

## Cosses Country House Details

### Offers Over £600,000

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Ballantrae 2 miles, Girvan (nearest rail connection) 13 miles, Ayr 34 miles Stranraer 19 miles. Twenty minutes from Irish Ferry Terminals. 1 hour from Prestwick Airport.

Main House: large entrance hall · cloakroom · drawing room · dining room · rear hall · family/TV room · kitchen · pantry, 4 bedrooms 1 ensuite bathroom · separate bathroom ·

Across the courtyard: 2 guest suites each with sitting room, bedroom and bathroom and hall, 1 with office and utility room

Party room/games room with kitchenette and WC, kennel and carport

Burnside Cottage – entrance hall, walk-in storage cupboard, kitchen/dining/sitting room, lounge, 2 bedrooms 2 bathrooms (1 ensuite).

Large kitchen garden and orchard with fruit cage, large fitted storage shed for machinery and tools, large lean-to greenhouse. Mature colourful gardens with Crailoach Burn and woodland.

Large pond/ with 2 small islands and boat house.

In all about 5.25 Ha (13 acres).

#### **Detailed Description:**

This very unusual lifestyle property, including a main house, two separate guest suites, games room and self-catering cottage, is set in 13 acres of garden and woodland. The south-facing gardens give way to woodland and river-side walks, a pond with a boathouse and a meadow with stables. It is surrounded by farmland and hills 2 miles from the sea. Peacefully situated in a hidden valley within the spectacular coastal area of the UNESCO Galloway and Ayrshire Biosphere and Dark Sky Park.

It has been run as a Wolsey Lodge and B&B, providing award winning, 5 gold star hospitality for 28 years. Burnside Cottage is currently run as self-catering with Airbnb. It has been a heaven for foodies using exemplary local and homegrown produce from the large kitchen garden; working with Glenapp Castle and local producers and suppliers. Classed with South Ayrshire Council (SAC) as a hamlet for planning purposes, the opportunities to develop Cosses further are immense including the possibilities of developing the gardens, self-catering cottages, pods, a health retreat, a painting venue for art lovers or wedding venue.

Cosses Country House is a unique, attractively built family home with business potential. The main house dating back to 1606 underwent a huge conversion in 1974 when it was transformed from a simple farmhouse to a country house and has had further conversions in 1985 and 1996. Burnside Cottage was a new build on the site of a barn in 2006.

The private grounds on the edge of Crailoach Burn, a tributary of the famous River Stinchar abound with wildlife and flowers in woodland, pond, river and garden settings.

The house and garden are south facing and sheltered from prevailing winds. The main house, is cottage style and much of the character is defined by the sweet chestnut wood throughout, especially the doors and skirting boards, the fitted kitchen, the dining room with wide timber floor, dado and picture rails and wide window ledges. The unusual hexagonal shaped main sitting room reflected in the hexagonal quarry tiled floor has an ornate French stone antique fireplace and 4 feature windows. The hexagonal theme is transposed into the entrance hall and cloakroom too.

The front door gives access, via an entrance vestibule, into the entrance hall, off which there is the cloakroom with WC and wash basin. This hall leads to the main sitting room. From there an inner hall leads to a fitted mini bar with sink, downstairs bedroom with dressing room and the stairs to the upper floor. At first floor level there are two fully fitted bedrooms and a bathroom with bath and walk in shower.

Also off the main entrance hall is the dining room which leads to a fully fitted kitchen with ample space for informal dining. French quarry tiles and hand painted wall tiles are a feature and there is a walk-in pantry and a separate wine store. There is pull down loft ladder with access to a fully wooden floored loft the length of the house.

Beyond the kitchen there is a rear entrance hall with access to the courtyard, garden and a family sitting room. This lovely room with wood burning stove, has a large feature bay window overlooking the garden and historic bridge over Crailoach Burn.

A ground floor bedroom overlooking the garden and burn has an en-suite bathroom and is accessed via the family room.

There are two spacious suites across the courtyard which have views of the garden and woodlands. Each suite comprises a sitting room, large fitted bedroom and bathroom with bath and walk in shower. The Iona suite has a pull-down ladder with access to a wooden floored loft room with velux window.

The Ailsa suite also comprises a hall leading to a separate office and utility room/kitchen area with heated linen store.

Burnside Cottage was built in 2006 on the site of a barn and is single storey with a large floored loft with pull down ladder access from the hall. The accommodation comprises hall, walk in store cupboard, open plan kitchen/ dining/ sitting room, separate sitting room with french doors to the decking (south west facing). 2 bedrooms, one of which has an ensuite shower room, and a further bathroom with

bath and shower. All the rooms enjoy fabulous views of the garden, woodland, burn and farmland. Electric underfloor heating.

