



PLAY VIDEO

Craigengillan Estate, Ayrshire

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A **magical and historic estate** on the Kirkcudbrightshire border, peacefully situated in the hills above the valley of the River Doon, 16 miles from the sea.

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Charming A listed principal house with 7 bedrooms, 5 bathrooms, large sunny kitchen with Aga, 3 reception rooms and billiard room.

Self contained 3 bedroom wing | Biomass heating system | Fine lawns, glasshouse, rock and water garden

Gatehouse, Farmhouse and Steading | 2 holiday cottages | 3 further period houses

“A” listed stables | Miles of beautiful hacking | Glamping pods

Superb wildlife habitats and celebrated night skies | Lochs, ponds, river gorge and waterfall | 2½ miles of trout and salmon fishing on the River Doon

Organic farm | 590 acres of young native woodland and older woods with venerable trees.

All set within an eighteenth century designed landscape.

In all about 2,850 acres.

To be sold for only the second time in 400 years.

## Distances

Ayr 16 miles, Prestwick Airport 23 miles, Glasgow 54 miles, Edinburgh 92 miles

(All distances are approximate)



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## Situation

Craigengillan Estate is beautifully situated in the hills above the valley of the River Doon and borders the Galloway Forest Park, with its 300 square miles of outstanding natural beauty.

The village of Dalmellington provides for local amenities including a range of shops, cafés, health centre, chemist, post office, swimming pool and good primary and secondary schools.

The county town of Ayr, with supermarkets, professional services, hospital with A&E, state and private schools, is 16 miles away and there are regular buses from Dalmellington. From Ayr train station there are frequent services to Prestwick Airport, Glasgow and Edinburgh.

Glasgow is about an hour away in normal driving conditions. It is a vibrant and dynamic city with one of the UK’s best shopping districts.

Edinburgh, Scotland’s capital, is just over 96 miles.

Prestwick Airport is 23 miles away and has flights to London Stansted and many European destinations. Glasgow and Edinburgh airports provide a wide range of domestic, European and International flights.

Ayrshire is known for its rolling hills, varied forestry, farmland and fishing. The landscape of Craigengillan though is more rugged and wild, with a fine highland character, softened in the lower pastures by many miles of sheltering hedgerows, which also act as valuable wildlife corridors.

The Ayrshire coast is famous throughout the world for golf, with championship courses at Troon, Prestwick and Turnberry. Ayr Racecourse has regular race meetings and hosts the Scottish Grand National.

Craigengillan is within the Galloway and Southern Ayrshire UNESCO Biosphere. The principles supporting this designation are based on the mutual interest of man and the natural environment when the latter is cared for, valued and protected. The Biosphere designation is recognition of the environmental interest and importance of the area.

The Estate is also within a designated Dark Sky Park. The skies above are amongst the darkest in the world and probably the darkest that most people will ever see. Countless stars, the Milky Way stretching from horizon to horizon, shooting stars, planets, comets and the Northern Lights are all visible.



Photo of Milky Way  
taken from Craigengillan



Just 18 miles away is wonderful Dumfries House, built by the Adam brothers Robert and John and rescued for the nation by King Charles III. It is a shining example of heritage led regeneration that has lifted the spirits of a whole community.

During the restoration process the vital skills of many craftsmen and craftswomen were employed to conserve and recreate the glories and magic of this historic house and estate. At all seasons a visit to Dumfries House is inspiring and highlights include the Queen Elizabeth Walled Garden, the Duchess of Rothesay Avenue, the maze and the flourishing arboretum. The Education Farm is playing an increasingly critical role with its collection of rare British breeds.

In summer the estate is host to the famous Boswell Book Festival and there are always interesting new ventures.

## Historic Note

A bronze age burial mound and medieval field boundaries, visible in early morning light, give early evidence of man at Craigengillan.

In a natural site in a wooded fold of the hills above the River Doon, there has long been a house here. The recorded history begins in 1611, when a Crown Charter was granted to a yeoman branch of the McAdam family, who over the years that followed bought much of the neighbouring country. By 1725 they were recorded as one of Ayrshire's foremost landowners.

