



BONNYTON HOUSE

Drongan, Ayr, KA6 7EW



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



NOT TO SCALE
Plan for indicative purposes only

BONNYTON HOUSE

Drongan, Ayr, KA6 7EW

Ayr 9 miles, Glasgow 37 Miles, Edinburgh 84 Miles via M8 (70 miles via A70)

A SUBSTANTIAL VICTORIAN DWELLING SITUATED IN A RURAL YET ACCESSIBLE LOCATION WITHIN AYRSHIRE

- EIGHT BEDROOM DWELLING HOUSE
- SELF-CONTAINED TWO BEDROOM COTTAGE
- LARGE LANDSCAPED GARDEN GROUNDS
- THREE STABLES AND FOALING BOX
- SHELTERED GRAZING LAND, WOODLAND & WILDFLOWER MEADOWS
- BONNYTON HOUSE EPC – G (12)
- BONNYTON COTTAGE EPC – G (20)

IN TOTAL ABOUT 10.62 ACRES

FOR SALE PRIVATELY AS A WHOLE

VENDORS SOLICITORS

Mr George Hay
D & J Dunlop
2 Barn Street
Ayr
KA7 1XD
Tel: 01292 264091



SOLE SELLING AGENTS

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas
DG7 1TJ

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



INTRODUCTION

Bonnyton House is conveniently located two miles south of the village of Drongan in Ayrshire. The dwelling is completely enclosed within its own private grounds with off-road parking for several vehicles. Bonnyton House has recently been partially re-roofed and although the property retains many original traditional features it may benefit from a degree of cosmetic modernisation.

Bonnyton House is a substantial Victorian property (1850's) set over three floors. Already a comfortable family home, it could also offer potential for commercial development, given the diversity of the property which includes a detached cottage and stable. Ideal tourist-based industry options include B&B, self-catering holidays with or without horses and creative retreats. There is about 9.91 acres of grazing land, woodland and a wild flower meadow encouraging a diversity of species including well established orchids, knapweed and yellow rattle.

Bonnyton House is located on a quiet country road two miles from Drongan and within easy commuting distance to Ayr and major road networks. Drongan is a friendly community and offers a range of local services, with primary schooling available locally. A wider range of services can be found in nearby Ayr. There is a bus service between Ayr and Cumnock which goes past the front gates of Bonnyton House. Beautiful sandy beaches are within a 20 minute drive from the property.

A feature of the area is the Scottish Dark Sky Observatory near Dalmellington on the edge of the UK's first Dark Sky Observatory and Park is ideal for individuals, groups, clubs and all with an interest in astronomy. Bonnyton House itself benefits from little light pollution and provides fantastic observation potential for the amateur astronomer.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

The region is well-known for the quality and variety of both country sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exists the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, fishing, cycling and for the golfer there is an abundance of good local courses. Equestrian activities are a feature of the county.

DIRECTIONS

From Ayr, take the A70 towards Cumnock and go through Coylton, turning right at Coalhall onto the B730 signed Drongan, (Bonnyton House is 3 miles from this junction). Drive past Drongan until the second road on the left signposted Skares and Sinclairston and signed unfit for heavy vehicles. Turn left and Bonnyton House is located on the left hand side, just past Bonnyton Farm. A location plan is included within these particulars showing the location from the directions provided.

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for Bonnyton House are sought in excess of: £375,000

VIEWING

By appointment with the sole selling agents:

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas, DG7 1TJ
Tel: 01556 453453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



