

CRAGSTON HOUSE

STEWARTON • AYRSHIRE





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Magnificent Arts and Crafts house standing in approximately 1.6 Ha (4 acres), with Planning Permission in Principal for 16 houses

Lot 1 - Cragston House and Garden (About 0.68 acres)

Hall • Drawing room • Dining room • Sitting room
Morning room • Dining kitchen • Utility room • Cloakroom
5 bedrooms • Dressing room • 2 bathrooms • 2 shower rooms

Triple garage with a one bedroom flat above

Potential to reconfigure the house into flats and the garage into a coach house (subject to obtaining all necessary consents)

Lot 2 - Outbuildings and Grounds (About 3.28 acres)

Workshop and Greenhouse • Tree house • Tennis court

Planning Permission in Principal for 16 residential units

Potential to reconfigure as an alternative residential scheme (subject to obtaining all necessary consents)

For sale as two lots or as a whole

About 1.6 Ha (4 acres)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

Cragston House sits in private grounds of about 4 acres on the outskirts of Stewarton, within a few minutes' drive of the M77. The town of Stewarton has a bustling centre and, is well served with shops, a supermarket, professional services and a fuel station. Stewarton train station has regular trains to Glasgow Central Station (30 minutes). There are two primary schools and a well-respected secondary school within the town. Private schooling is available at Wellington School in Ayr in addition to further private schools in the south of Glasgow, including Hutchesons' Grammar School, Craigholme and Belmont House.

Nearby Ayr provides excellent shopping and professional services. Ayr Racecourse is host to regular race meetings including the Scottish Grand National. 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. There is excellent sailing in the Firth of Clyde with yachting marinas at Troon and further up the coast at Largs and Inverkip.

Lot 1 - Cragston House and Garden (About 0.68 acres)

Description

Cragston House was designed by the famous architect Henry Edward Clifford who lived in Pollockshields in Glasgow and was responsible for many of the outstanding villas and tenements within the first garden suburb in the UK. He was also responsible for numerous churches and Arts and Crafts villas in the West of Scotland.

Cragston House, which dates from 1902, was built for the mill-owning Cunningham family and it was one of the first houses in Stewarton to have electric lighting installed, in 1926. There are many notable Arts and Crafts features including barley twist balustrade, minstrels gallery, barrel vaulted ceilings in the bedrooms and several stained glass windows.

In 2000 the house was sympathetically extended by the addition of the magnificent drawing room (40ft x 20ft) which takes full advantage of the views over the garden.



The main entrance to the property leads to a grand reception hallway with richly coloured panelling, a large stained glass window, an imposing fireplace and a minstrels' gallery above. Off the hall is a cloakroom and access to the three original reception rooms – a sitting room, morning room and dining room. The kitchen is fitted with country style units under granite work tops and a central island. There is a four oven red Aga, slate floor, breakfasting area and a French door to the garden. Double doors lead to the drawing room with light oak panelling and flooring, a stone fireplace and French doors to the garden. From the hall stairs lead to the first floor. The master bedroom has a dressing room and an exceptionally well appointed bathroom opposite. There are four further bedrooms on this level, a further bathroom and two shower rooms, all appointed to an equally high standard.

Listed Buildings

Cragston House is listed Category C(s).

Services

Cragston House is served by mains electricity, gas, water and drainage. There is a gas fired central heating system.

Council Tax

Cragston House is in Council Tax band H.

Garage and Flat

A triple garage, with electrically operated doors, was built in 2000 in stone and in a style to complement the house. Above the garage is a self-contained flat with living room, bedroom, fitted kitchen and shower room.

Outside

The gardens extend to approximately 0.68 acres. Electric gates open to a monobloc driveway leading to the garden and extensive parking area. To the south and front of the house are gardens, which comprise a large patio and raised lawn areas,





enclosed within a low brick wall. In addition to this there is a workshop/former garage, providing excellent storage.

Development Potential

Lot 1 offers the potential for the reconfiguration of the house to provide multiple flats and the garage to provide a coach house (subject to obtaining all necessary consents).

Lot 2 - Outbuildings and Grounds (About 3.28 acres)

Description

The grounds extend to approximately 3.28 acres. To the west side of Cragston House are the greenhouse and kitchen gardens. The grounds beyond and to the south have been landscaped and include terraced lawns which descend to a small stream at the foot of the gardens, running along the southern boundary.

