

Galbraith

**GRANGEHILL ESTATE**  
THREEWOOD ROAD, BEITH, NORTH AYRSHIRE







# GRANGEHILL ESTATE, THREEPWOOD ROAD, BEITH, NORTH AYRSHIRE

An impressive country estate complimented with walled garden, policies and land.

Beith town centre 0.5 mile ■ Glasgow City Centre 21 miles  
Glasgow Airport 10 miles

**About 109.29 acres (44.23 hectares)**

**Lot 1:** Grangehill House, walled garden and policies in about 16.58 acres. Offers Over £800,000

2 Reception Rooms, 2 principle Bedroom Suites, 5 further Bedrooms.

- Large country mansion house.
- Grade C Listed Walled Garden and Doocot.
- Lovely formal lawned gardens.

**Lot 2:** About 35.90 acres (14.53 ha) land. Offers Over £150,000

**Lot 3:** About 56.81 acres (22.99 ha) land. Offers Over £150,000

**Whole Offers Over £1,100,000**

## Galbraith

Ayr  
01292 268181  
ayr@galbraithgroup.com

 OnTheMarket





Drawing Room





## SITUATION

Grangehill Estate is an impressive and manageable country estate occupying a delightful 109 acre parkland setting with beautiful walled gardens and grounds. A substantial family home with many retained period features, Grangehill House does now require some modernisation.

Situated on the edge of Beith, North Ayrshire, Grangehill Estate is highly commutable to Glasgow City Centre (about 21 miles) and Glasgow Airport (about 10 miles), a regular train service to Glasgow is available at Glengarnock (about 2.9 miles). Local services and facilities are available at Beith (0.5 mile), there is primary schooling in Glengarnock, Gateside and Beith and private schools at St Columbas (Kilmacolm), Ayr and Glasgow. Ayrshire is renowned for its many golf courses and there are local courses at Beith, Lochwinnoch and Kilbirnie. There are excellent yachting facilities at the marinas at Adrossan, Largs, Inverkip and Troon. Beith is situated on the crest of a hill and was known originally as the "Hill o' Beith" (hill of the birches) after its Court Hill. From 1845 until the 1980s, Beith had the honour of being the most important furniture-manufacturing town in Scotland with a reputation for quality.

## DESCRIPTION

Grangehill House is a fine country residence comprising a handsome mansion house protected by extensive lawned grounds, gardens, woodland and a fabulous C Listed Walled Garden. Constructed of stone under a slate roof built over three storeys providing substantial well balanced accommodation, Grangehill House is painted yellow with a striking doric columned porch entrance. Grangehill was built between 1785 and 1822 for John Fulton, with later additions to the house in 1874 giving the house an Italianate look, with a tower to the existing main block. In the early 2000s, there was an addition to the rear of a block extension with a hipped slate roof and patio doors opening out onto the garden.

The property is approached by the main drive, through wrought iron gates flanked by an avenue of rhododendrons lining the drive leading to a large gravelled parking area for numerous cars, there is also an additional drive entrance to the north at the A737.

Within the grounds, lie the walled garden and doocot, former curling pond and former tennis court.

## LOT 1 GRANGEHILL HOUSE, WALLED GARDEN AND POLICIES IN ABOUT 16.58 ACRES

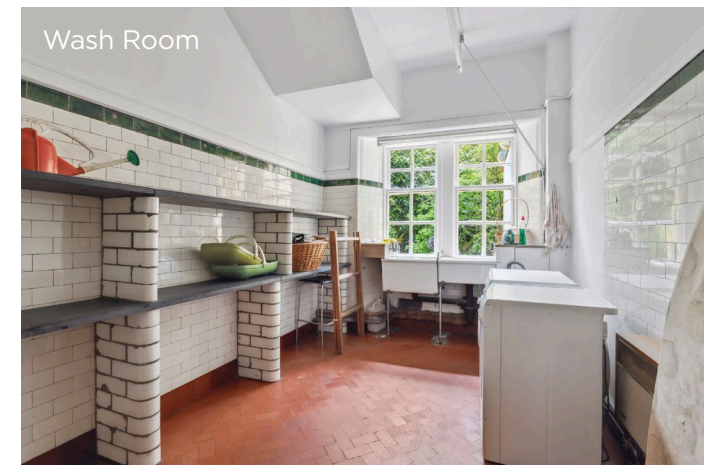
### Grangehill House

Ground Floor: Principal Entrance Hall. Drawing Room. Dining Room. Office/Sitting Room. Bedroom Suite. Kitchen. Cloakroom. Pantry. Wash Room. Freezer Store. Safe Room and Cellar. Gardener's Bothy.

