

BORLAND HOUSE

BORLAND , KILMARNOCK







Welcome to Borland House

5 | BEDROOMS 4 | BATHROOMS 4 | PUBLIC ROOMS

A stunning mansion house, situated on the outskirts of Kilmarnock, just 20 minutes from Glasgow, and set in around 6 acres of both garden grounds and fields suited for equestrian pursuits.

Borland House, built in 1905 as the Dowry House for the nearby Craufordland Castle, is one of the finest examples of an Edwardian mansion house to grace the market in many years and is complimented by varied gardens and gated fields that are bounded by the Fenwick Water. This exceptionally private and semi-rural location, extending to around 6 acres, with an orchard, a detached garden house, two gated fields, ample driveway and gorgeous garden grounds, is ideally positioned just minutes from the M77 linking to Glasgow City Centre and all the amenities of the market town of Kilmarnock.

This fantastic period home has flexible accommodation and living space across two floors, with a large reception hallway with an open fire and the addition of a cellar, consisting of two large store rooms. There are nine principal apartments, three shower room suites, an impressive dining kitchen with a separate utility room and a stunning master bedroom en suite with a walk-in dressing room. The property has a perfect blend of modern conveniences and finishes, with beautifully restored traditional features, including decorative cornice, ornate fireplace surrounds, Georgian-style windows, quality flooring and original doorways.

The smaller right wing of this formidable country house was converted and added to a separate title when the property was extended years ago, and this is not included with the sale. However, this is available as a separate lot and would suit as an annexe or to be reabsorbed as part of the main house.

In more detail, the interior extends to a welcoming reception hallway with a feature fireplace and stairs leading to the upper floor, a formal lounge with an open fireplace, a large dining kitchen, with a door to the rear garden, a range cooker and a separate utility room, a downstairs W.C, a formal dining room with a spherical vaulted ceiling and a guest wing with a reception room, a double bedroom and a modern shower room. On the upper floor there is an open landing with a front facing window and a storage cupboard with access into the attic, a modern family shower room suite, a master bedroom with double aspect windows leading through to an impressive luxury en suite bathroom (formerly a double bedroom) with a separate dressing room, a home office/ library and two further double bedrooms, including one with an adjacent shower room.

Externally the lands extending to around 6 acres consist of a sweeping gravel driveway that runs from the front round the side of the property to the rear, a gorgeous front garden with a manicured lawn and well-stocked borders with mature trees, a gated orchard with pear and plum trees and a field bordered by the Fenwick Water. At the side there is gated access into a large field, suitable for equestrian use, with mature woodland on one side and the Fenwick Water on the other. The rear garden has a mixture of decorative shrubs, hedging, lawn, hard-landscaped areas and a centrepiece garden house, which can be used for entertaining or by keen gardeners, with a wood burning stove, a sink and potting shelves.







