

EASTER HIGHGATE BEITH, NORTH AYRSHIRE



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A superb Category-B Listed country property, presently divided into 2 substantial houses, in a fine rural position.

Dunlop 3.5 miles ■ Beith 4 miles ■ Glasgow 18 miles

Whole About 6.94 acres (2.8 ha)

House 1: Easter Highgate (about 0.58 acres)

- 5 Bedrooms (master en suite), 1 Reception Room.
- Generous sized reception and bedrooms.
- Building Plot with lapsed planning permission.
- Lawned Gardens.

House 2: Easter Highgate (about 6.36 acres)

- 5 Bedrooms (2 en suite), 2 Reception Rooms.
- Expansive 2 bedroom annexe.
- Spacious and flexible living accommodation.
- 4.78 acres land.
- Double garage and workshop.
- Lovely manicured gardens.

For Sale as a Whole or in 2 Lots.

Lot 1 House 1: Offers Over £395,000

Lot 2 House 2: Offers Over £540,000

Whole Offers Over £935,000

Galbraith

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SITUATION

Easter Highgate has been divided to create two substantial family homes on a prominent position on Lochlibo Road. Both fine and spacious homes, Easter Highgate has lovely garden grounds, detached double garage/workshop and grazing land, close to the conservation village of Dunlop in East Ayrshire. Dunlop has a post office, artisan bakery and shop, and popular café/shop (Struther Farmhouse Café), an excellent primary school and railway station with regular services to Glasgow. Stewarton about 6 miles distant has primary and secondary schooling, two supermarkets, independent shops and cafes, a sports centre and railway station and the small town of Beith in the Garnock Valley is 4 miles west with a range of local shops and cafes. Private schooling at Belmont House and Hutchesons are within easy travelling distance. Glasgow and Prestwick Airports are easily reachable being 14 and 18 miles distant respectively.

Ayrshire is renowned for its many golf courses including the world-famous courses at Turnberry, Prestwick and Royal Troon. There are excellent yachting facilities at the marinas at Ardrossan, Largs, Inverkip and Troon. The area offers excellent equestrian facilities including the Morris Equestrian Centre (12 miles).

DESCRIPTION

Easter Highgate is a handsome Grade B Listed house dating from the early 19th century, built of whinstone and sandstone under a slate roof. The house was built for James Findlay, a well-known local cheese dealer, and much of Ayrshire produced the renowned Dunlop cheese developed by Barbara Gilmour of Dunlop in the early 18th Century. The cheese store was over the coach house, and James Findlay erected a large storehouse at Easter Highgate which often had 12,000 stones of cheese, for which he carried large quantities to the Glasgow market on a yearly basis.

Easter Highgate was comprehensively refurbished and upgraded by the current owners who have lived at the property for some 20 years. The property was divided into two houses around 2007 and is formed over three storeys with many attractive architectural features internally, externally with fine boundary walls, railings and gate posts. House 2 has a fabulous hand-made staircase with oak balusters and banister with two-bedroom annexe, and both houses have beautifully proportioned rooms.

Lot 1 Easter Highgate House 1:

Ground Floor: Kitchen, Living Room, Shower Room, Utility Room.

First Floor: 3 Bedrooms (master en suite), Family Bathroom.

Second Floor: 2 Bedrooms.

Arranged over 3 floors, Easter Highgate House 1 is a lovely family home complemented by lawned garden grounds. There is a large kitchen / dining room with fitted floor and wall units, LPG gas 5 ring hob, integrated oven and microwave, 1½ bowl sink and tiled splashback. The light and bright living room has French doors to the decking and gardens.

On the first floor, there are 3 generous bedrooms (master en suite shower room with dressing room) and a family bathroom. On the second floor, there are two further bedrooms and attic storage. The house has electric heating and ample storage throughout.

Outside, there are lovely lawned gardens with a large decked area.





