

GRANGE HOUSE

MAYBOLE, AYRSHIRE





GRANGE HOUSE

A beautiful Georgian country house surrounded by its own land and with secondary accommodation.

3 Reception rooms

Kitchen/dining room

Conservatory

Study

5 Bedrooms (including principal suite with en suite bathroom and dressing room, plus 2 further en suite bedrooms)

Self-contained 3-bedroom cottage with adjoining studio flat

Converted stone outbuildings including workshop and stables

Purpose-built gymnasium with sauna, studio and bar

Delightful formal gardens, extending to about 29 acres of secluded garden grounds, parkland and paddocks

EPC - E

SITUATION

Grange House is a distinguished Georgian country residence dating from around 1750, sympathetically extended and significantly enhanced to form a classic country estate. It lies just four miles south of the historic village of Alloway, the birthplace of Robert Burns, and is set within approximately 29 acres of beautifully landscaped gardens and mature woodland.

The property enjoys a wonderfully private and picturesque setting and comes complete with a separate letting cottage, traditional stables with a studio flat above, an ornamental lake, and a fully self-contained gymnasium. The house and its outbuildings have undergone an extensive and meticulous programme of modernisation.

The nearby village of Alloway provides a range of everyday amenities including a general store, post office, chemist, library, and primary school. There are excellent sporting facilities at Cambusdoon Cricket and Hockey Club, and the area is also home to Ayr Rugby Club, a championship-winning team.

Ayr itself offers comprehensive retail shopping and is home to Wellington School, a well-regarded private co-educational school. For the commuter, the A77 offers fast road connections to Glasgow and the central belt. Mainline railway stations can be found at Ayr, Prestwick, and Troon, while Prestwick International Airport provides regular flights to many European destinations.

Ayrshire is renowned worldwide for its golf, with championship courses at Royal Troon, Prestwick, and Turnberry. The Firth of Clyde offers excellent sailing opportunities, with marinas at Troon and further along the coast at Largs.





Grange House is an exceptional B-listed Georgian property set within approximately 29 acres of landscaped gardens, parkland, and mature woodland, offering a rare opportunity to acquire one of Ayrshire's finest country homes.

Described in *The Castles and Mansions of Ayrshire* as having a "handsome and gracious aspect", Grange House is a classical Georgian manor constructed of sandstone under a slate roof. Its striking central pilastered doorway leads into a beautifully proportioned residence arranged over four floors and approached via electric gates and a sweeping driveway through formal parkland.

The property has been sympathetically and comprehensively restored to an exacting standard, combining the elegance of its period architecture with all the comforts of modern living. The accommodation is both extensive and flexible, offering generous ceiling heights, excellent natural light, and a layout ideally suited for family life and entertaining.

Modern enhancements include ground source heating and an integrated surround sound system throughout the principal rooms, including the kitchen/dining room, living room, drawing room, dining room, and principal bedroom suite.



ACCOMMODATION

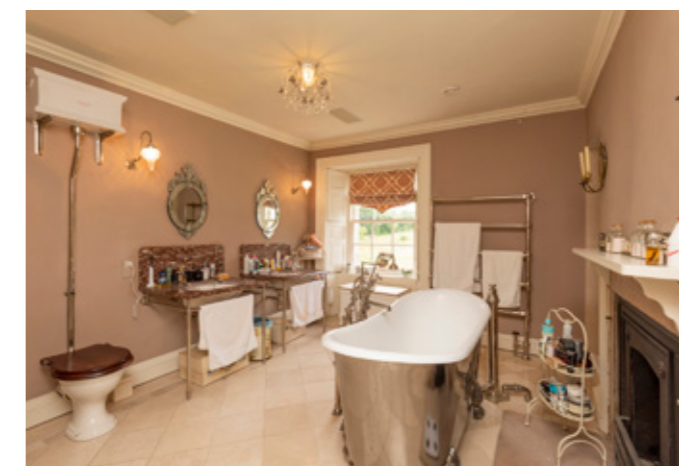
The welcoming reception hall, finished with elegant flagstone flooring, sets the tone for the home and features a grand spiral stone staircase rising to the upper floors. The principal reception rooms radiate off this central space and offer exceptional proportions and period detailing throughout.