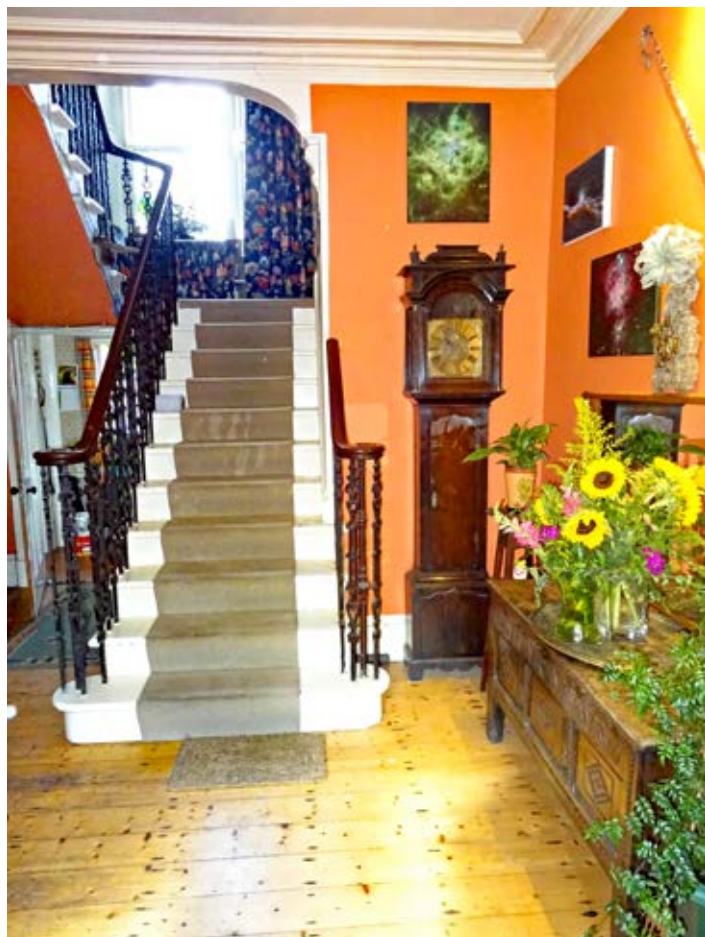
PARTICULARS OF SALE

BONNYTON HOUSE

Bonnyton house is of traditional stone and sandstone construction under a slate roof, set within its own extensive mature garden grounds. The accommodation is arranged over three floors and in more detail briefly comprises:

GROUND FLOOR

- **Front Entrance Hallway**
A large bright entrance hallway with wooden flooring, feature staircase off to upper floors, double aspect windows to the front.



- **Lounge/Library**
With large bay window & window to the side, marble fireplace with open fire, original wooden flooring. The current owners, being astronomy enthusiasts, have installed a large built-in cupboard in which they house a large telescope.



- **Sitting Room**
Large bay window to the front, two double glazed windows to the side, open fire set in feature fireplace, built-in cupboard.
- **Rear Hallway**
With window to the rear, tiled floor, doors off to kitchen, utility area & shower room.
- **Utility Room**
With large Belfast sink, built-in cupboard, plumbed for automatic washing machine.
- **Shower Room**
With window to the rear, corner shower cubicle, WC, WHB, tiled floor.
- **Dining/Kitchen**
With tiled floor, original built-in pantry cupboards, oil fired AGA, worktops, sink & drainer, door off to butler's pantry.





FIRST FLOOR

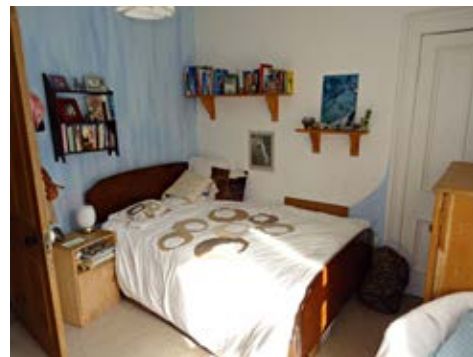
- **Mid Landing**
With window to the rear, stairs & door off to family bathroom.



- **Family Bathroom**
With bath, WC, WHB.
- **Upper Landing**
- **Double Bedroom 1 / Drawing Room**
Large bay window to the front, two double glazed windows to the side, open fire set in marble fireplace.



- **Double Bedroom 2**
With window to the front.
- **Double Bedroom 3**
With large bay window to the front, window to the side, built-in cupboard.
- **Double Bedroom 4**
Double glazed window to the rear, built-in cupboard.
- **Double Bedroom 5**
With window to the side.



SECOND FLOOR (Attic Floor)

- **Second Floor Landing**
With velux window.
- **Office/Workshop**
With window to the front.



- **Double Bedroom 6**
With window to the front and cast iron fireplace.
- **Double Bedroom 7**
Double glazed window to the rear, built-in cupboards providing storage in the eaves.
- **Double Bedroom 8**
With window to the front and cast iron fireplace.
- **Attic Space**
Fully floored, accessed via a Ramsay ladder.

SERVICES

- Mains water and electricity.
- Mains drainage.
- Electric night storage heaters.
- Oil fired AGA.
- The telephone line is installed subject to the normal BT regulations.