All 6 bathrooms throughout the property have been recently updated and all except one have walk in showers, separate baths and underfloor heating.

There is a large games/function room with table tennis, pool, darts, kitchen and toilet area which had a new roof in 2004.

The gardens at Cosses are a particular feature and include lawns, shrubbery and colourful perennial borders, fine specimen plants, recently planted arboretum and mature trees. Distinctive troughs and planters decorate the courtyard. The grounds also comprise a large productive kitchen garden and orchard with fruit cage. A large fitted storage shed for machinery and tools and a large lean-to greenhouse were constructed in 2011.

A paddock with access to a small burn is adjacent to open-fronted stables and storage sheds. There are walks through beautiful natural bluebell woodlands and along Crailoach Burn to a most attractive large pond. Adjacent to the pond is a timber boathouse.

#### Services

The house and cottage are served by mains electricity and water with private drainage. Underfloor electric heating, panel and convection heating. Open fire in the main sitting room and wood burning stove in the family/sitting room. Solar panels were added to the roof in 2011. Solar thermal heat the separate water tanks for all but one bathroom and kitchens. Solar PV provides electricity for heating and appliances and any surplus electricity feeds in to the national grid which results in an annual income to the property of around £3000.

#### Council Tax

Band D & G

Burnside is separate and business rated

#### Situation

The 13 acres comprising Cosses Country House is situated in a beautiful unspoilt part of Scottish countryside, just south of the coastal village of Ballantrae in South Ayrshire which is approximately one and a half hours travelling time south of Glasgow. From the south and east, the house is approximately two and a half hours west of the M6 at Gretna Green along the A75 and the A77.

South Ayrshire is a county of rolling hills, wonderful rivers, harbours and beautiful beaches.

To the east lies the massive UNESCO Biosphere, Galloway Forest Park, the largest forest park in the UK. There are miles of marked hiking and cycling trails with an abundance of wildlife including red squirrels, deer, wild goats, otters, red kites, eagles and ospreys. It is also Europe's first Dark Sky Park providing some of the darkest skies for star gazing. The milky way is frequently visible from the garden.

South of Cosses are the Rhins and the Machairs of Galloway, two wild and remote peninsulas dotted with sandy beaches, small villages, including Wigtown Book Town,

and beautiful gardens. From here, the most southerly point of Scotland, Ireland, the Isle of Man and the Lake District are visible on clear days.

The area is famous for golf and boasts four championship courses, Royal Troon, Prestwick, Western Gailes and Turnberry. Other local courses include Girvan, Stanraer (Creachmore), Dunskey and Glenluce.

South West Scotland is home to some of the most exciting and prolific salmon and sea trout fishing in the UK. Juvenile salmon and trout are found in Crailoch Burn at Cosses. Fishing is available on the Rivers Stinchar, Luce, Bladnoch, Cree and Urr. All of these rivers are within an hour of the house and there are a number of trout fishing lochs within easy reach. Juvenile salmon and trout are found in Crailoch Burn at Cosses and the pond has carp amongst its aquatic species. Cosses has its own shooting rights and shooting is available on neighbouring estates.

Prestwick Airport is approximately one hour by car with cheap European flights and Glasgow International Airport is approximately one and a half hours and provides flights to the London airports and worldwide destinations.

The nearest railway station is at Girvan, approximately twenty minutes from the house from where there are regular trains to Glasgow Central via Ayr.

There is an excellent Primary school with approximately 60 children which has just received an exemplary report from the education board which carried out an inspection. It said, ***“The culture of respect, trust and equity is tangible throughout the school and is valued by staff as the bedrock on which children thrive.”***

<http://www.dailyrecord.co.uk/news/local-news/ballantrae-primary-school-gets-grade-11490632>

Ballantrae is a very vibrant community with good local services including petrol station, Co-op and post office, award winning Glenapp Castle Hotel. Pebbles Spa and Bistro is 4 miles north and other services are available in Girvan and Stranraer. Ayrshire is famous for its local produce and fine dining.

#### Directions

From either the north or south take the A77 coast road to Ballantrae. If arriving from the north go through Ballantrae, over the River Stinchar, then take the first left. Cosses Country House is 2 miles on the right, the gate to the drive is at the top of the hill, amongst trees. From the south approach the village and turn right before the 30mph signs – then as above. The house can also be accessed through the Galloway Forest Park, the A714 and then via Colmonell.