The drawing room is an elegant space with a fine fireplace featuring a carved surround, steel inset, and marble hearth. The formal dining room, also with a marble fireplace, is ideal for entertaining and is complemented by a butler's pantry fitted with bespoke cabinetry, warming drawer, and wine fridge. A spacious study, with fitted bookcases and an attractive fireplace, enjoys serene views across the rear gardens.

The heart of the home is the beautifully appointed kitchen/dining room, with bespoke cabinetry, a central island, flagstone floors, and an oil-fired Aga with twin hotplates. The adjoining walk-in pantry and utility room ensure practical family living, while a separate WC adds further convenience. A dumbwaiter links the kitchen to the upper levels. From here, a cosy living room leads through to a conservatory with lovely views over the peaceful gardens.

On the first floor, a generous landing gives access to the impressive principal bedroom suite, which enjoys open views over the grounds. The suite includes a fitted dressing room and luxurious en suite bathroom with a freestanding bath, dual basins, concealed walk-in shower, and heated towel rail. Two additional double bedrooms on this floor also benefit from en suite facilities – one with a freestanding bath and marble-topped sinks, and the other with a stylish shower room.

The second floor offers two further bedrooms served by a family bathroom with freestanding bath, curved shower enclosure, WC, and bespoke Lomond Drummond basin.





STABLES COTTAGE AND OUTBUILDINGS

Stables Cottage

Originally the Coach House for Grange House, this attractive stone-and-slate cottage is now a charming and fully self-contained residence arranged over one and a half storeys.

The accommodation comprises a delightful living room with vaulted ceiling and patio doors, a country-style kitchen, a bedroom/study, principal bedroom with external access, a bathroom with shower over bath, utility room, and cloakroom WC. Upstairs are two further bedrooms and a family bathroom.

Heating is via a ground source heat pump.

Stone Outbuildings

Adjoining Stables Cottage is a range of stone outbuildings which include:

- A workshop (approx. 19m x 3.94m), housing the ground source heat pump system
- Three stables
- A charming one-bedroom studio flat above

A separate drive leads to the cottage with ample parking for multiple vehicles.

Leisure Facilities

A beautifully converted stone building to the south of the house accommodates a bespoke leisure suite, comprising:

- Fully equipped gymnasium
- Studio/bar area
- Jacuzzi room (not currently in use)
- Sauna and shower room



GARDENS AND GROUNDS

Grange House is approached through secure electric gates leading to a sweeping tarmacadam driveway, culminating in a generous parking area to the front of the house.

The gardens and grounds, extending to approximately 29.28 acres, are divided between formal lawns, ornamental gardens, mature parkland and paddocks – all offering complete privacy and tranquillity. The landscaped gardens include a walled garden with two greenhouses, raised beds, a fruit orchard, and a charming ornamental pond which attracts a variety of local wildlife. A tennis court lies to the north of the main house.





HISTORIC ENVIRONMENT SCOTLAND

Grange House is listed as a Category B property of architectural and historic significance.

VIEWINGS

Strictly by appointment with Knight Frank – 0131 222 9600

SERVICES

Mains water and electricity. The house benefits from a ground source heat pump. Private drainage to a septic tank.

BATS

Please note, bats have been observed within the attic space.

FIXTURES AND FITTINGS

A number of items including select baths, showers, light fittings, curtains and blinds are excluded from the sale. A full inventory is available from the selling agents and may be available by separate negotiation.

DIRECTIONS

From Ayr, head south through Alloway and continue on the B7024 for approximately three miles. The entrance to Grange House will be found on the left-hand side, in the hamlet of Culroy.

Postcode: KA19 8EP

What3Words: ///thread.openly.expect

LOCAL AUTHORITY & TAX BAND

South Ayrshire Council - Tax Band H

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.