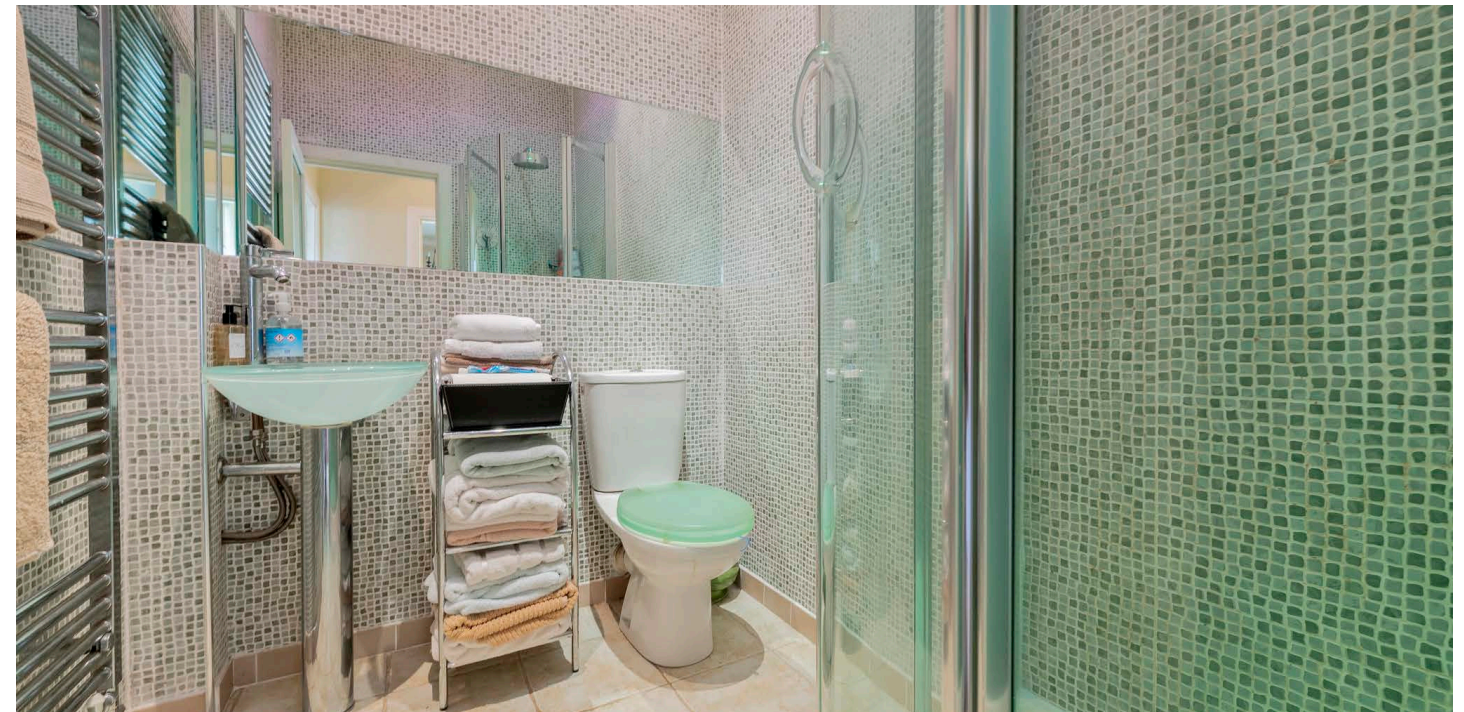
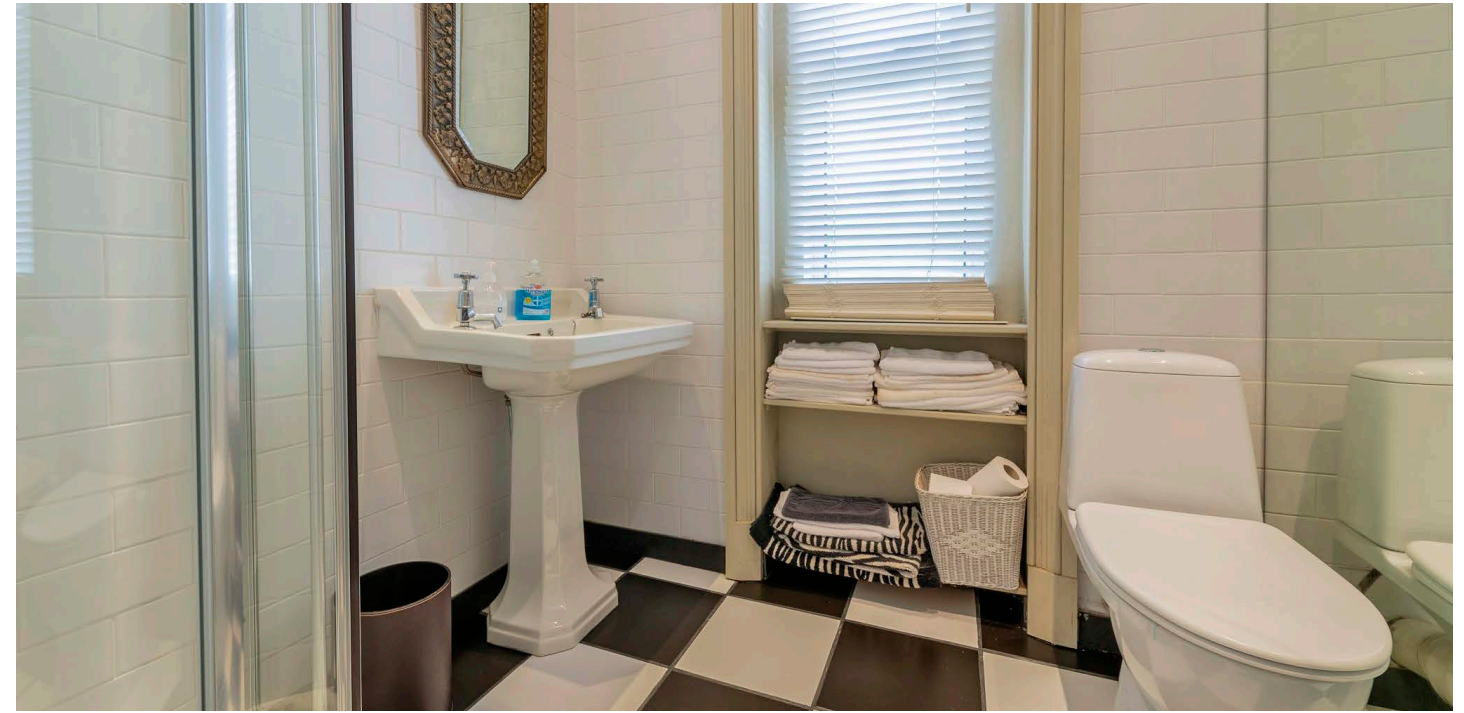