BONNYTON HOUSE COTTAGE

The self-contained detached cottage at Bonnyton is situated to the rear of the main dwelling and benefits from its own separate access & is centrally heated and double glazed. The cottage would be an ideal opportunity for establishing an Airbnb or holiday lets. The cottage in more detail briefly comprises:

GROUND FLOOR

- **Front Door Porch**
With tiled floor, built-in cupboard and window to the side.
- **Central Hallway**
With tiled floor and window to the front.
- **Dining/Kitchen**
Oil fired Esse range, tiled floor, plumbed for automatic washing machine, sink & drainer, floor & wall units, built-in shelving, double aspect windows, door to outside.
- **Lounge**
With double aspect windows, wooden flooring, door to outside, stairs off to first floor.





- **Double Bedroom 1**
With double aspect windows to the rear, built-in cupboard.
- **Family Bathroom**
With bath, shower, WC, WHB, window to the front.

FIRST FLOOR

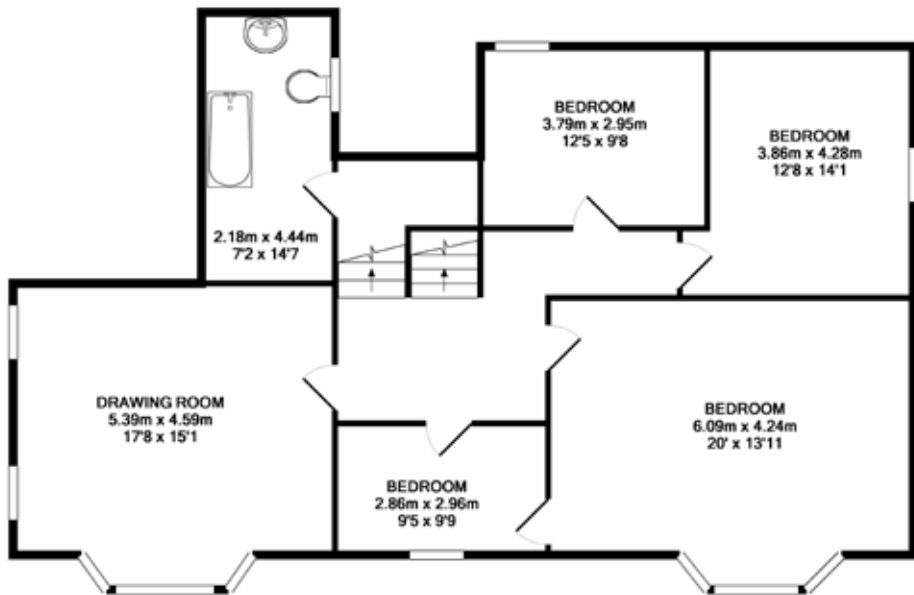
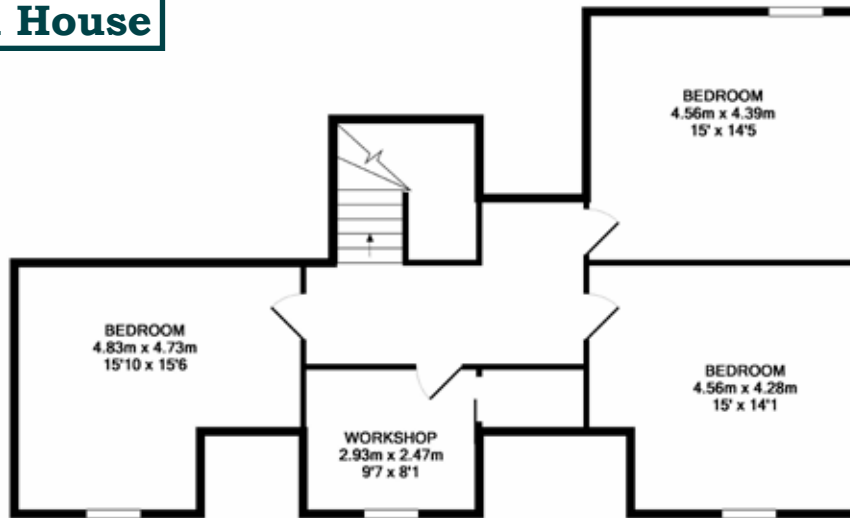
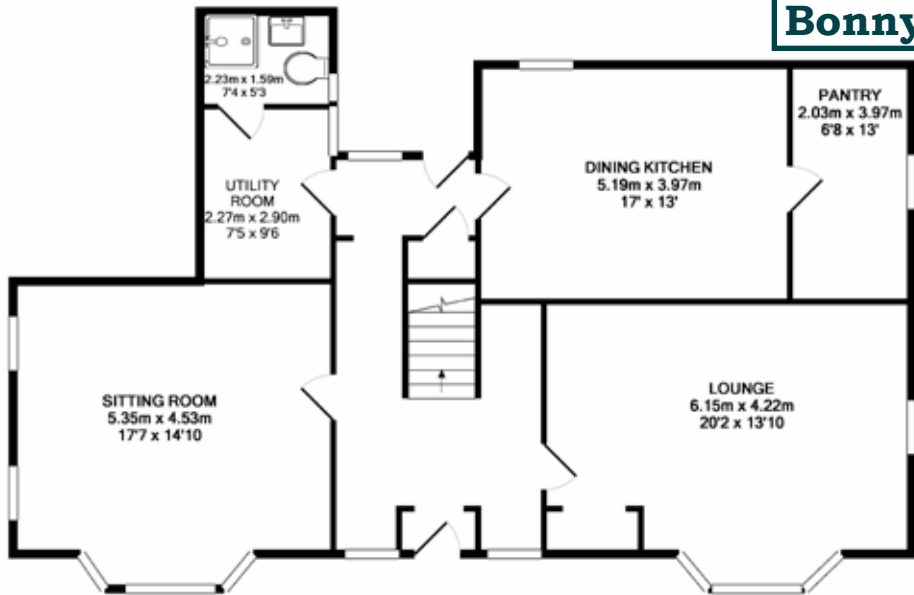
- **Double Bedroom 2**
With built-in cupboards, double aspect windows to the rear.
- **Cloakroom**
With WC, WHB, tiled floor, window to the rear.
- **Store Room**
Leading to eaves storage.



