



PLAY VIDEO

Cassillis Estate, Maybole, South Ayrshire

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# A wonderfully **private Ayrshire Estate** centred on an historic, refurbished Castle overlooking the River Doon.

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## Summary of accommodation

A-listed castle over five storeys including ballroom, three reception rooms, library, cinema, seven principal bedroom suites and six further bedrooms

Converted former coach house with five bedroom suites

Three further estate cottages (West Gate Lodge – three bedrooms, Garden Cottage – three bedrooms and Stables Cottage – one bedroom)

Kennels Cottage requiring refurbishment

Mature formal gardens including formal lawns, specimen trees and walled garden

New outdoor arena, stables, loose boxes and recently constructed large general purpose shed

Land comprising 53 acres pasture and 228 acres of mixed mature woodland

About 1.8 miles of salmon and sea trout fishing on the River Doon.

About 310.05 Acres in total

## Distances

Ayr 7 miles, Prestwick Airport 13 miles, Glasgow 42 miles, Edinburgh 93 miles

(All distances are approximate)



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## Situation

Cassillis is nestled in a secluded parkland and river setting of South Ayrshire and a short distance from the coast. The Castle sits in an elevated position overlooking the attractive River Doon. The Estate is 7 miles south of Ayr and within commuting distance of Glasgow.

Ayr has a wide range of services including shops, supermarkets, professional services and schools, most notably Wellington School which provides private coeducation. There are regular train services to Glasgow from Maybole (3.5 miles).

Glasgow City Centre (44 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 93 miles to the northeast.

Prestwick airport is only 13 miles away and has flights to London Stansted and many European destinations. Glasgow Airport (45 miles) and Edinburgh Airport (81 miles) provide a wider range of domestic, European and international flights.

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, 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. The Firth of Clyde offers excellent sailing with marinas at Girvan, Troon and further up the coast at Largs and Inverkip.

## Historical Note

Cassillis was owned and occupied by the Kennedy family from the early 15th century until 2009. It is believed that the original castle was built in 1358 after the lands were granted by charter to the Kennedy's after a marriage with a local heiress. It was from here that David Kennedy, First Earl of Cassillis took his title in 1502.



The Earls of Cassillis wielded such power over South West Scotland in the 16th and early 17th centuries that they were known as the Kings of Carrick. "The history of the turbulent Kings of Carrick," wrote Nigel Tranter, "was one long catalogue of violence, savagery and sudden death." In more settled times, the earldom passed in 1759 to Sir Thomas Kennedy of Culzean, and Culzean Castle became the family seat. Culzean was presented to the National Trust for Scotland in 1945 by the 5th Marquess of Ailsa and in the 1950s the family took up residence once again at Cassillis.

The name Cassillis derives from the Gaelic "caiseal", meaning stone fort. Nigel Tranter in "The Fortified House in Scotland", writes: "It is an extensive mansion belonging to three main periods, of which the oldest part is a massive oblong tower dating possibly from the 14th century. This was greatly altered in the 17th century, a square stair-tower being added at the south-east and all above parapet level remodelled...The early castle has immensely thick walls, 16 feet thick at base, roughcast and rising four storeys to the parapet...The interior has necessarily been much altered to suit later requirements, but many original features remain..."

The spiral staircase in the Stair Tower was added at a time when the house was moving from a more fortified purpose to one more befitting landed gentry. It allowed the interior of the tower to be remodelled although the top of the original staircase from the ballroom to the top of the Keep is the original 15th century staircase.



The two storey front was added by David Bryce between 1830 and 1832 for the 12th Earl and is one of the earliest examples of the Scottish Baronial style. David Bryce was a partner in William Burn's architectural practice, and his work was heavily influenced by Burn. There is some suggestion that this work may have even inspired the style as it was so early in Bryce's career.

In more recent times, the refurbishment of the castle by the previous owner was tracked and featured in the BBC documentary programme "Restoration Homes". During this time, former staircases and a small room thought to be a secret hideaway were discovered hidden behind false walls.

Over the course of the 4-year restoration, the tower roofs were rebuilt and reslated and new lead gullies were installed. All gutters and drainpipes were replaced and all windows were refurbished and finally the harling was repaired on the tower and painted.

Internally, gas central heating was installed (with the facility to control remotely) and the property was rewired and redecorated throughout. Both the house and the tower were wired to provide media plates in most rooms (internet access, telephone and Sky HD) and rooms were remodelled to provide thirteen bedrooms in total (seven with en suite facilities and five with dressing rooms), three further bathrooms and two WCs, a cinema room and a gymnasium.