House 1 - Kitchen



House 1 - Living Room window



House 1 - Bedroom



House 1 - Bedroom

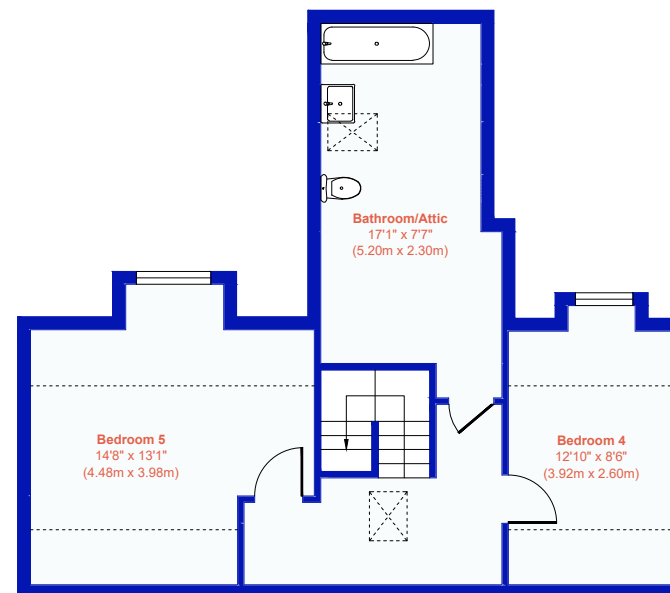


House 1 - Bathroom

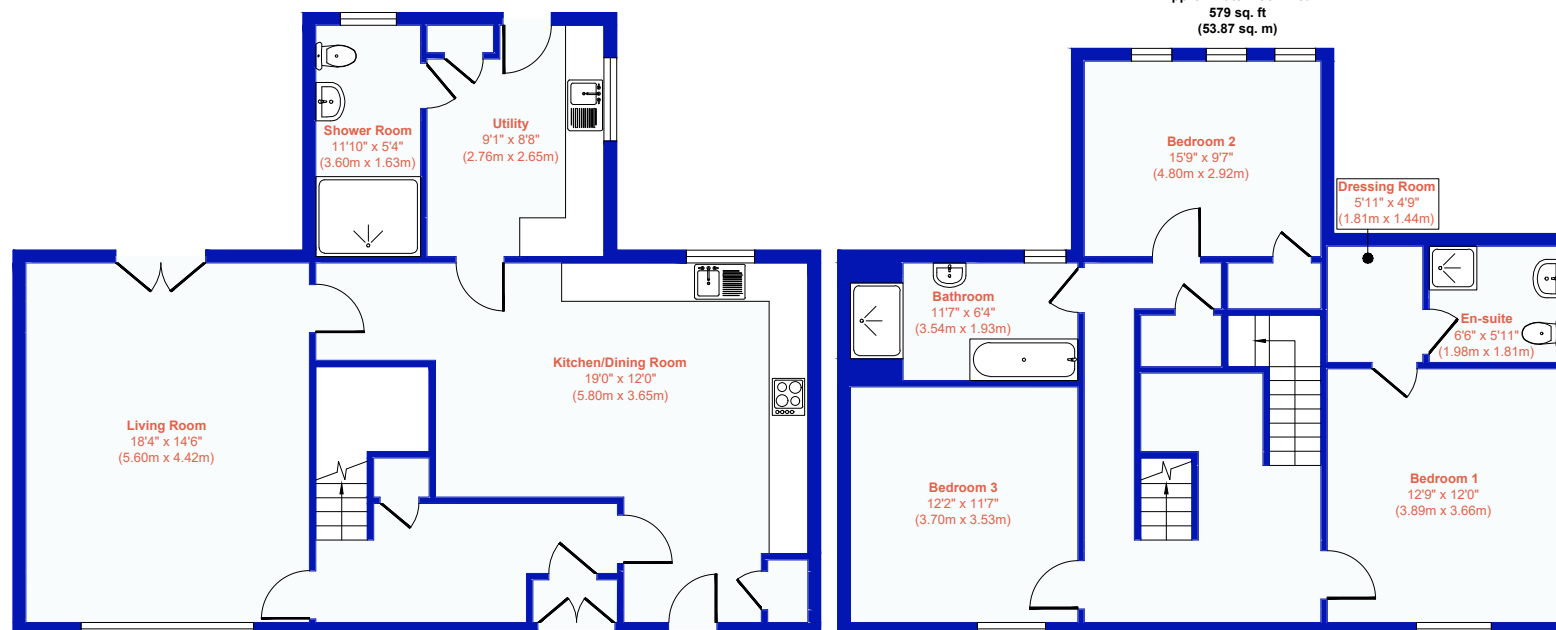


House 1 - Bedroom

Easter Highgate House 1, Beith, North Ayrshire, KA15 1HZ



Second Floor
Approximate Floor Area
579 sq. ft
(53.87 sq. m)



Approx. Gross Internal Floor Area 2295 sq. ft / 213.34 sq. m

Illustration for guidance only, measurements are approximate, not to scale.

