



Water's Edge, Maidens, South Ayrshire







Architect designed house in a **dramatic coastal location** with spectacular sea views over The Firth of Clyde to Arran, The Kintyre Peninsula and Ailsa Craig.

Summary of accommodation

Ground Floor: Reception hall | Formal lounge | Balcony overlooking garden | Dining room | Bedroom en suite | Cloakroom | WC | Office Kitchen/breakfast room

Upper Floor: Snug with wood burner and small kitchen off

Mezzanine floor and Gallery: Library | Balcony overlooking garden Large cupboard | Principal bedroom en suite with large walk in shower | His and her dressing rooms | Two further bedrooms all en suite with walk-in wardrobe | All bedrooms have balconies

Basement: Large cinema with drinks bar and dining facilities | Utility room | WC with shower

Outside: Hot tub | Large three car garage | Gardeners shed with WC and kitchen facilities

Integral triple garage | Garden store | Barbeque terrace

Private drive | Large parking area

Inspirational landscaped garden

The site was where the Ailsa Shipyard was and the remains of the slipway still exists

In all about 2.63 acres

9,315 square feet (865 square metres)

Distances

Turnberry 1.5 miles, Ayr 14 miles, Glasgow 57 miles, Prestwick Airport 23 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

Water's Edge is situated in a dramatic, coastal setting on the outskirts of the popular South Ayrshire village of Maidens, 14 miles south of Ayr and 1.5 miles north of Turnberry, putting it within commuting distance of Glasgow. There are regular train services to Glasgow from Maybole (6.5 miles) and Ayr. Local services, including primary and secondary schools, are available in Maidens and in Girvan (7 miles). Ayr provides a wide range of shops, supermarkets, professional services and schools, most notably Wellington School which offers private coeducation. Glasgow City Centre 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 97 miles to the northeast. Prestwick Airport (23 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 Cairnryan Ferry (25 miles) takes about two and a half 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 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 Troon, and further up the coast at Largs and Inverkip.

Directions

From Glasgow head south on the M/A77 to Maybole. In Maybole turn right on to the B7023 and proceed to the A719, turning left for Maidens. On arriving in Maidens, turn right into the village and follow the road down to the harbour, Water's Edge is the last house on Harbour Road, through double gates. A tarmac drive leads up to the house.





The property

For many years a fisherman's cottage stood on The Knowes, a rocky outcrop just south of Maidens, before it was demolished and where Water's Edge now stands. For many years this area of ground was a shipyard owned by The Marquess of Ailsa, owner of Culzean Castle and chief of Clan Kennedy. Many racing yachts were built and launched from the slipway. One was for Sir Thomas Lipton and Lord Ailsa who built a transatlantic yacht for himself.

Water's Edge is a far cry from that fisherman's cottage, with its striking design, dominating position close to the shoreline and its breath-taking views over The Firth. Perhaps the most striking feature of Water's Edge is the use of glass in its construction and the full height window wall of the formal lounge and galleried landing that provides a mesmerising, almost surreal connection, with the seascape that dominates this part of The Ayrshire coastline. Work started on Water's Edge in 2012 to an inspiring design that shows a huge amount of imagination and attention to detail, and which ensures that its occupants want for nothing by way of comfort and convenience. All the bedrooms have balconies with sea views, with large en suite bath/shower rooms and plenty of wardrobe space.

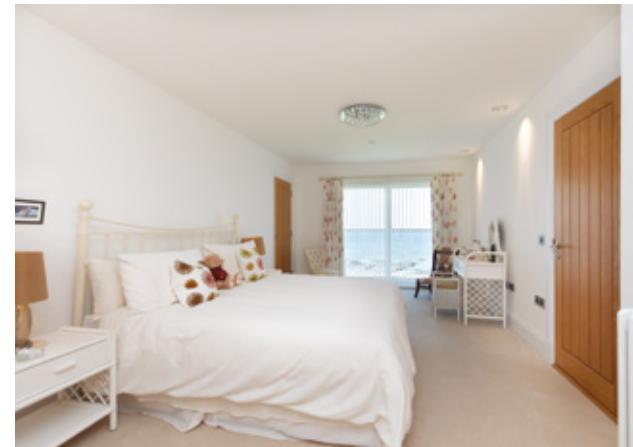






The beautifully equipped kitchen/breakfast room runs the whole width of the house and is connected to the lounge by the dining room (with its own sliding door on to the wrap around balcony), with these two rooms sharing a feature fireplace. Even the stairs make the most of the views on the landward side of the house. Upstairs the snug, with its own day kitchen, and library/seating area (and back balcony) add another dimension to the house, as does the basement that encompasses the barbecue area (which opens to the sea and to the hot tub), fantastic home cinema, wine storage, integral triple garage, shower/WC, utility room and garden store. A lift serves all three floors of the house.





Approximate Gross Internal Floor Area

9,315 sq ft / 865.5 sq m

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.







The entrance to Water's Edge is impressive. Double gates open on to a tarmac drive that sweeps up to a block paved parking area (with a ramp down to the garage) and a magnificent front door that opens into the reception hall that runs along the length of the house. Not surprisingly the seascape provides much of the focus outside. The landscaped garden at the rear of the house has feature lighting, specimen trees and is designed around the rocky outcrop where Water's Edge is positioned, using it to enhance the sense of seclusion and the wildness of the sea. The grounds extend to approximately 2.63 acres. The boundary will be finalised at the time of sale.