First Floor: Master Bedroom Suite. 3 Bedrooms. Study/Bedroom 4. Bathroom. Laundry Room.

Second Floor: 2 Bedrooms, Bathroom.

Many original features have been retained in the main reception rooms with beautiful cornicing and ornate ceilings, with many of the rooms commanding fine views over the gardens. The entrance vestibule with marble flooring leads to the grand entrance hall, with fine wood panelled walls to ceiling height, large brick fireplace, and a spectacular staircase with leaded window on the landing. The magnificent drawing room is of particular note with dual aspect commands fine aspects over the grounds, with decorative curved ornate ceiling, marble fireplace with tiled hearth and access to the gardens. The elegant dining room has half panelled walls and a bay window over the gardens. There is an office/sitting room with stone fireplace, which leads to the bedroom with dressing room and en suite bathroom and patio doors to the rear garden; this suite particularly could be utilised for a number of potential uses. The kitchen has fitted floor and wall units, a large central island with Miele induction hob and sink, two integrated Miele double ovens and space for fridge freezer and dishwasher. Completing the accommodation on the ground floor is cloakroom with separate w.c., numerous ancillary stores including pantry with shelving, wash room, freezer store, laundry room and steps to a safe room and cellar.





On the first floor, the light and spacious master bedroom suite has built-in dressing room with fitted furniture, bathroom with bath, sink, w.c. and bidet with door leading out to a flat roof terrace. A further three bedrooms, study/bedroom four, laundry room and bathroom with bath, sink and w.c are also found on the first floor. A set of winding stairs lead to the second floor which has two bedrooms and a bathroom. Grangehill House also has former maid's quarter back stairs which provides a secondary access to the first floor. At the rear of the property, there is a coal shed, boiler room and outbuilding (Gardener's Bothy).

**GARDENS AND GROUNDS**

There are well presented formal gardens, mature woodland, many fine rhododendron specimens and a pond. Beyond the house to the south east lies the delightful walled garden. The south wall carries a range of glasshouses and there is a separate large glasshouse on a brick base. The lean-to buildings on the western wall include an arched pend within (now blocked) triangular doocot above. The gardens were restored and redesigned in 1929 and further restored between 1990 and 1993 by the then Head Gardener. There is a fine collection of mature trees include cherry, magnolia and maple, a red brick pergola with timber beams runs through the centre of the garden for growing clematis and climbing rose. The gardens are full of colour throughout spring and summer with shrub borders well stocked of interesting plants including azaleas, primula denticulata and hostas.

The remains of a tennis court and former curling pond are present in the large lawned area to the front of the property.

**LOT 2: ABOUT 35.90 ACRES (14.53 HA) LAND**

Lot 2 comprises about 35.90 acres of grassland with some woodland and is mainly classified as Grade 3(2) with some 4(1). The plan provided within these particulars includes a field schedule. The grazing land within the estate is let on seasonal grazing agreements.

**LOT 3: ABOUT 56.81 ACRES (22.99 HA) LAND**

Lot 3 comprises about 56.81 acres of grassland with some woodland and is mainly classified as Grade 4(1). The plan provided within these particulars includes a field schedule. The grazing land within the estate is let on seasonal grazing agreements.

**SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)**

Property	Water	Drainage	Electricity	Heating	Alarm	Council Tax	Tenure	EPC
Grangehill House	Mains	Private drainage to septic tank	Mains	Oil fired central heating	Yes	Band H	Freehold	F33

**HISTORIC ENVIRONMENT SCOTLAND**

Within the grounds, lie Grangehill Walled Garden and Doocot and are scheduled by Historic Environment Scotland as a Listed Building, Category (C). Date Added 02/12/1980.

**LOCAL AUTHORITY**

North Ayrshire, Council, Cunninghame House, Friars Croft, Irvine KA12 8EE, 01294 310000.

**MINERALS**

The mineral rights are included in so far as they are owned by the seller.