The Coach House, Garden Cottage and the West Gate Lodge has also been restored to the same exacting building specifications to provide additional accommodation, ideally suited for staff or holiday lets.

The current owners have enhanced the estate further with the refurbishment of Stables cottage, the creation of an outdoor riding arena and construction of a large new general purpose shed. A small chapel has also been created.

## Cassillis Castle

The Castle is approached through electric gates via a private tarmac driveway which follows the River Doon, passed the estate houses and terminated in a gravelled parking area to the front.

Understood to date to the early 15th century, the A-listed castle has been comprehensively and sympathetically refurbished. Laid out over five storeys, the accommodation is shown on the accompanying floor plans. The Castle has retained many historic features internally.





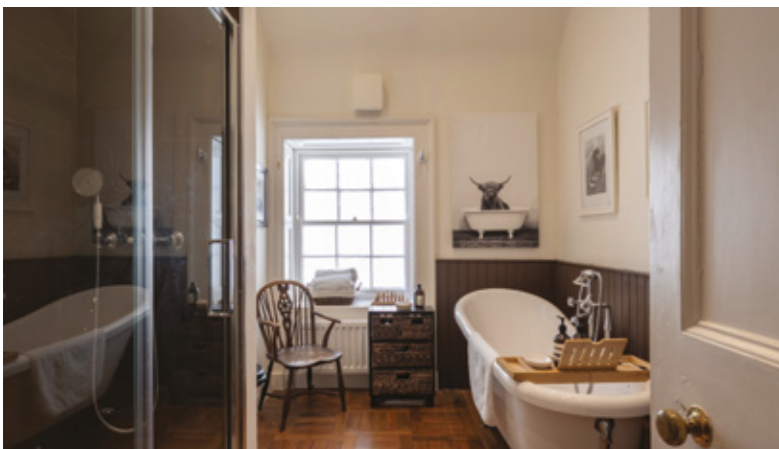
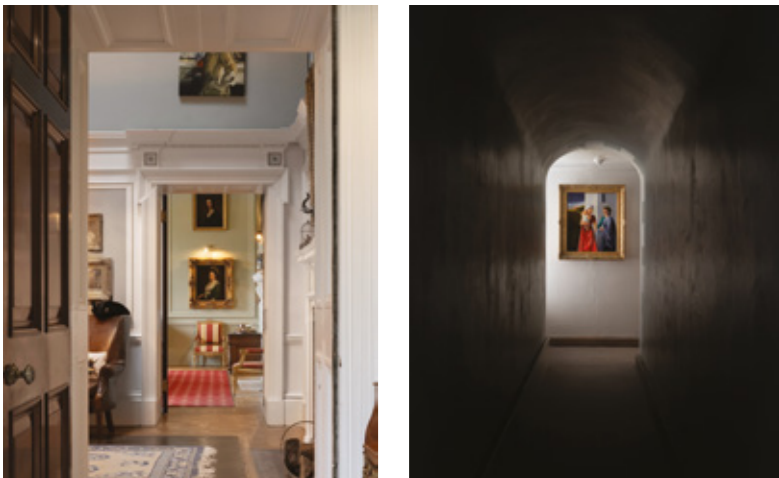
The Drawing room bears a strong resemblance to William Burn's work, although it is thought it was the work of David Bryce. Vast windows flood the room with natural light, and whilst the fireplace forms a centrepiece for the room, it is undoubtedly trumped by the fine ceiling plasterwork. The Inner hall and Dining room also have grand fireplaces, and the glazed roof in the hall is another quest for natural light.

The spiral staircase is part of the original Keep of Cassillis and is built clockwise to ensure an easy defence by a right-handed swordsman. Of particular note is the exquisite hollow central stone pillar. Nigel Tranter in "The Fortified House in Scotland" writes: "A detail of unusual interest is the very wide newel or centre-post of the 17th century turnspike stair, which has been found to be hollow from top to bottom, with stones projecting within to form steps, and small slits admitting light from the stairway proper". It is not known what purpose this feature served, though it was probably for lighting the staircase in an otherwise darker corner of the castle.

The Ballroom and adjacent Library on the second floor were originally the bedroom and living quarters of the Earls of Cassillis. The Ballroom at almost 9 metres long offers wonderful entertaining space with fine views from the windows overlooking the River Doon below.