To the east of the house are a rose walk and an all-weather tennis court (in need of repair). Shared vehicular access is provided via the electric-gates facing onto Loudoun Street, with an additional entrance to the west.

Greenhouse Magnificent greenhouse designed and manufactured by Hartley Botanic Ltd of Oldham. Power and light, sophisticated heating and ventilation system

Treehouse Unique treehouse by Peartree Ltd, on two levels with a sun terrace.

Development Potential

Planning Permission in Principal (14/0321/PPP) was granted on 24 April 2017 for the development of 16 residential units.

Type	Beds	Quantity	SqM	SqFt
Detached House	4 Beds	4	180	1,938
Semi-Detached House	3 Beds	6	90	969
Townhouse	3 Beds	6	114	1,227
Total		16	1,944	20,925

An alternative Planning Consent was previously granted for 8 large detached houses, but has now lapsed. Details of the Planning Permission are available upon request.

Viewing

Strictly by appointment through Knight Frank on 0131 222 9600.

Closing Date

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

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.

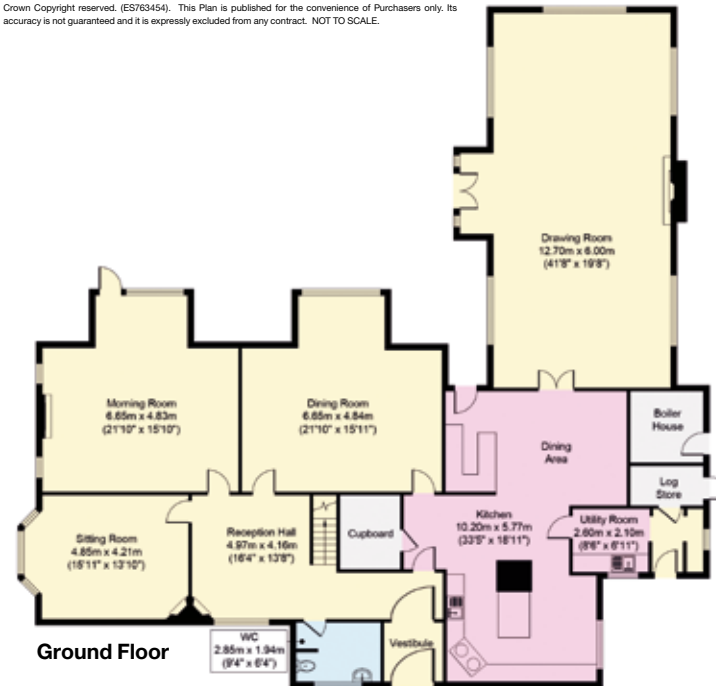
3. Buyers Due Diligence

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.



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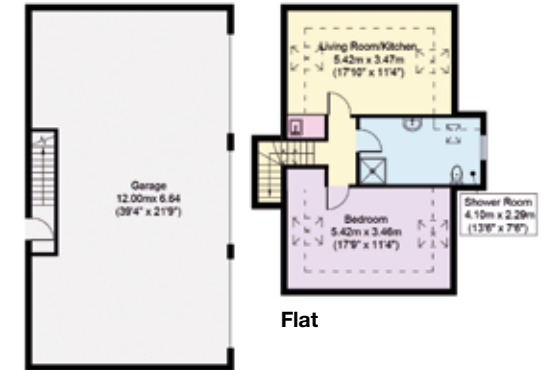
Approximate Gross Internal Floor Area

House: 484 m sq (5209 sq ft)

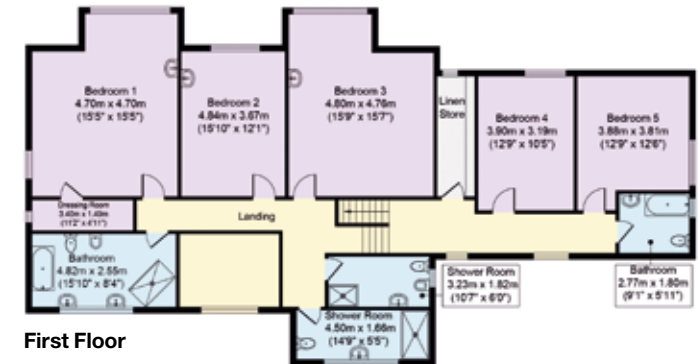
Garage: 79 m sq (856 sq ft)

Flat : 56 m sq (609 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



Garage



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