**TIMBER**

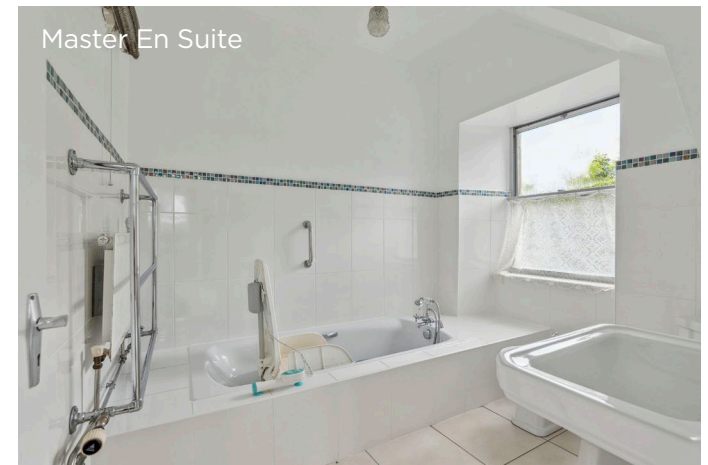
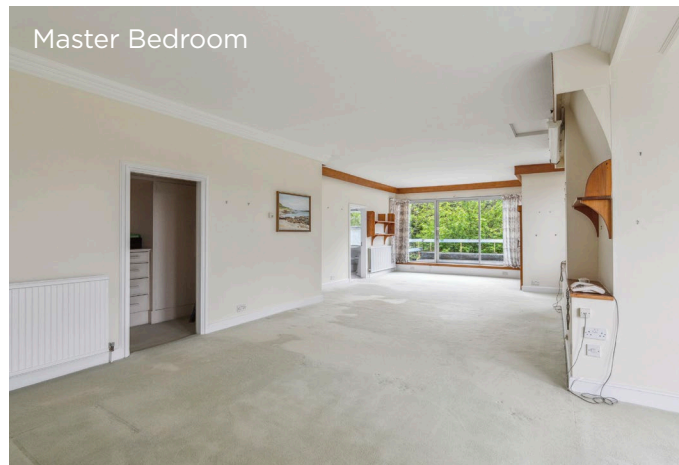
All fallen and standing timber is included in the sale as so far as it is owned by the seller.

**SPORTING RIGHTS**

In so far as these rights form part of the property title they are included within the sale.

**FIXTURES AND FITTINGS**

All fixture and fittings within Grangehill House are included in the sale price. No other items are included unless mentioned in the sales particulars.





### DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

### DIRECTIONS

From Glasgow, take the M8 towards Glasgow Airport, at Junction 28a, take the A737 towards Irvine. Continue along the A737 to Beith and turn left onto Threeewood Road. The entrance to Grangehill Estate is then on the left hand side and proceed through the gates.

GRANGEHILL ESTATE, THREEWOOD ROAD, BEITH, NORTH Ayrshire, KA15 2JJ

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://w3w.co/youths.school.rival>

### SOLICITORS

BTO Solicitors, 48 St Vincent Street, Glasgow, G2 5HS, 0141 221 8012

### VIEWING

Strictly by appointment with the Selling Agents.

### POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

### ANTI MONEY LAUNDERING (AML) REGULATIONS

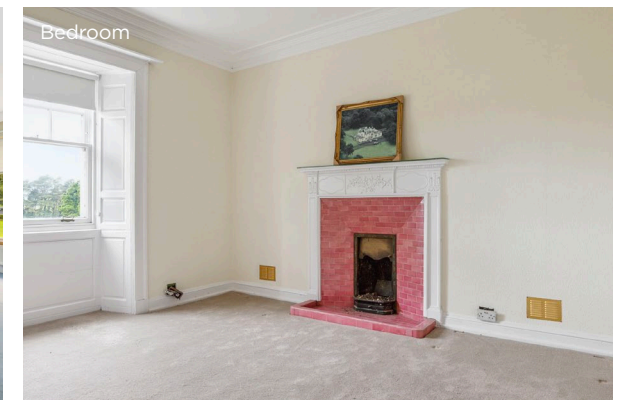
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