OFFERS

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date, but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

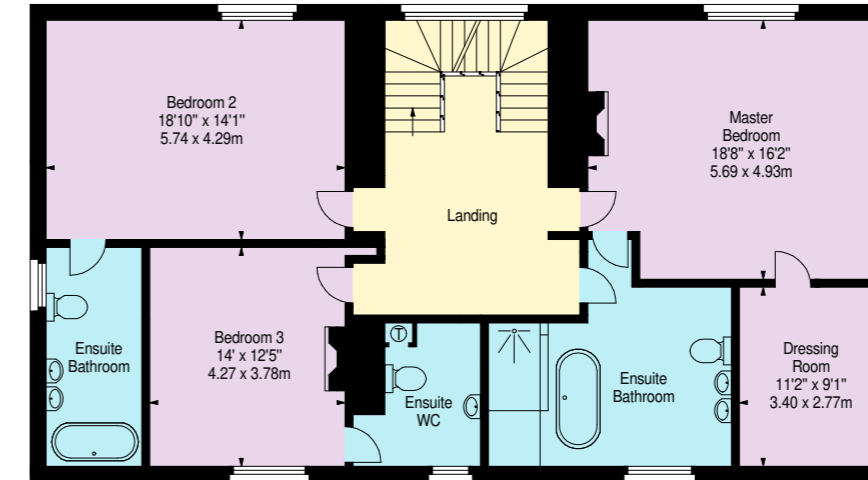
DEPOSIT

A deposit of 10% of the purchase price will be payable within seven days of concluding Missives. This deposit will be non-refundable should the purchaser fail to complete the transaction for reasons not attributable to the Seller or their Agents.