The original nurseries have been converted to provide a bedroom and en suite bathroom of generous proportions, but an unusual passageway through the 15th century thick castle walls provides a secondary access between the rooms, designed for staff. The same passageway services the East and West Chintz bedrooms on the floor above. The portcullis door marks the original Norman-style entrance to the Keep. From this entrance, a secret staircase (not marked on the floorplans) leads up to the East Chintz room. At the top of the steps a faded, hand painted notice on the wall advises staff that this staircase was for the use of the Earl and his family only; the sign reads "Step no further Master Porter!"





The Bartizan bedrooms at the top of the Keep have been restored to their likely 17th century layout. During the restoration programme the original stone building, which would have been surrounded by battlements, and a small room discovered, having been hidden since the 17th century alterations. The East Bartizan bedroom has been restored to reflect an 18th century refurbishment with panelling and corning.

In the West Bartizan bedroom a medieval vaulted ceiling was discovered and although it was in poor condition the shape of the ceiling has been left in a poor condition the shape of the ceiling has been left along with a hidden entrance to the secret room which has also revealed.

In total, there are thirteen bedrooms across various floors, seven of which are en suite.

In the lower ground floor, the former kitchen is now a well-equipped, modern dining kitchen with fitted walnut cabinets. The original patterned tiled floor which continues through to the ancillary scullery and pantry has been restored and retained. A butler's pantry on the ground floor is conveniently situated adjacent to the Dining room. Across the passageway from the kitchen is a door to the castle courtyard, a sheltered sun trap. There are a number of stores off the courtyard.

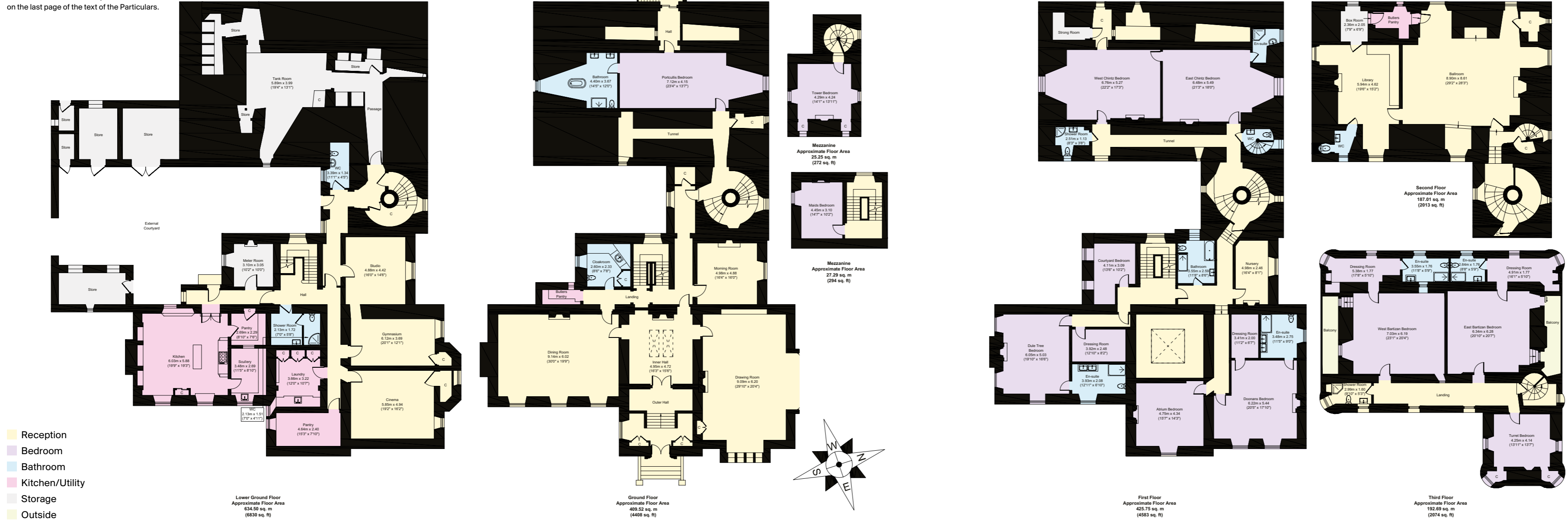
In the basement, former store rooms have been remodelled to create a seven-seater cinema room with fully reclining seats, surround sound, Sky HD tv and projector screen. The two adjoining rooms provide an ideal space as a gym and studio. Also within the basement is a well equipped laundry room and wine cellar with vaulted ceiling.