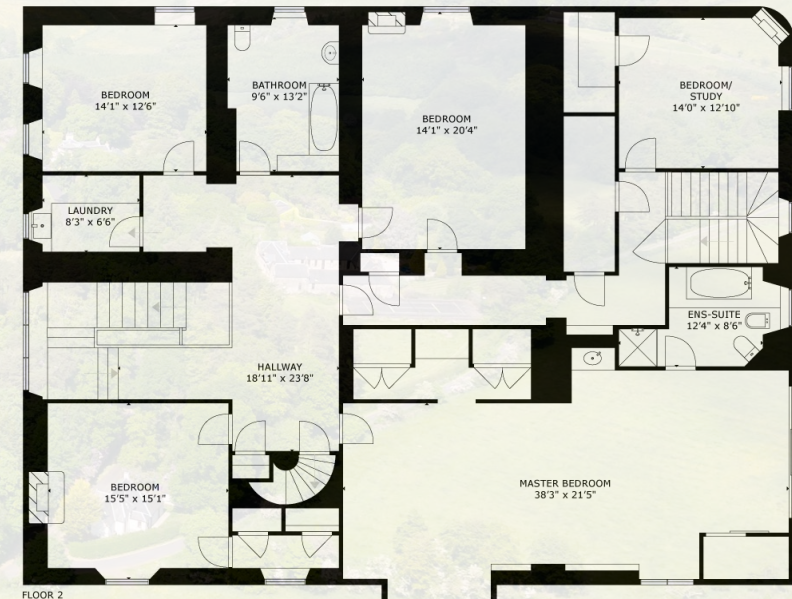
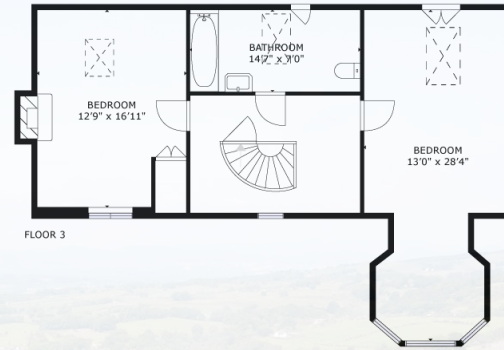
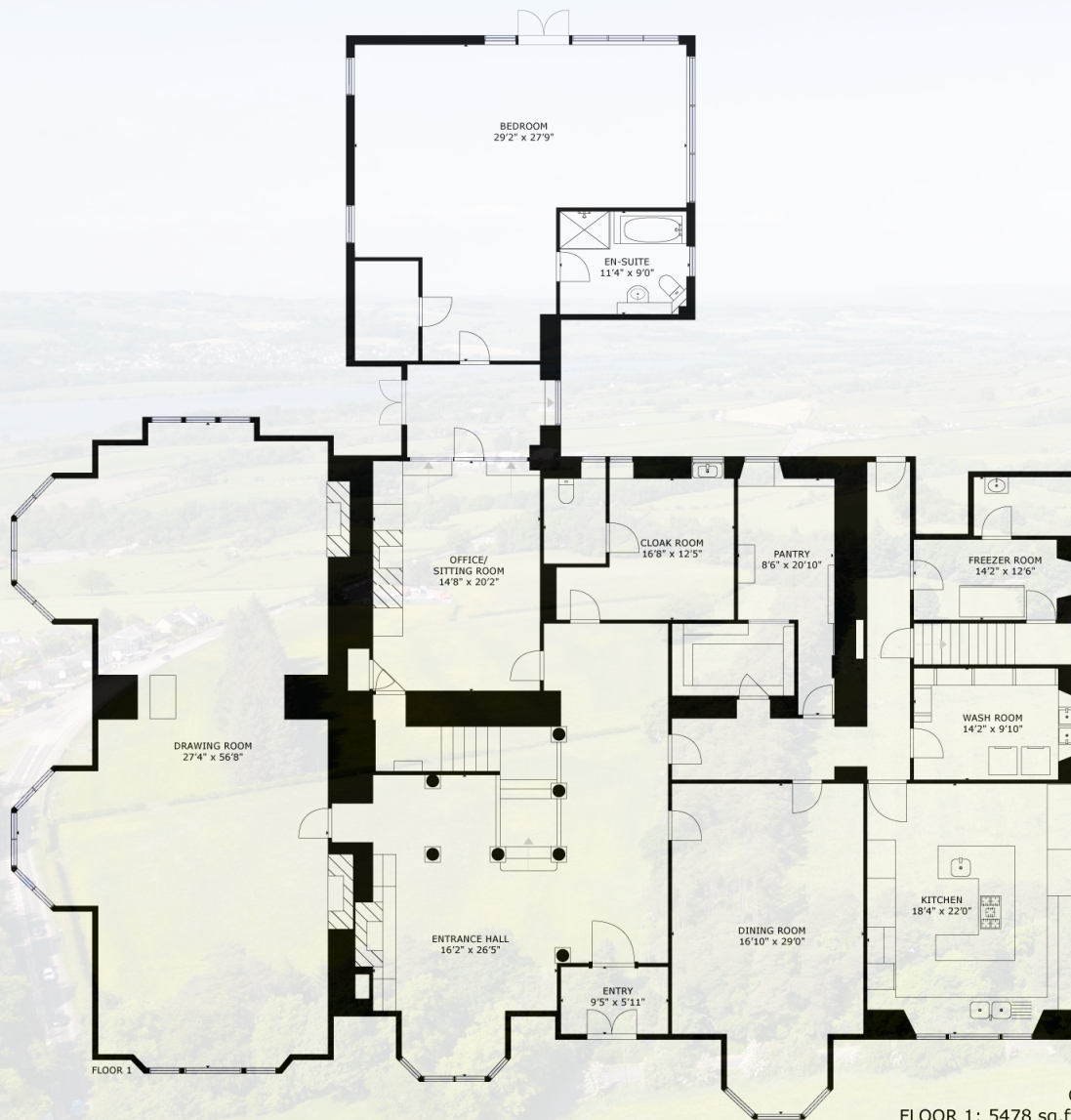
### THIRD PARTY RIGHTS AND SERVITUDES