In 1757 John McAdam succeeded to the estate. He was a great pioneer and with his kinsman John Loudon McAdam became a road and bridge builder and inventor of tarmacadam. He became a popular figure in Dalmellington, providing employment and doing much good in the valley. A sturdy and able man with a vision much ahead of his time, he was also a sponsor of the arts and an early encouragement to Robert Burns. Burns almost certainly stayed at Craigengillan and wrote a poem of thanks "to Mr McAdam of Craigengillan" and blessed his "beauty famed and wealth celebrated daughters".

The late 1700's were years of great improvements, draining the recently enclosed fields and planting the fine specimen trees that grace the landscape today. The landscaping of Craigengillan is one of its outstanding glories; formal and water gardens, a restored glasshouse, well timbered parkland, lochs, lochans and 2½ miles of the River Doon are skilfully blended with such natural features as Dalcairnie Linn, a 60 foot waterfall in a wooded gorge, all set in picturesque juxtaposition to the wilder wetlands, pastures and rugged moors.



John's son, Quentin, inherited the estate in 1790 and proceeded to extend the house "I have got a very complete plan of an addition, which will make it an excellent and convenient one". He created the two mile private drive, its handsome stone bridge and Gothic gate lodge. The remarkable ice house and subterranean tunnels also date from his time. His finest legacy was the stable court; this splendid classical square is entered through an elegant archway summounted by a clock tower with Venetian window and octagonal cupola.

In 1827 the projecting crowstepped gables and glazed arcade were added to the front of the house, further emphasising its reputation as a fashionable gentleman's residence.

Writing of Craigengillan in 1844, the great Scottish circuit judge, diarist and founder of Edinburgh Academy Lord Cockburn declared "I am not sure that I have seen a better specimen of our Southern Highlands." I wish it were mine".

In 1878 Craigengillan passed to Alexander Frederick McAdam, a great sportsman and horse breeder. In 1886 he married Charlotte Coleman, the widow of a dashing dragoon. But then in 1901, aged just 36, he died and Charlotte embarked on a massive spending spree. In remodelling the garden, she sent to Pulham, the famous rock and water gardeners – who had recently completed projects at Buckingham Palace and Sandringham. For



the house itself, she went straight to the top Parisian design house of Jansen, who again listed Buckingham Palace among their recent clients. One of the last commissions of the firm was the interior of the White House for the Kennedys in 1961 “Jansen is the one to do it, as they are in everything..... they are the only firm”, wrote Jacqueline Kennedy.

The widowed Charlotte McAdam ran Craigengillan herself and entertained in great style – her guests included Prime Ministers Chamberlain and Baldwin, Indian Viceroy Lord Halifax, the King and Queen of Sweden, The King of Denmark, Prince Rainier of Monaco and father of the famous Mitford sisters Lord Redesdale.

During the years of peace following the First World War outlying parts of the estate were sold. The horses and carriages were gone from the stables and the groom replaced by a chauffeur who cared for the Rolls, a Daimler and a Renault shooting brake.

Over the last 25 years, much good work has taken place including;

- Gaining full organic status for the farm.
- Planting of over 15 miles of hedgerows, which are now being laid in the traditional way.
- Creation of new wildlife ponds.
- Restoration of drystone dykes.
- Woodland Trust trophy of Scotland’s Finest Woods Awards for the creation of new native woodland.
- Georgian Group award for best restoration of a Georgian Landscape.
- Recognition from Historic Environment Scotland for the development and enhancement of the landscape.
- Developing a thriving stable yard with a well deserved reputation.
- Biomass heating system.
- Together with four local primary schools and the secondary school, planting four Jubilee Woods and a Diamond Wood to commemorate the Queen’s Jubilee in 2012. The Diamond Wood is one of the 60 planted across the United Kingdom.
- Planting a further 156,000 native hardwood trees dedicated to the Woodland Trust’s First World War Centenary Woods Project.

There is a wonderful scope to plan all kinds of venture to take advantage of and contribute to the natural and cultural heritage, or simply to enjoy it.



## Craigengillan House

Set peacefully amongst the hills above the River Doon, Craigengillan House belongs naturally within its Designed Landscape, assessed by Historic Environment Scotland as one of the top 4 in Scotland. Dating from the eighteenth century, the house is sunny and charming and of a good manageable size. It enjoys a quiet and private setting, reached along a 2¼ mile drive.