Produced by Elements Property



House 2 - Sitting Room



House2 - Kitchen



House 2 - Bedroom



House 2 - Staircase

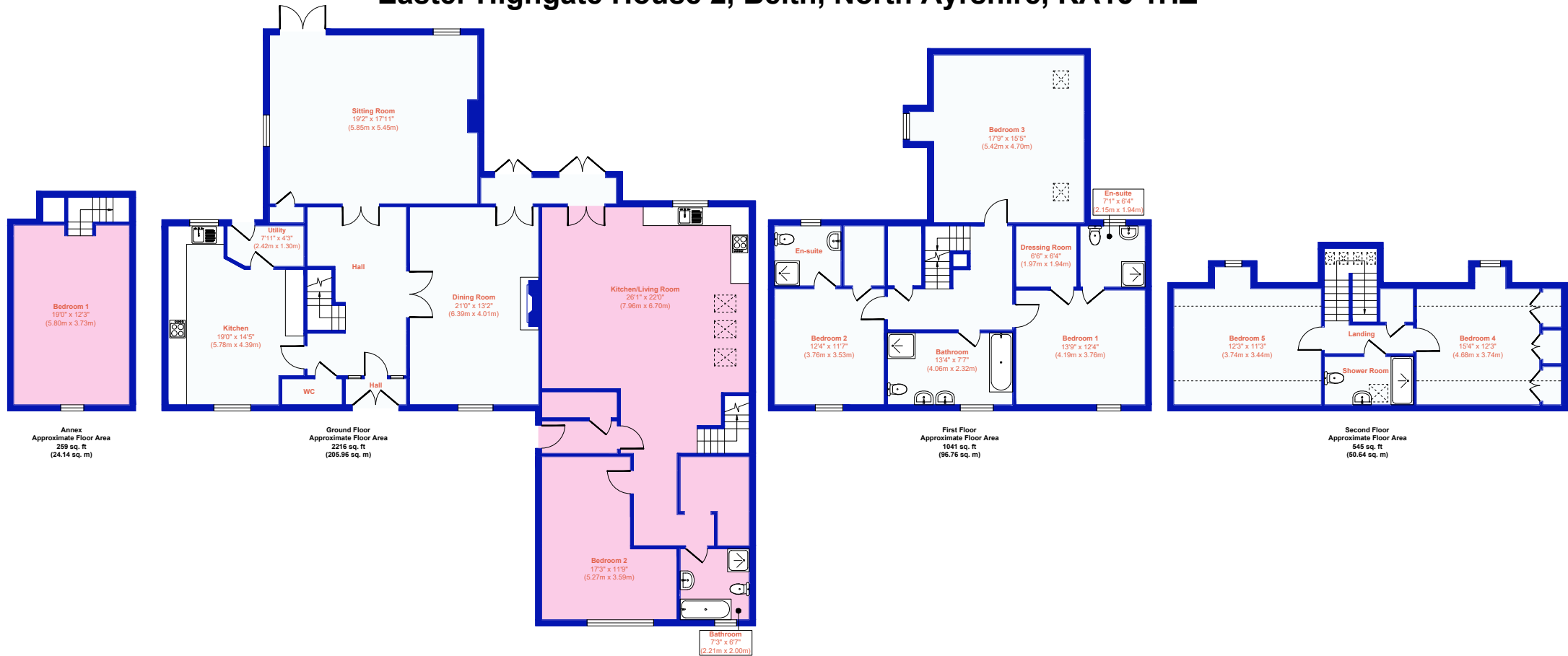


House 2 - Bedroom



House 2 - Bathroom

Easter Highgate House 2, Beith, North Ayrshire, KA15 1HZ



Approx. Gross Internal Floor Area 4061 sq. ft / 377.50 sq. m

Illustration for guidance only, measurements are approximate, not to scale.

Produced by Elements Property

Building Plot

Planning Permission was granted on 9 January 2019 (now lapsed) for the conversion and extension of the existing stone byre at Easter Highgate House 1 to a dwelling house. The proposed design being arranged over one and a half storey with parking area and gardens.

Natural slate and natural stone walling has been proposed for the build of the house.

ACCOMMODATION AS PROPOSED

3 Bedrooms (2 en suite), Open plan Kitchen/Living/Dining Room, 2 Bathrooms, Utility Room.

PLANNING CONSENT

Planning Reference No N/18/00842/PP, North Ayrshire Council, decision granted 9th January 2019. A copy of the planning consent and plans are available on request from the Selling Agents.

Lot 2 Easter Highgate House 2:

Ground Floor: Entrance Hall, Kitchen, Dining Room, Sitting Room, w.c., Utility Room.

First Floor: 3 Bedrooms (2 en suite), Family Bathroom.

Second Floor: 2 Bedrooms. Shower Room.

Annexe: Open plan Kitchen/Dining/Living Room, 2 Bedrooms, Shower Room, Office area.

In brief, the ground floor comprises an entrance vestibule leading to the hallway. The elegant sitting room, a bright and spacious room with feature marble fireplace, decorative coving has patio doors leading out to the garden. There is a dining room with marble fire surround, kitchen with fitted floor and wall units with separate access to the garden, LPG gas hob and integrated double oven, utility room and w.c.