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof. A right of access is in place for maintenance only for The Courtyard.

A Right of Access will be retained over Lot 3 for the benefit of Lot 1 in relation to access and maintenance of the walled garden.

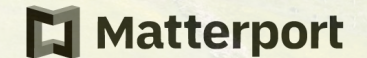






**GROSS INTERNAL AREA**  
 FLOOR 1: 5478 sq.ft, FLOOR 2: 3207 sq.ft, FLOOR 3: 796 sq.ft  
 TOTAL: 9481 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



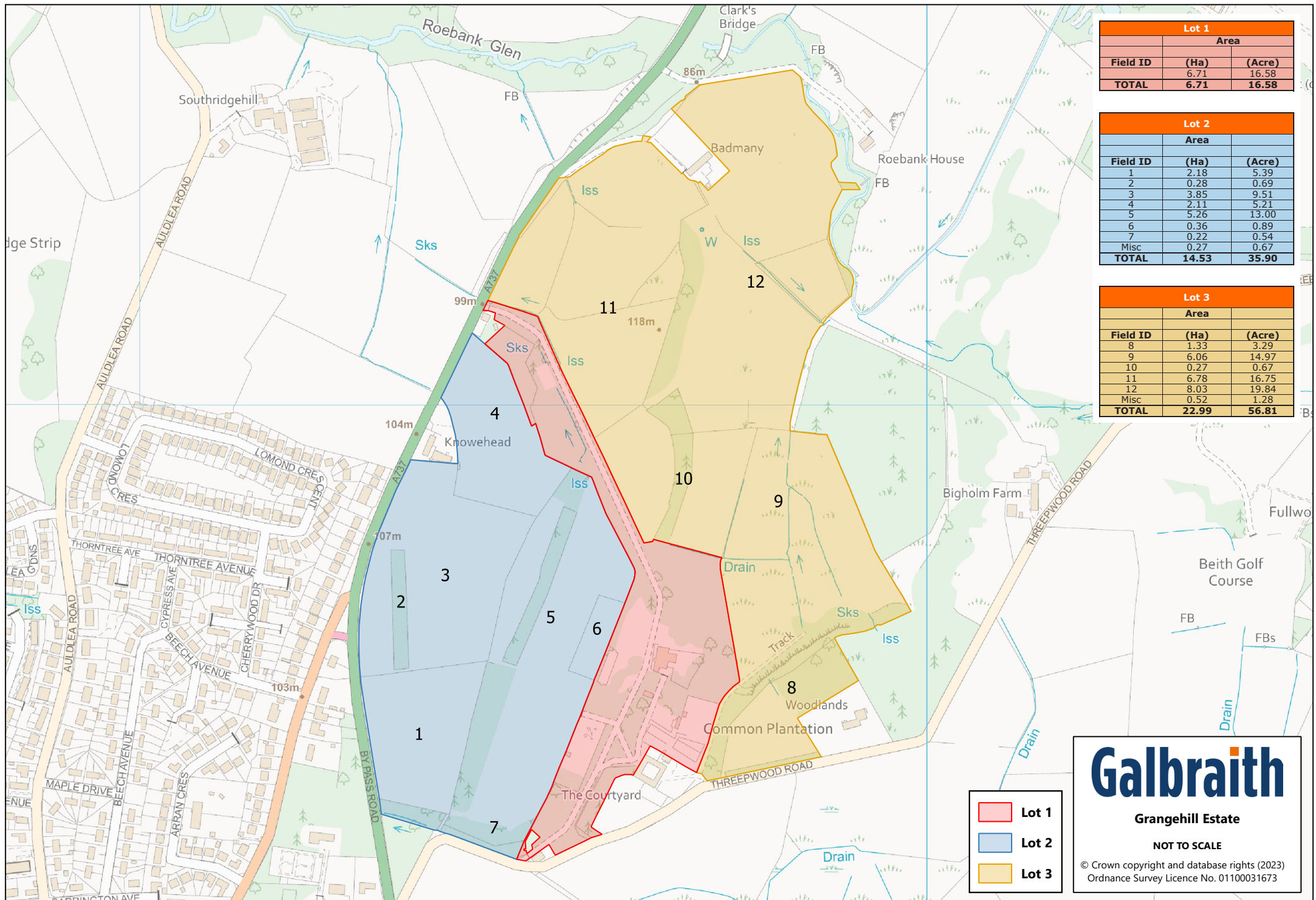
**IMPORTANT NOTES**

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in June 2023.