The ground floor reception rooms were remodelled at the beginning of the twentieth century by the famous Parisian design house of Jansen. The woodwork is superb, with doors and windows in shallow arched panels and decorative coving around Boucher-like paintings. So too is the metal work, notably the curving staircase balustrade and the door and light fittings. The saloon leads off the stair hall through wide sliding doors, its window shutters backed with mirrors to reflect the one time candle lighting. There is a fine marble fireplace.

The dining room with its splendid Jansen wall lights is a fine entertaining place, there is a little bibliothèque lined with glazed bookshelves and a billiard room with open fireplace, silk damask





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



## South Wing

Forming separate accommodation from the main part of the house and comprising a large sitting room with beautiful open fireplace, 2 bedrooms, study/3rd bedroom and bathroom. Hot water and central heating is provided from the biomass boiler.

## Gardens

Like a natural amphitheatre, the sheltered garden with its splendid trees and expansive lawns is at one with the house, and merges seamlessly into the woodland beyond. A series of ponds flows through a beautiful rock landscape and attracts a variety of wildlife. There are manageable herbaceous borders, an apple orchard, vegetable garden and restored glasshouse. In early spring there are carpets of snowdrops, followed by daffodils, wood anenomes and bluebells.







Gate Lodge



Pine Cottage

## Pine Cottage

Originally the head gardener's house and peacefully situated within a woodland glade, the accommodation includes a good sized kitchen, sitting room with open fireplace, 2 bedrooms and a bathroom. Hot water and central heating from the biomass boiler.

## Gate Lodge

A short distance along the entrance drive is the attractive Gate Lodge. Built in 1804, re-roofed in 2004 and with charming gothic windows, the accommodation includes a small sitting room, kitchen, shower room, 2 bedrooms and a conservatory.

There is a parking area to the side and an enclosed garden laid to lawn.

## Home Farmhouse

An attractive 2 storey house, dating from the early nineteenth century. The accommodation includes a large farmhouse kitchen, sitting room, 4 bedrooms and a bathroom. It has been re-roofed and has outbuildings providing storage and workshop space.

## Mill Cottage

A charming stone built cottage, next to Home Farmhouse. Spacious living room/kitchen with wood burning stove, bedroom and shower room. Electric heating. The name of the cottage comes from the water-powered sawmill which used to be housed in the adjacent range of outbuildings.

## Dalcairnie Farmhouse and Outbuildings

Dalcairnie Farmhouse is situated in the middle of the Estate close to Dalcairnie Falls. Of stone construction under a re-slatted (2002) roof, the accommodation includes a good sized farmhouse kitchen, sitting room, dining room, 3 bedrooms and a bathroom. Oil fired central heating.

Adjoining the farmhouse there is a small range of farm buildings.



Dalcairnie Farmhouse



Home Farmhouse & Mill Cottage



Dalcairnie Farmhouse





## Holiday Cottages

Known as Forget Me Not and Find Me Out and originally built for members of the Craigengillan household, these cottages enjoy a lovely setting in a woodland glade by the banks of a stream. They are licensed to let for holidays.

Find Me Out has a kitchen with Aga, sitting room with open fireplace, bedroom and bathroom.

Forget Me Not has a spacious living room/kitchen with Aga, 2 bedrooms, bathroom and ground floor shower room.

## Glamping Pods

Four years ago the seller established a small glamping operation in a private setting with lovely views. The two pods each sleep 4 and have a kitchen, a shower room and outside eating area. There is also a mini cabin sleeping 2.

## Cottage Ruins

There are four stone built ruined cottages, each picturesquely situated, which could be restored, subject to the usual consents.







## The Stables and Livery Business

The stables and surrounding Estate at Craigengillan offer some of the best riding and livery services available in Scotland. It is possible to trek through the estate and into the neighbouring Galloway Forest Park without crossing a public road.

