13 BANK GLEN
BY NEW CUMNOCK, EAST AYRSHIRE
13 BANK GLEN, BY NEW CUMNOCK, EAST AYRSHIRE, KA18 4QG

A former manse with parkland and grazings.

New Cumnock 1 Mile ■ Ayr 21 Miles ■ Glasgow 45 Miles

About 13.5 acres (5.4 hectares)

- Two reception rooms.
- Three/four bedrooms.
- Eight stables.
- 20m x 30m arena.
- Mansion house remains and walled garden.
SITUATION

13 Bank Glen is an attractive former manse house situated within its own ring fenced parkland lying to west of New Cumnock. The house itself provides spacious family accommodation in an accessible location. The grounds of 13 Bank Glen are home to the site of the long demolished Bank House with the remains of the old stables, coach house and walled garden still visible today. 13 Bank Glen has good communication links to both the north and south with the A76 being easily accessible along with the M74 being some 28 miles to the west. 13 Bank Glen is well placed for easy access to New Cumnock being situated approximately one mile away. Both Ayr and Glasgow are accessible via road or train networks. There are excellent transport links in the area with regular bus connections and a railway station in New Cumnock with connections to Glasgow and beyond. Glasgow and Prestwick Airports have regular scheduled flights and are 44 miles and 25 miles respectively.

DESCRIPTION

13 Bank Glen is a handsome former manse house of stone construction under a slate roof set in picturesque parkland. The accommodation is set over two floors offering flexible family accommodation. The house itself has been renovated over the years by the present owners and now offers comfortable living with gas central heating throughout and full double glazing. There is schooling available at New Cumnock, Cumnock and Kilmarnock. New Cumnock offers local shops and sporting facilities including a community outdoor swimming pool which has been subject to recent investment. Nearby places of interest include Dumfries House, a Palladian country house set in a 2,000 acre estate with beautiful walled gardens recently opened by HRH Queen Elizabeth and a frequent favourite of Prince Charles. At Auchinleck Estate there are enjoyable riverside walks to Wallace’s Cave and Peden’s Cave and the River Ayr gorge walk at Mauchline is close by. Auchinleck Mansion House, was built by Lord Auchinleck, James Boswell in the late 1700s. The Scottish classic-style mansion was designed by Robert Adam, one of Scotland’s most famous architects. There is a popular coffee shop and gift shop (Boswell’s Coach House) within the Estate grounds. Loch Side House and Spa is also close by and has a well-respected reputation for high quality service.

Ayrshire is well known for its range of outdoor pursuits. There are a number of world renowned golf courses including Royal Troon, Turnberry and Rowallan Castle Estate, Kilmarnock. Morris Equestrian Centre also has excellent equestrian facilities whilst playing host to a schedule of events including both show jumping and dressage. The racecourse at Ayr provides regular fixtures. Excellent yachting facilities are available at the marinas in Ardrossan, Troon, Largs and Inverkip. There are many opportunities for country sports in the area and Ayrshire has some of South West Scotland’s best salmon and trout fishing.

The two traditional entertaining rooms to the front of the house have fine ornate cornicing with high ceilings and work well for their original intended use of entertaining guests. Further to this the house offers three to four double bedrooms serviced by two bathrooms. Downstairs there is a large kitchen with a range oven and space for a kitchen table.

To the front of the house are two driveways with a well-stocked and tended garden. The rear of the house opens up to approximately 13.4 acres of parkland grazing. Within the grounds there are eight stables complete with a feed store and hay shed. Situated within the woodlands of the parkland sit the remains of the old coach house/stables and the walled garden to the long demolished Bank House, the former seat of the Hyslop family. The current owners have installed a 20mx30m riding arena with a shredded carpet surface. Further to this is a hard standing area with ample parking for equestrian vehicles.
ACCOMMODATION

Ground Floor: Entrance Vestibule, Sitting Room, Dining Room/Bedroom Four, Bathroom, Living Room/Snug, Kitchen.

First Floor: Three Double Bedrooms and Family Bathroom.

The entrance vestibule opens up to the main hallway. The sitting room is large and excellent for entertaining with its high ceilings, ornate cornicing and gas fire. The dining room/bedroom four also offers a large airy feel with high ceilings, ornate cornicing and electric fire. The fitted kitchen is large with a gas range, drying pulley and space for a kitchen table. The downstairs rooms are serviced by a ground floor bathroom. Towards the rear of the house is a useful storage room which could be utilised for a variety of purposes, this room has formerly been in use as a tack room. A wooden staircase leads to the upstairs there are three good sized double bedrooms serviced by a large family bathroom.

GARDEN (AND GROUNDS)

To the front of the house lie two separate driveways offering plentiful parking. The northernmost driveway allows access, past the well-tended and stocked front garden, to a large hardstanding area suitable for parking several vehicles including equestrian vehicles. From here the parkland, eight stables, feed store, hay shed and arena can be accessed. The parkland is currently split into five separate grazing paddocks but there is scope for this to be altered to suit a variety of uses. A notable feature within the parkland are the ruins of the old stables/coach house and walled garden to the long demolished Bank House. The grounds extend to approximately 13.4 acres in total.
Offers are sought for the whole but it is requested that any offer be split into two parts as per the sale plan shaded blue and red.

The plan shaded blue comprises the house, front garden, rear garden, feed store and four stables. Approximately 0.17 acres in total.

The plan shaded red comprises four stables, hay shed, hard standing area, arena, the parkland, the remains of Bank House Stables/Coach House and the remains of the walled garden. Approximately 13.4 acres in total.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

<table>
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<tr>
<th>Property</th>
<th>Water</th>
<th>Electricity</th>
<th>Drainage</th>
<th>Heating</th>
<th>Council Tax</th>
<th>EPC</th>
<th>Broadband</th>
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<td>Mains</td>
<td>Mains</td>
<td>Mains</td>
<td>Mains Gas</td>
<td>Band C</td>
<td>D55</td>
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DIRECTIONS

Travelling north on the A76 heading through New Cumnock take the second exit of the roundabout immediately after the primary school onto the B741. Follow this road for just over one mile and 13 Bank Glen will be situated on the left hand side.

POST CODE SOLICITORS

KA18 4QG Barnetts, 7-9 Grange Place, Kilmarnock, KA1 2BH. 01563 522 137

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. Some sets of curtains are excluded from the sale.

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. To enable us to complete these checks purchasers will need to provide along with their offer either:

- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers’ solicitors as true copies along with written confirmation from the purchasers’ solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.
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 Scottish form should be submitted, through a Scottish Lawyer, to Galbraith, 7 Killoch Place, Ayr, KA7 2EA. 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.

6 Photographs taken in August 2019.