On the first floor, there are three bedrooms (two of which benefit from en suite shower rooms) and a family bathroom with jacuzzi bath, fitted double vanity units, w.c. and separate shower cubicle. The second floor has two further spacious bedrooms and a shower room.

The east wing of the house comprises a substantial two bedroom annexe and is a superb addition to the house offering tremendous flexibility and scope. The annexe with separate access, a fabulous kitchen/dining/living room with vaulted ceiling and rear garden access. The kitchen has fitted floor and wall units with tiled splashback, integrated LPG gas hob and oven, the living area has a lovely marble surround electric fire. An oak staircase leads to a double bedroom. On the ground floor, there is a further bedroom, shower room and office area completing the annexe accommodation.

Easter Highgate House 2 is a superb historic home offering attractive and spacious accommodation with beautiful, manicured garden grounds, useful detached double garage and workshop, grazing land and ample parking for multiple vehicles.

GARDEN (AND GROUNDS)

There are lovely, landscaped gardens with a variety of colourful shrubs and plants, together with a sheltered patio area bounded by a stone wall.



OUTBUILDING

A separate drive leads to the Double Garage/Workshop with ample parking for vehicles together with some hard standing ground.

Double Garage/Workshop: About 12m x 6m and 3.8m x 6m
2 electric doors, workshop area, power.

A 21 panel solar system has been installed on the garage roof.