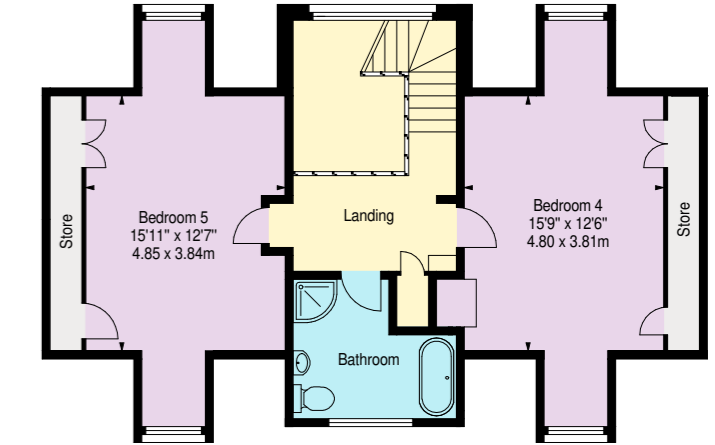
Approximate Gross Internal Floor Area

Main House = 513.83 sq m / 5,531 sq ft

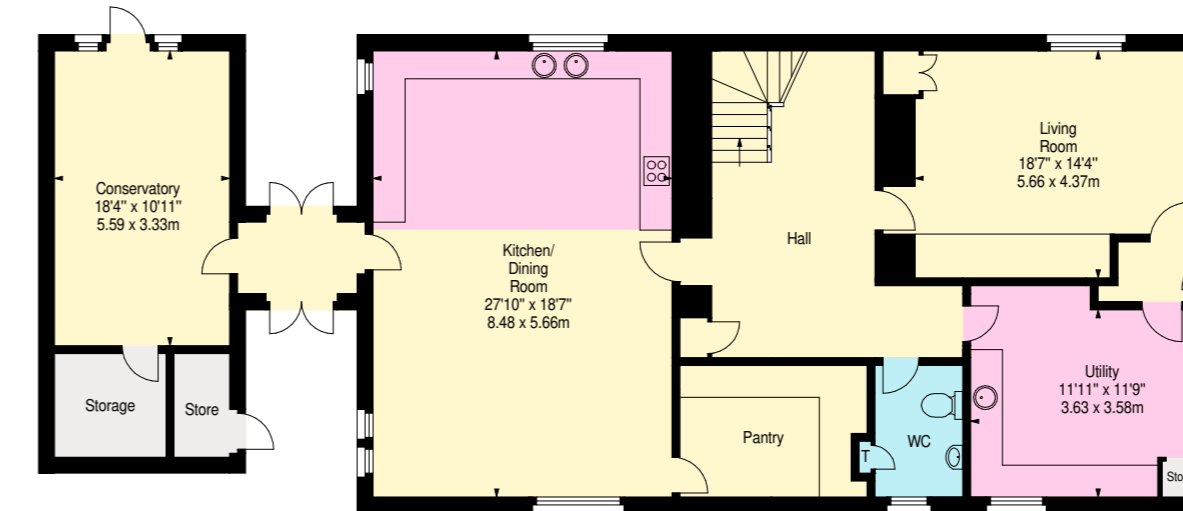
Store = 2.23 sq m / 24 sq ft



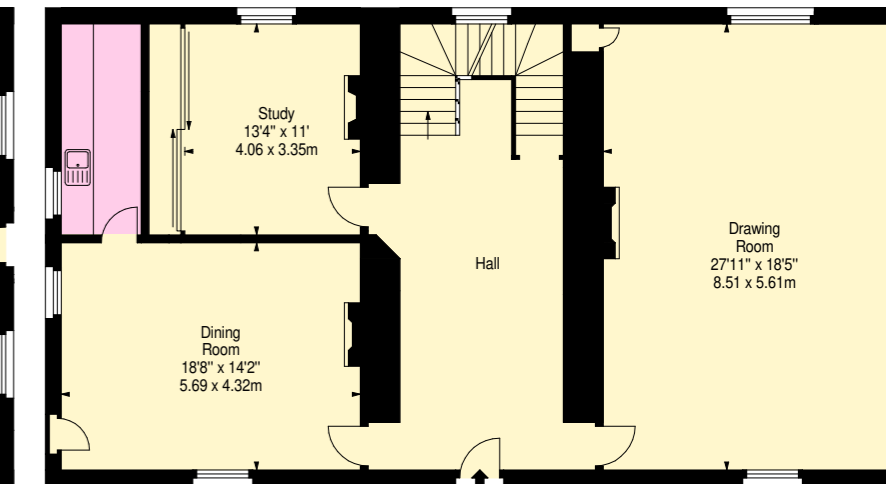
First Floor



Second Floor



Lower Ground Floor

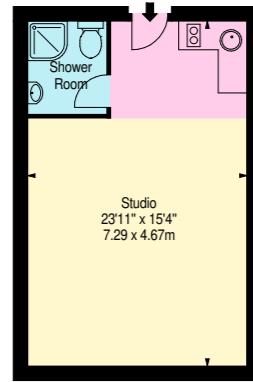


Ground Floor

Approximate Gross Internal Floor Area

Outbuildings = 257.15 sq m / 2,768 sq ft

Studio = 34 sq m / 366 sq ft



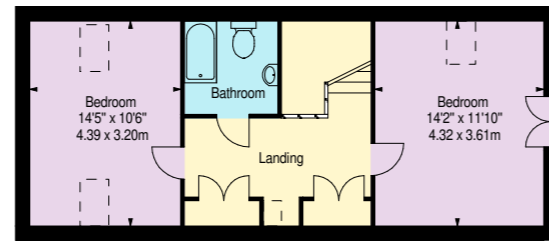
**Stables Cottage,
Grange House,
High Maybole Road,
Ayr, KA19 8EP**