Outgoings

Water's Edge - Council Tax Band: E

EPC rating

TBC





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

Messrs Barnetts Solicitors, 7/9 Grange Place, Kilmarnock, KA1 2BH

Tel: 01563 522137

Barnettslaw.co.uk

Local authority

South Ayrshire Council, Wellington Square, Ayr KA7 1DR.

Tel: 0300 123 0900

Entry

Is available by arrangement with the seller.

Services

The house is served by calor gas (two underground tanks) central heating system with under floor heating on the ground floor, 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 (01312229600).

Offers

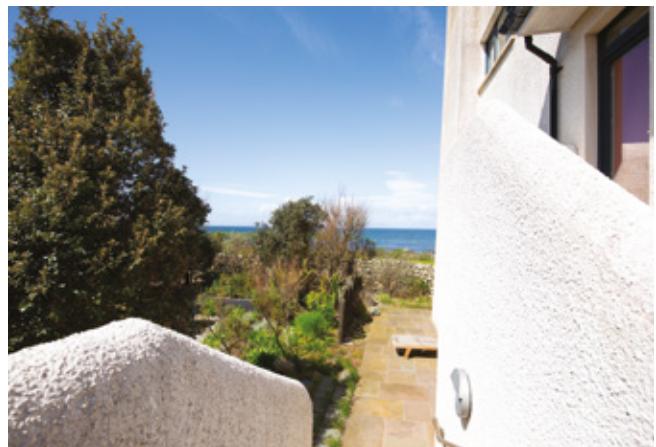
Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

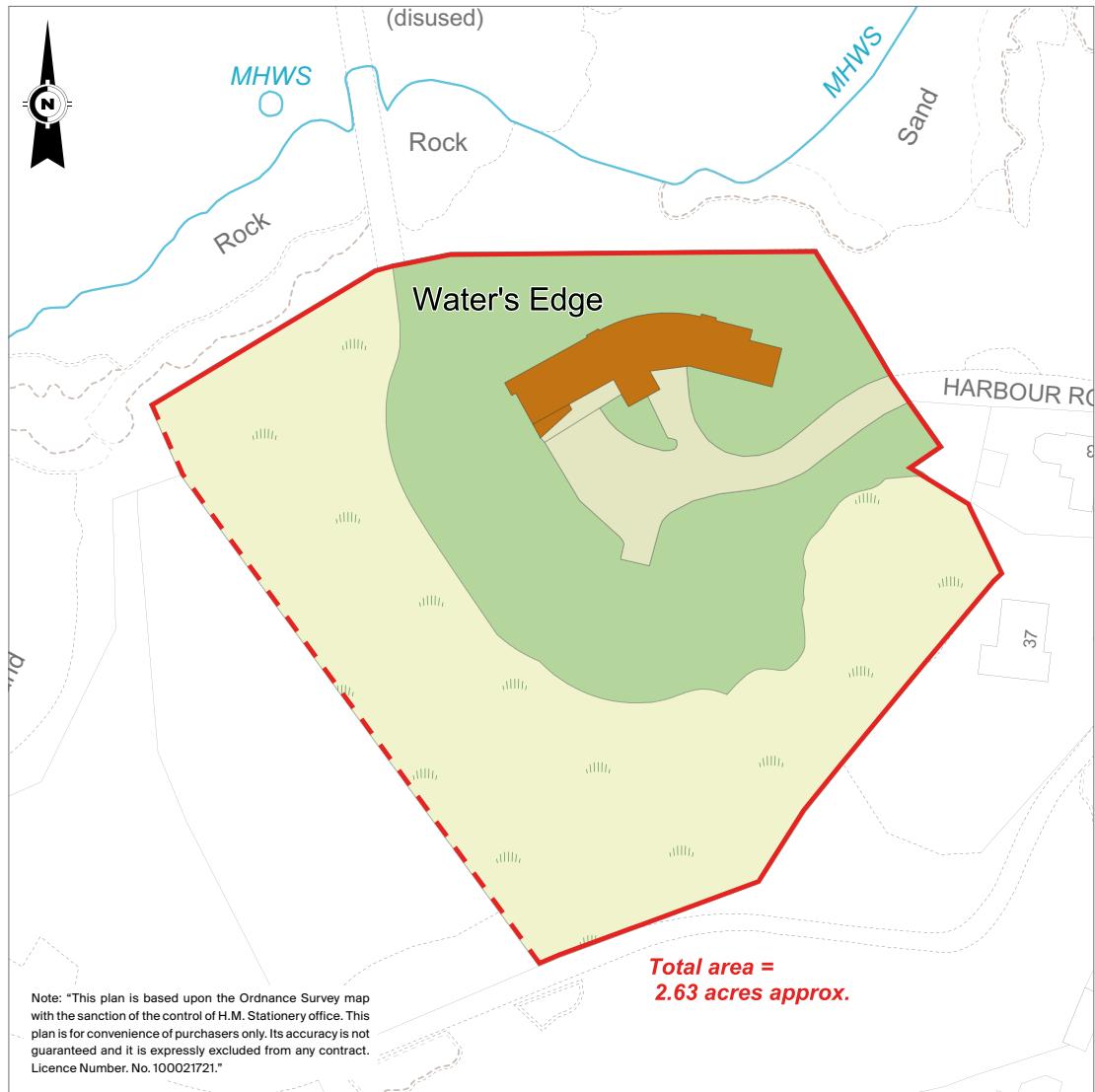
All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation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

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 May 2022. Photographs dated May 2022.

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