# Cassillis Castle, Maybole, South Ayrshire, KA19 7JN

**Approximate Gross Internal Floor Area**  
**1455 sq m (15,662 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.





## Stable Block, Coach House & Stables Cottage

Situated a short distance from the castle, the stable block includes two houses, workshops, various stores, garaging and three traditional stables.

### The Coach House

The Coach House is of traditional and stale construction and was refurbished by the previous owners. The accommodation is over two storeys as follows:

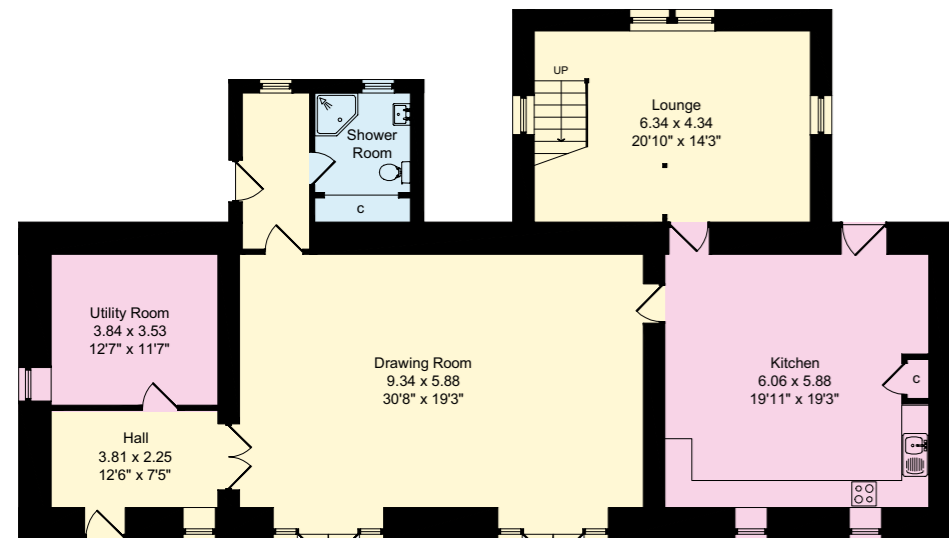
**Ground floor:** entrance hall, utility room, drawing room (with wood burning stove), galleried sitting room and shower room