Lot 1		
Area		
Field ID	(Ha)	(Acre)
TOTAL	6.71	16.58

Lot 2		
Area		
Field ID	(Ha)	(Acre)
1	2.18	5.39
2	0.28	0.69
3	3.85	9.51
4	2.11	5.21
5	5.26	13.00
6	0.36	0.89
7	0.22	0.54
Misc	0.27	0.67
TOTAL	14.53	35.90

Lot 3		
Area		
Field ID	(Ha)	(Acre)
8	1.33	3.29
9	6.06	14.97
10	0.27	0.67
11	6.78	16.75
12	8.03	19.84
Misc	0.52	1.28
TOTAL	22.99	56.81

- Lot 1
- Lot 2
- Lot 3

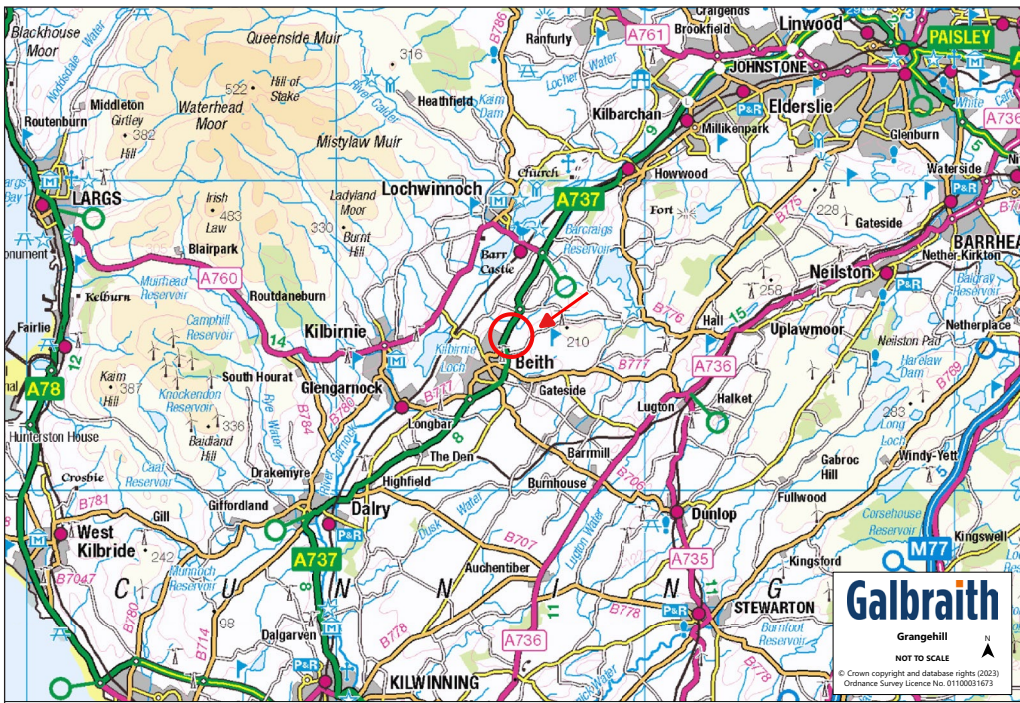
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**Grangehill Estate**

NOT TO SCALE

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