Approx. Gross Internal Area
2768 Sq Ft - 257.15 Sq M

Studio
Approx. Gross Internal Area
366 Sq Ft - 34.00 Sq M

For identification only. Not to scale.
© SquareFoot 2025



First Floor

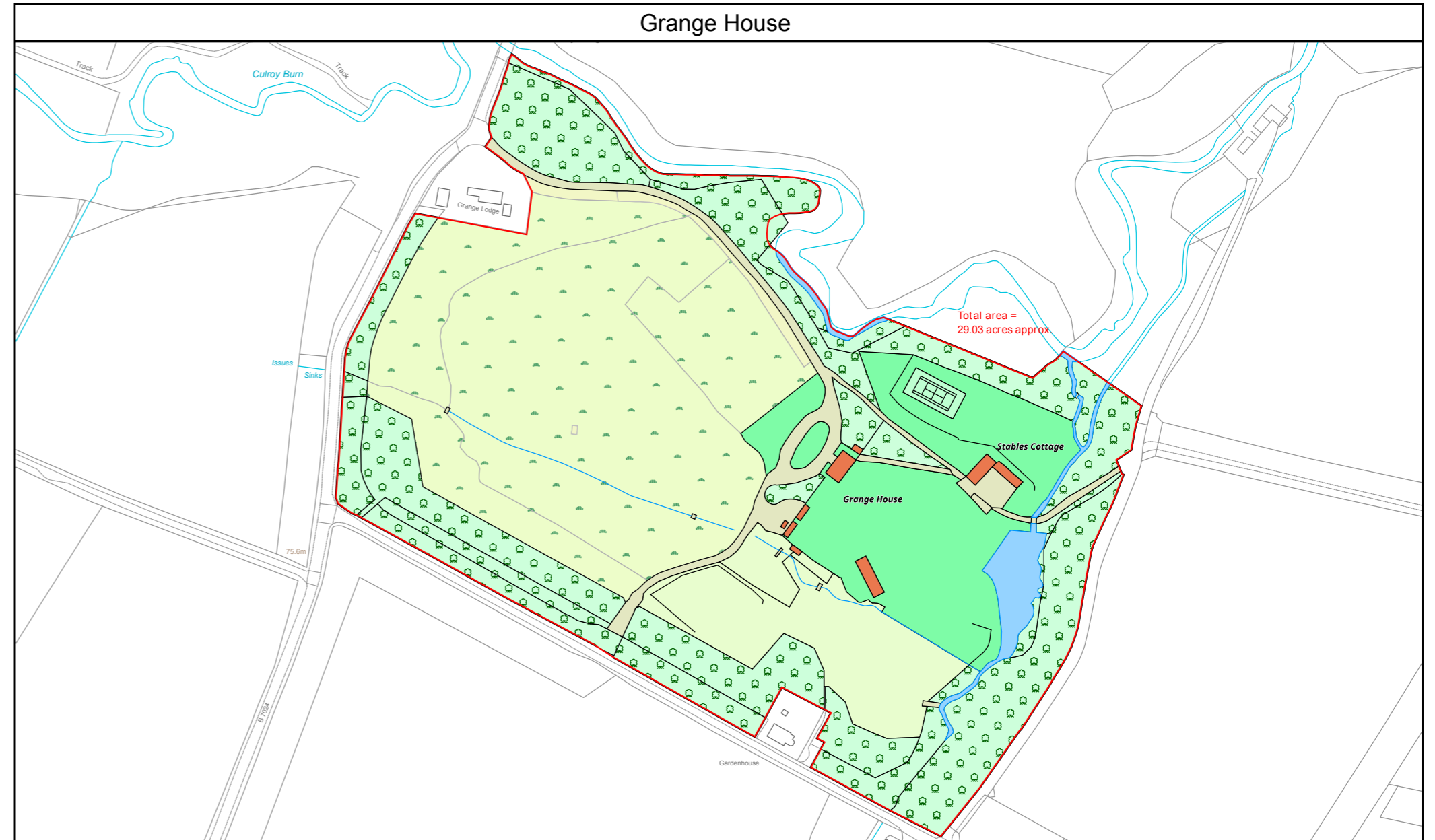
Ground Floor



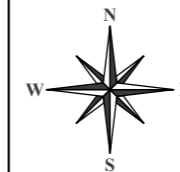
Ground Floor

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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. 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 April 2025. Photographs and videos dated April 2025.

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Title
Grange House

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