The beautiful stables building is listed Category A, with individual stables arranged around a cobbled yard and retaining original woodwork and fittings. Adjacent to the main stables building is an outdoor arena, a 3 bay portal frame straw shed, a former smithy, a timber built range of stables and a further 8 stables adjoining the biomass shed. All told, there is indoor stabling for 32 horses and an additional field shelter. The livery and glamping business is run as a partnership between the seller and the Stables Manager.

The stables includes a first floor flat comprising a large living room, office, 2 bedrooms (one with ensuite bathroom) and shower room. Hot water and central heating are from the biomass boiler. The flat is let to an employee of the livery business.

## Land

The land holding at Craigengillan extends to about 2,850 acres in total. The Estate has incredibly varied topography and terrain ranging from fertile pasture, upland hill grazing, mixed mature amenity and commercial woodland, lochans, a spectacular waterfall together with 2½ miles of the River Doon. The land rises from about 160 metres above sea level at the northern boundary close to Bogton Loch to about 360 metres at the summit of Auchenroy Hill on the northwestern boundary. There are about 453 acres permanent pasture, 1319 acres of rough grazing/hill, 931 acres mixed woodland and 157 acres roads/garden/water and buildings.

## Forestry

The woodland at Craigengillan extends to about 377 hectares (931 acres) and comprises recently created native broadleaf trees and mature mixed broadleaf and conifer woodlands together with associated open space. Surrounding Craigengillan House there are some wonderful oaks, limes, beeches and fir. To the south of Bogton Loch, fringing the River Doon, there are areas of wet woodland managed for their nature interest.

The forestry on the Estate is actively managed. A copy of the Long Term Forest Plan is available on request.

There is scope for additional woodland creation on the Estate with some 150 hectares of potentially suitable ground.







## Farming

The farmland at Craigengillan is registered as organic and consists predominantly of permanent pasture and upland grazing. The current farming system is in-hand and is based upon sheep grazing with a flock of about 650 breeding ewes. There is a full-time shepherd who lives in Dalcairnie Farmhouse.

Two areas of land are let for seasonal grazing from April 2025, one area of upland grazing is rented in on a 3 year Short Limited Duration Tenancy (SLDT) until the summer of 2027 and a further area is let out on a similar SLDT basis.

## Biodiversity and Natural Capital

Protection and enhancement of Craigengillan's natural heritage has been an important aim in the last 25 years.

The result is an almost undisturbed array of woodland, wetland, flowering meadows and other natural habitats, two recognised for their individual importance by their designation as Sites of Special Scientific Interest. There are currently two agri-environment schemes in operation, benefitting species rich and wetland habitats and encouragement of wader birds such





as snipe, redshank, curlews and lapwings. The carbon in the young native woodlands was assigned to the Woodland Trust and about 25 acres of peatland carbon is assigned to another respected party. As previously mentioned, there may well be opportunities to create more woodlands at Craigengillan, should the purchaser be interested in doing so. Craigengillan is well placed to benefit from future natural capital opportunities such as hedgerow, soil and biodiversity carbon.

The first mile of the River Doon's course to the sea is through the wild and beautiful Ness Glen where it leaps and tumbles in a picturesque white water descent, described in an early Ordnance Gazetteer as the "finest example of a true rock gorge". Ness Glen's designation as a Site of Special Scientific Interest is primarily on account of its amazing diversity of mosses and ferns. In Victorian times visitors came from far and wide to enjoy it and the guide employed by Craigengillan had such an affinity with nature that the birds would settle on his hand.

There is great scope for further conservation management and for regenerative farming, to further develop the interest and sustainability of Craigengillan, already a net carbon saver.

Initial plans have been drawn up to establish a National Nature Reserve should a purchaser wish to leave a lasting conservation legacy.





## Fishing

Craigengillan has plenty of fishing opportunities with 3 lochs and 2 miles of fishing on the River Doon for brown trout and the occasional salmon. The fishing on the River Doon and the Bogton Loch is let on a 10-year lease until 2034. Two rods have been retained for the estate. The fishing on the Ladies Loch is let on three year leases, starting in March 2024.

## Directions

From Glasgow, head south on the M77 signposted for Prestwick and Ayr. At the Bankfield roundabout by Ayr, take the first exit onto the A713 signposted for Dalmellington. Continue for about 12 miles until reaching Dalmellington. By the 30mph sign immediately before the village, the entrance into the Estate is on the right, just before reaching the community centre on the left. Go past the Gate Lodge and continue up the Estate road for just over 2 miles until reaching the main house.