**First floor:** landing, five bedroom suites

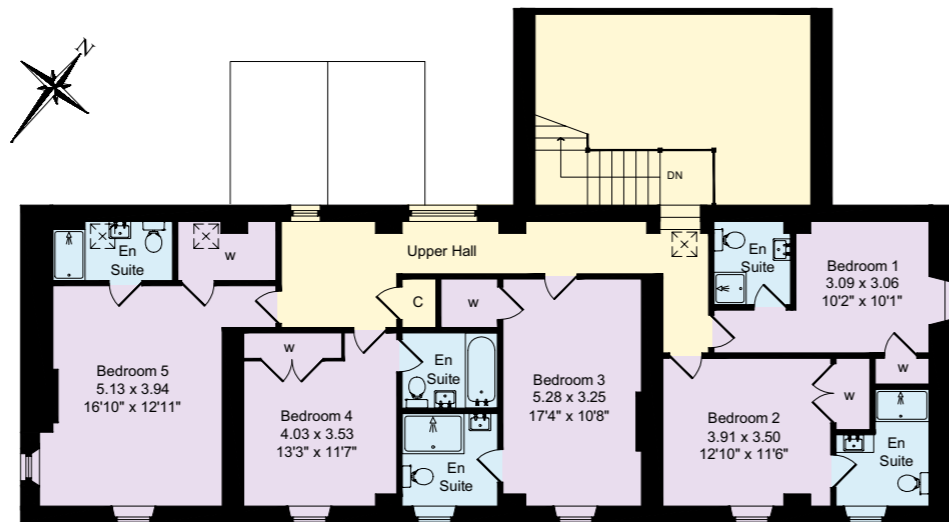
### The Coach House

**Approximate Gross Internal Floor Area**  
303 sq m (3261 sq. ft)

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Ground Floor



First Floor

## West Gate Lodge

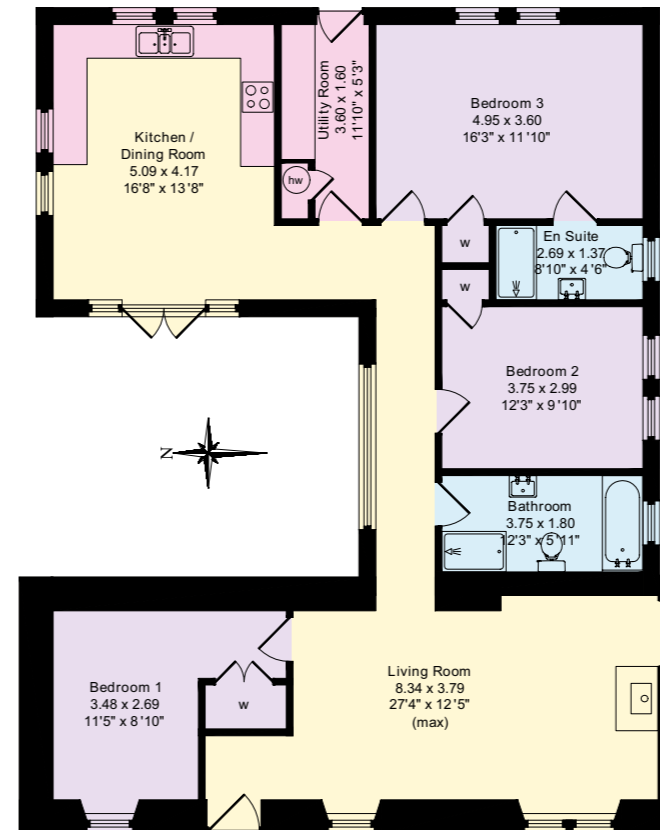
Situated next to the entrance gates, the gate Lodge is of traditional construction and has been extended to the rear. It has single storey accommodation as follows:

Entrance hall, utility room, sitting room (with ....fireplace or stove), dining kitchen, sitting room, bedroom with en suite bathroom, two further bedrooms and family bathroom.

## West Gate Lodge

**Approximate Gross Internal Floor Area**  
123 sq m (1324 sq. ft)

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## Stables Cottage

Stables Cottage has been recently refurbished and includes accommodation as follows:

Entrance hall, kitchen with sitting room, one bedroom and family bathroom.

## Garden Cottage & Walled Garden

The walled garden is situated on the eastern side of the main driveway adjacent to Garden Cottage.

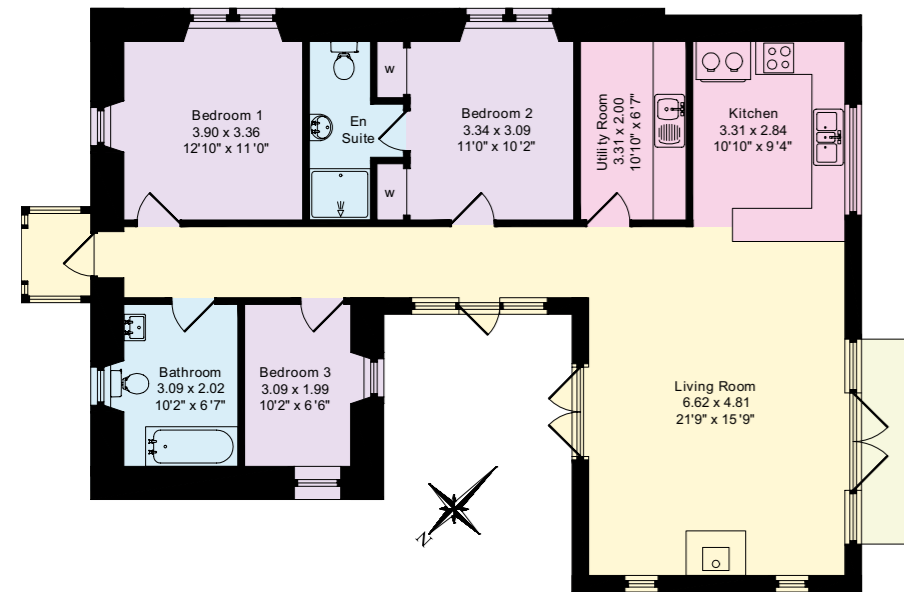
Garden Cottage has been renovated and extended and provides accommodation as follows:

Entrance hall, kitchen, sitting room (with open fire/stove), utility room, bedroom with en suite shower room, two further bedrooms and family bathroom.

