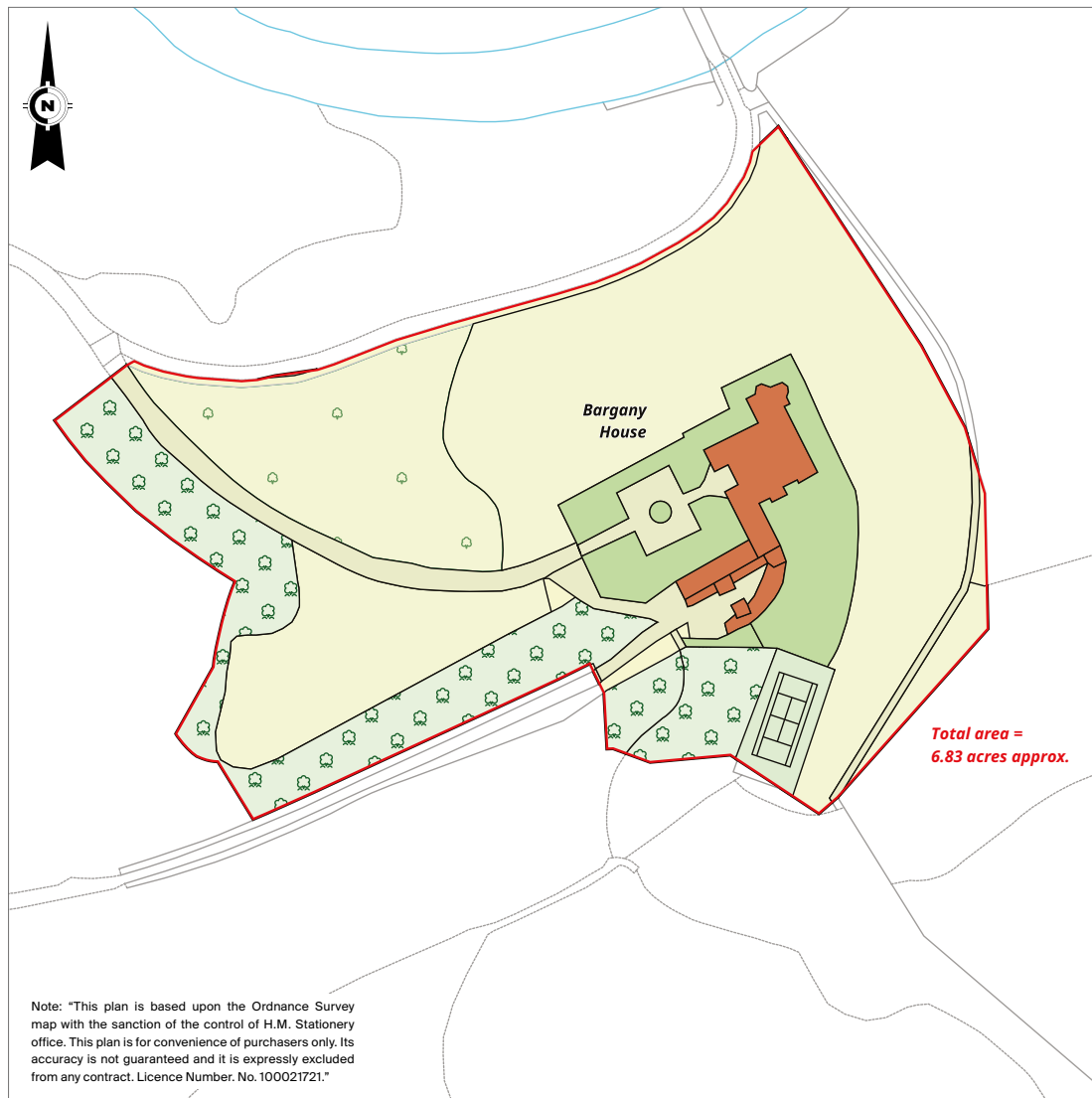
1. Fixtures and Fittings

Items not specifically mentioned within the sale particulars are not included in the sale but may be available for purchase at separate valuation.

2. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.





3. Deposit

On conclusion of missives, a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.

Property information

Tenure: Freehold

Local Authority: South Ayrshire Council, Wellington Square,
Ayr KA7 1DR. Tel: 0300 123 0900

Council Tax: Band H

EPC Rating: G

Offers over £1,950,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated June 2023. Photographs and videos dated July 2020 and later.

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