## What3words

///alright.glassware.donor

## 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

Brodie's LLP, 58 Morrison Street, Edinburgh, EH3 8BP  
Tel: 0131 228 3777 Email: [clare.dunlop@brodies.com](mailto:clare.dunlop@brodies.com)

## Local Authority

East Ayrshire Council







Loch Doon (not owned but neighbours the Estate)

## Entry

Entry is available by arrangement with the seller.

## Household Contents and Estate Equipment

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

## Sporting Rights

The sporting rights are included in the sale.

## Sporting Rates

The shooting rateable value on Craigengillan is £2,950 per annum. It is not currently chargeable. The fishing assessment is £80, payable by the fishing tenant.

## Listing and Designations

The Estate has the following listings by Historic Environment Scotland and NatureScot:

Craigengillan House is category A-listed

Craigengillan Stables is category A-listed

The Gate Lodge is category B-listed

One estate bridge is category B-listed and 3 are C-listed

The Estate is included in the Inventory of Gardens and Designed Landscape by Historic Environment Scotland.

Part of the Estate is designated within the Bogton Loch Site of Special Scientific Interest (SSSI) and part within the Ness Glen SSSI.

There are also 2 Scheduled Monuments, one at Bogton Loch Airfield and one at Dalnean Hill.

## Feed-in-Tariff

The 198 kW biomass boiler benefits from an index linked FIT payment which started in 2014 and lasts until 2034. The contract will be transferred to the purchaser.

## Carbon Credit Sales

Assignment of carbon credits in approximately 227 hectares of young trees and open space to the Woodland Trust and others, together with peatland carbon credits over approximately 11 hectares.

## Employees

There are three full-time employees who act as book keeper, shepherd and estate worker.

The purchasers would be required to take on the current employees under the Transfer of Undertakings (Protection of Employment) (TUPE) Regulations.

## Residential Schedule

Property	Occupancy	Services	Council Tax	EPC Banding
Craigengillan House	Vacant	Biomass central heating, private and mains water supply and private drainage	G	E
South Wing	SAT	Biomass central heating, private and mains water supply and private drainage	C	E
Stables Flat	SAT	Biomass central heating, private and mains water supply and private drainage	B	C
Gate Lodge	SAT	Gas central heating, mains water supply and private drainage	A	D
Pine Cottage	SAT	Biomass central heating, mains water supply and private drainage	B	E
Forget Me Not	Holiday Let	Oil-fired central heating, mains water supply and private drainage	-	D
Find Me Out	Holiday Let	Oil-fired central heating, mains water supply and private drainage	-	D
Home Farmhouse	PRT	Oil-fired central heating, mains water supply and private drainage	D	E
Mill Cottage	PRT	Electric heating, mains water supply and private drainage	A	D
Dalcairnie Farmhouse	Service Occupancy	Oil-fired central heating, mains water supply and private drainage	C	F



## Agri-environmental schemes

All of the land is registered by the Agricultural, Food and Rural Committee in Rural Payments and Inspections Directorate (AFRC-RPID) under the code County Parish holding number 69/213/0008. There are 140 units of region 1 entitlements, 592.30 units of region 2 entitlements and 37.12 of region 3 entitlements. The payment for 2025 will be retained by the seller.

There are two environmental contracts as follows:

A 5-year Agri-Environment Climate Scheme Contract on the lands forming part of the Bogton Loch SSSI which started in 2022. This involves Organic Farming Maintenance of Improved and Unimproved grassland/rough grazing and Wetland Management.

A 5-year Agri-Environment Climate contract on other parts of Craigengillan which started in 2023. The scheme includes lowland bog management without grazing, species rich grassland creation and management, wader grazed grassland, wetland management, management or restoration of existing hedgerows and wild bird seed for farmland birds.

## Data Room

Further information on specific elements of the estate will be available to those who have viewed the estate. Details on how to access the data room are available from the selling agents.

## 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 plans for your visit in advance.

## 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.

## 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

- 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.
- 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.













Craigengillan Estate