## Garden Cottage

Approximate Gross Internal Floor Area  
107 sq m (1151 sq. ft)

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## Kennels Cottage

Situated in an attractive position overlooking a pond and River Doon, the cottage has been unoccupied and requires renovation.

## Outbuildings and Arena

The current owners has recently created an outdoor riding arena (60m x 40m). A new large general purpose shed (10m x 20m) was also constructed and is used for estate equipment storage, workshop and garage.

An outbuilding close to the castle has been refurbished to create a small chapel.





## Policies, Parkland and Woodlands

The gardens and grounds surrounding the castle have been beautifully landscaped. They form a beautiful parkland setting with some outstanding specimen trees which provide colour, shelter and privacy.

The land holding extends to 310.05 acres in total and includes 53 acres pasture, 228 acres mixed woodland and 29 acres of roads/buildings/water/misc. The woodland is made up of the Dalrymple Wood next to the river together with Mainshill wood and other policy woodland. The trees have been carefully maintained with both landscape and commercial values in mind. Some commercial timber has been recently felled. Further detail on the woodland together with a copy of the Long Term Forestry Plan is available on request.





## River Doon Salmon Fishing

The policies surrounding the castle extend down to the River Doon. The Estate includes a total of 1.8 miles of salmon and sea trout fishing. This is split between 0.8 miles of double bank (BC on plan) and an additional mile of single bank (AB and CD on plan). The fishings include six main pools, but other areas are productive, especially in high water, the Garden and Pipe pools being the most productive.

The River Doon is the best known River in Ayrshire. Immortalised in the poems of Robert Burns, the “Bonnie Doon” is an attractive and productive salmon river flowing 23 miles from the Galloway hills to its outfall just south of the town of Ayr. Loch Doon at the head of the river benefits the salmon fishing on the Doon by providing a compensation flow of water in times of summer drought, a benefit not available to the other Ayrshire rivers. The Cassillis beat follows a broad meander in the course of the river.

The Estate beat has not been heavily fished over the years, but even so the catch in 2007 was 76 fish, mostly of 7 to 10 lbs. Rods are normally limited to five, and there is a stone built bothy between the castle and stables which has been used as a lunch hut.

The season runs from the 11th February until the 31st October. Historic catch numbers have been kept since 1897. Between 2003 and 2007 the average was 52 fish with catches principally in the months of August, September and October. The river has not been fished in recent years.

## Directions

From Glasgow and the north, follow the A77 south (signposted Kilmarnock), Prestwick Airport, Ayr and Stranraer). Continue south on the A77 past Ayr through the village of Minishant. Shortly after the village, turn left onto the B7045 (signposted Kirkmichael and Straiton). Follow this road for about 0.5 miles, and the gates to Cassillis will be seen on the left hand side immediately after a stone bridge. The postcode is KA19 7JN.

## What3words

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## Rights of Access/Title Conditions

The property is sold with the benefit of and subject to all existing rights and burdens contained within the title deeds

## Solicitors

Blackadders LLP, 40 Torphichen Street, Edinburgh, EH3 8JB  
Tel: 0131 222 8000 Email: Philip.Buchan@blackadders.co.uk

## Local Authority

South Ayrshire Council



## Entry

Entry is available by arrangement with the seller.

## Household Contents

Fitted carpets and curtains are included in the sale. Separate items of furniture may be available by separate negotiation. A selection of estate equipment may also be available separately.

## Sporting Rights

The shooting rights, salmon and other fishing rights are included in the sale. The rateable value of the fishing is £4,000.

## Residential Schedule

Property	Occupancy	Services	Council Tax	EPC Banding
Cassillis Castle	Vacant	LPG gas central heating, mains water and private drainage.	H	F
Coach House	Vacant	LPG gas central heating, mains water and private drainage.	...	...
West Gate Lodge	Vacant	Air source heat pump heating system (underfloor), mains water and private drainage	C	F
Stables Cottage	Vacant	....heating, mains water and private drainage.	...	....
Garden Cottage	Vacant	Air source heat pump heating system (underfloor), mains water and private drainage	D	G
Kennels Cottage	Vacant (derelict)	No heating	E	-

## Forestry Grant Schemes and Timber

All standing and fallen timber is included in the sale. There are no existing woodland grant schemes in place.

## Listing

Cassillis Castle is classed as category A-listed by Historic Environment Scotland.

## Viewing

Strictly by appointment with the Selling Agents Knight Frank (tel 0131 222 9600).