GARDEN GROUNDS

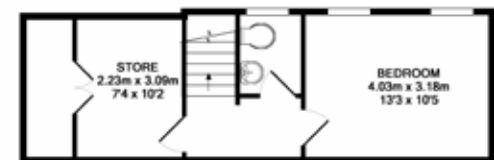
The garden grounds at Bonnyton are well established and have been cleverly sectioned off with a wide variety of mature trees, shrubs, herbaceous plants and ponds. These garden features attract birds and other wildlife. Included within the garden grounds, and again cleverly screened and sectioned off, are three stables and a foaling box.

Bonnyton House



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bonnyton House Cottage



THE STABLES

There are three stables and a foaling box with hardstanding aprons. These stables have been built and used over the years for the owners' own equestrian purposes, but could be developed to encourage tourist based or personal enterprises such as, equestrian holidays or liverys.



GRAZING PADDOCKS, WOODLAND & WILDFLOWER MEADOWS

The grazing land, woodland and wildflower meadows extend in total to about 9.91 acres (4.01 hectares). The land at present is down to grass for grazing and conservation with about 0.4 hectares of woodland. The land has benefitted in the past from an Agri-Environment Scheme, with the creation of woodland areas, wildflower meadows and wetland habitats. A wide range of flora and fauna has evolved and is sympathetically managed with bio-diversity in mind. The land is registered with the AFRC-RPID with a main location code of: 189/0021.





HOME REPORT

It should be noted that the property is an agricultural holding, which benefits from an agricultural holding number (189/0021) and therefore there is no requirement for the sellers to provide a Home Report, as it is classed as mixed use. It is further noted that the detached cottage was utilised by the sellers as a B & B business. **For the avoidance of doubt, it should be noted that the three elements of the property are being sold as a whole and cannot purchased separately.**

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Mr George Hay, D & J Dunlop Solicitors** for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX

Bonnyton House: Band F

Bonnyton House Cottage: Band C

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

There are no ingoing claims affecting the property.

WARRANTY CLAUSE

Whilst the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

MINERAL & SPORTING RIGHTS

Insofar as these rights form part of the property's title they are included in this sale at no additional charge. The sporting rights are in hand.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

DEPOSIT

A 10% deposit of the purchase price will be payable to the vendor's solicitors at conclusion of the missives. This deposit will be Non-returnable in the event of the purchaser failing to complete the sale for any reason not attributable to the vendor or their agents. The balance of the purchase price is payable on the date of entry and interest at 5% above the Royal Bank of Scotland base rate will be charged on any balance of the payment from the date of entry until paid.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.

5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the Property Misdescriptions Act 1991 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars updated February 2021





Sale Plan

FOR IDENTIFICATION PURPOSES ONLY
MLC-189/0021