LAND

There is about 4.78 acres (1.93 ha) grazing in total. The land is principally classed Grade 4(2) by the James Hutton Institute, a small burn is available to the west.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Both houses: Mains	Both houses: Mains	Both houses: Private drainage to septic tank (shared)	Both houses: Freehold	Both houses: wet electric heating system	House 1: Band F House 2: Band F	E42 F34	Both houses: FTTP (Fibre To The Premises)	Yes

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>
There is no risk of flooding at Easter Highgate House 1 and 2.

HISTORIC ENVIRONMENT SCOTLAND

Easter Highgate is designated as a Category B Listed Building.

ACCESS

The area hatched on the entrance drive will have shared access with 50/50 shared maintenance and access rights.

There is a Right of Access over Points AB on the sale plan.

NOTE

There is a burden on the Title for an exclusive right of shooting over the north western section of the field with a right of access for that purpose. Our clients have indicated during their period of ownership no third party has sought to exercise this right.

DIRECTIONS

From Glasgow to take the A736 Irvine Road through Barrhead towards Irvine. Travel through Lugton and after about 1 mile the property is on your right hand side.

POST CODE

KA15 1HZ

WHAT3WORDS

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

SOLICITORS

J&J McCosh, 12 The Cross, Dalry, KA24 5AB



LOCAL AUTHORITY

North Ayrshire Council, Cunningham House, Friars Croft, Irvine, KA12 8EE

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

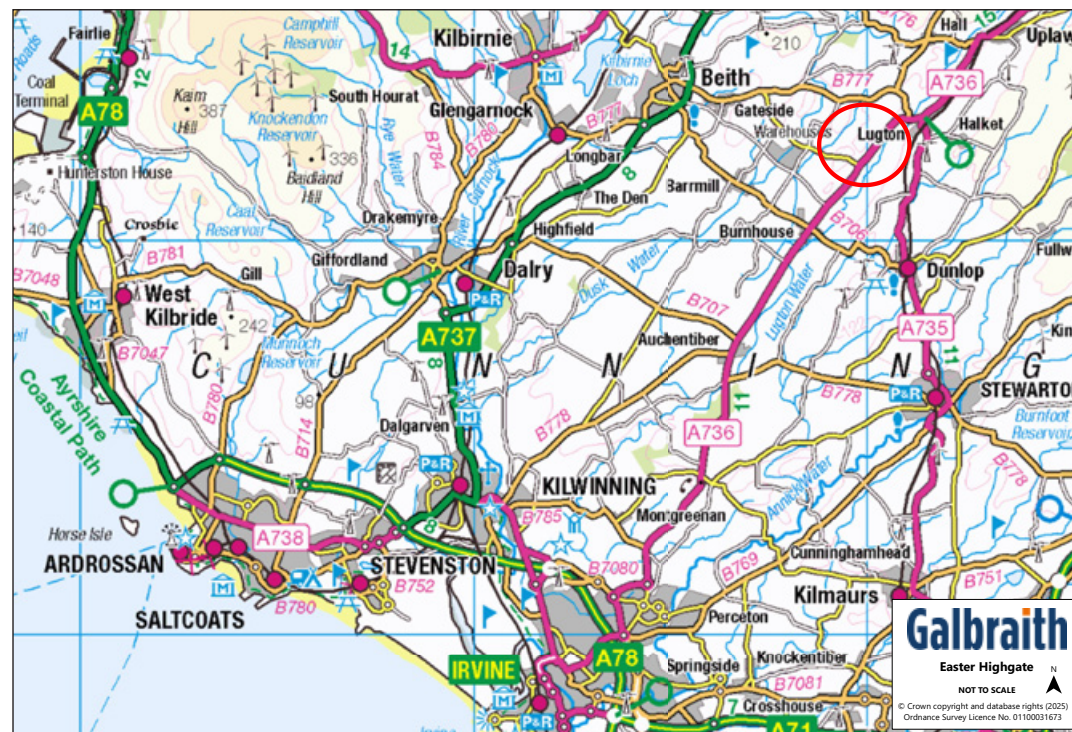
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.





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 July 2025.



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