## Health & Safety

Given the hazards of accessing a remote property, please make you plan your visit in advance and understand the directions in full.

## Anti-Money Laundering

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.

## Asking Price

Offers over £3,950,000

## Offers

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following an inspection.

## Overseas Purchaser(s)

Any offer(s) by a purchaser who is resident outwith 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.

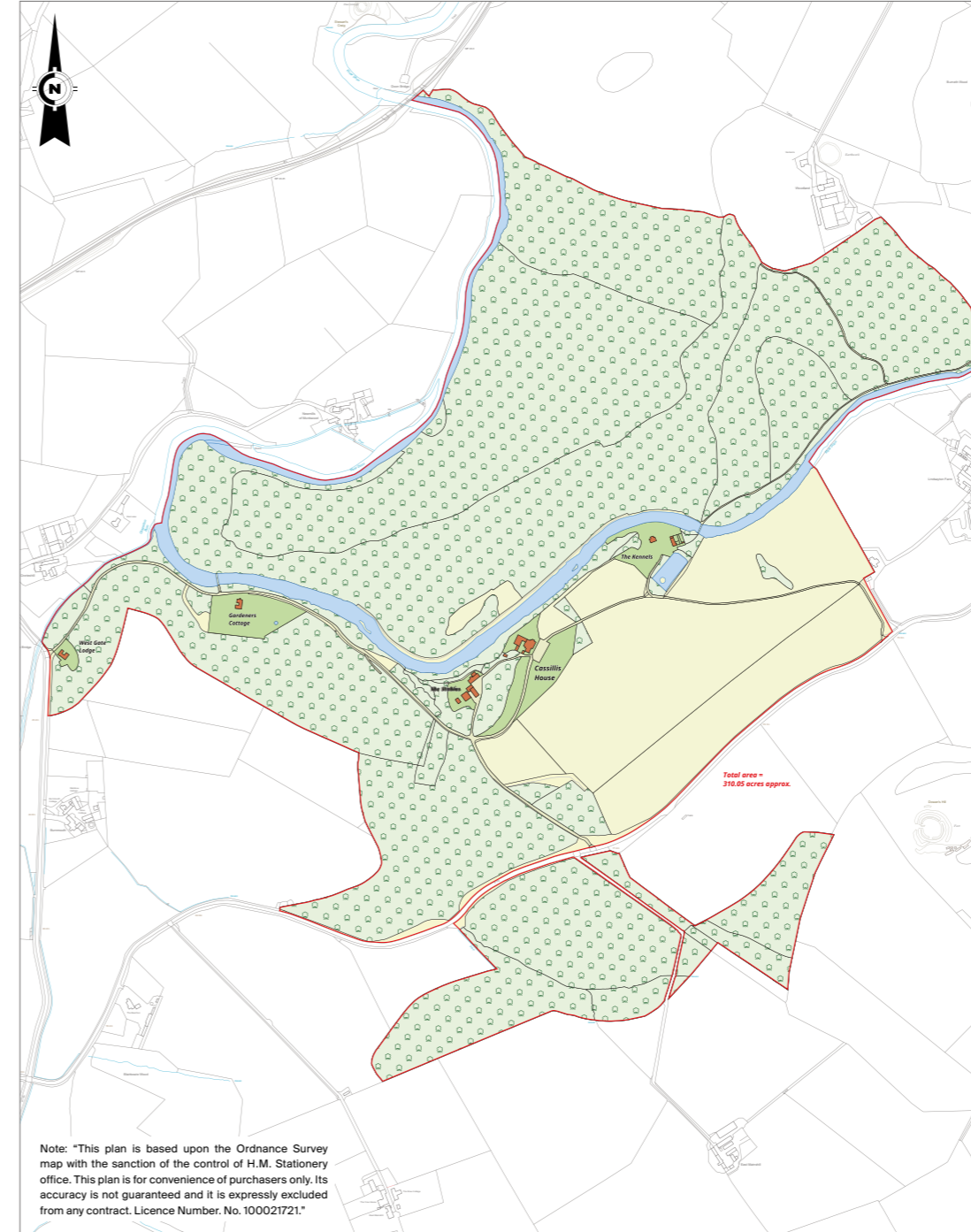
## Conditions of Sale

### 1. 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.

### 2. 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.



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/legal/privacy-statement>. Particulars dated June 2024. Photographs and videos dated June 2024.

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