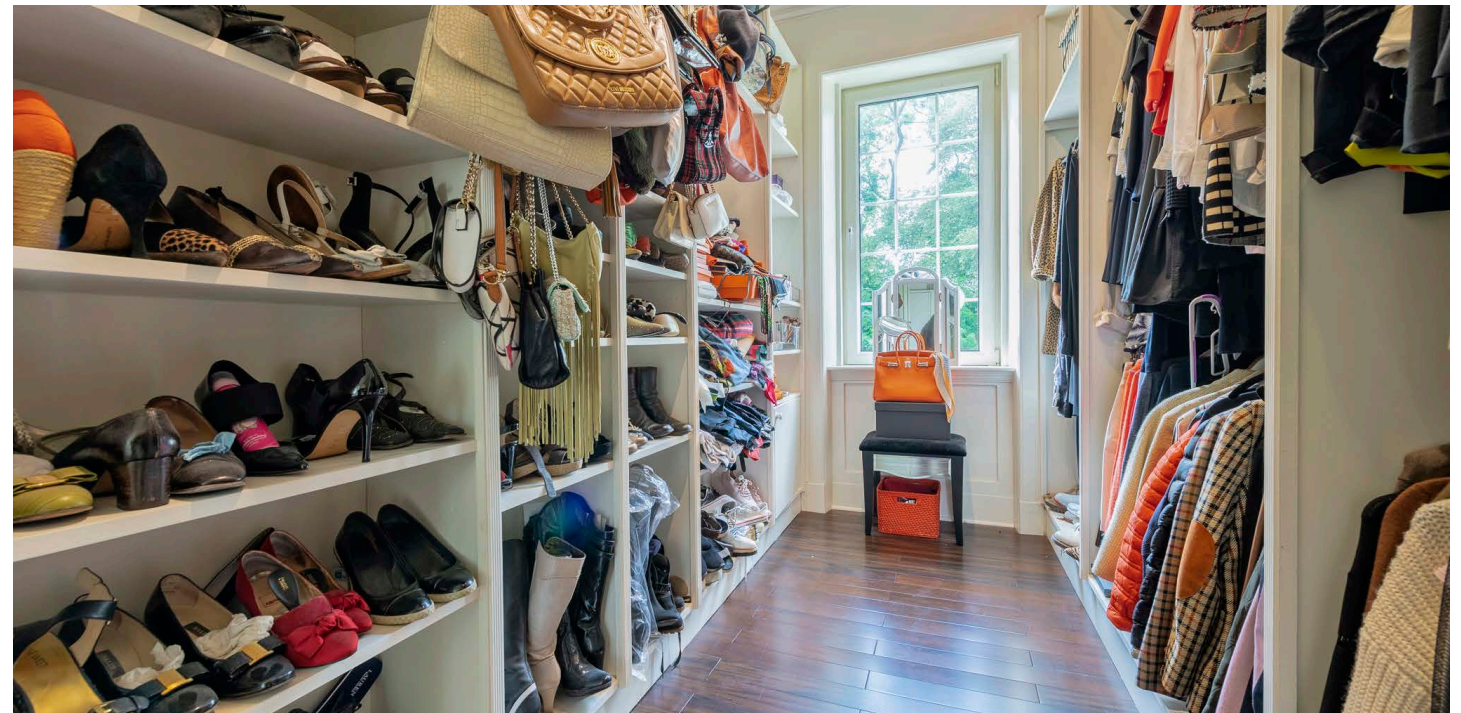
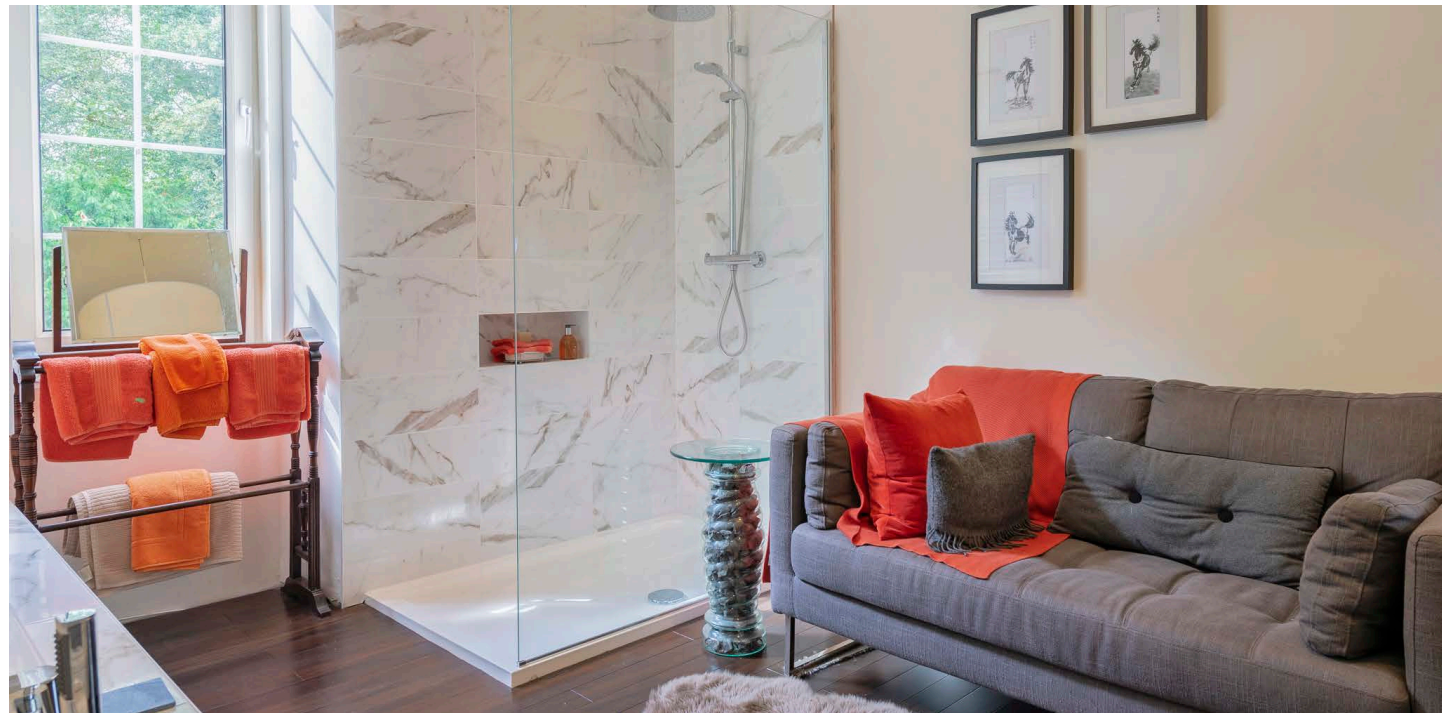
















GROSS INTERNAL AREA
 TOTAL: 446 m²/4,807 sq ft
 FLOOR 1: 68 m²/731 sq ft, FLOOR 2: 210 m²/2,264 sq ft
 FLOOR 3: 168 m²/1,812 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

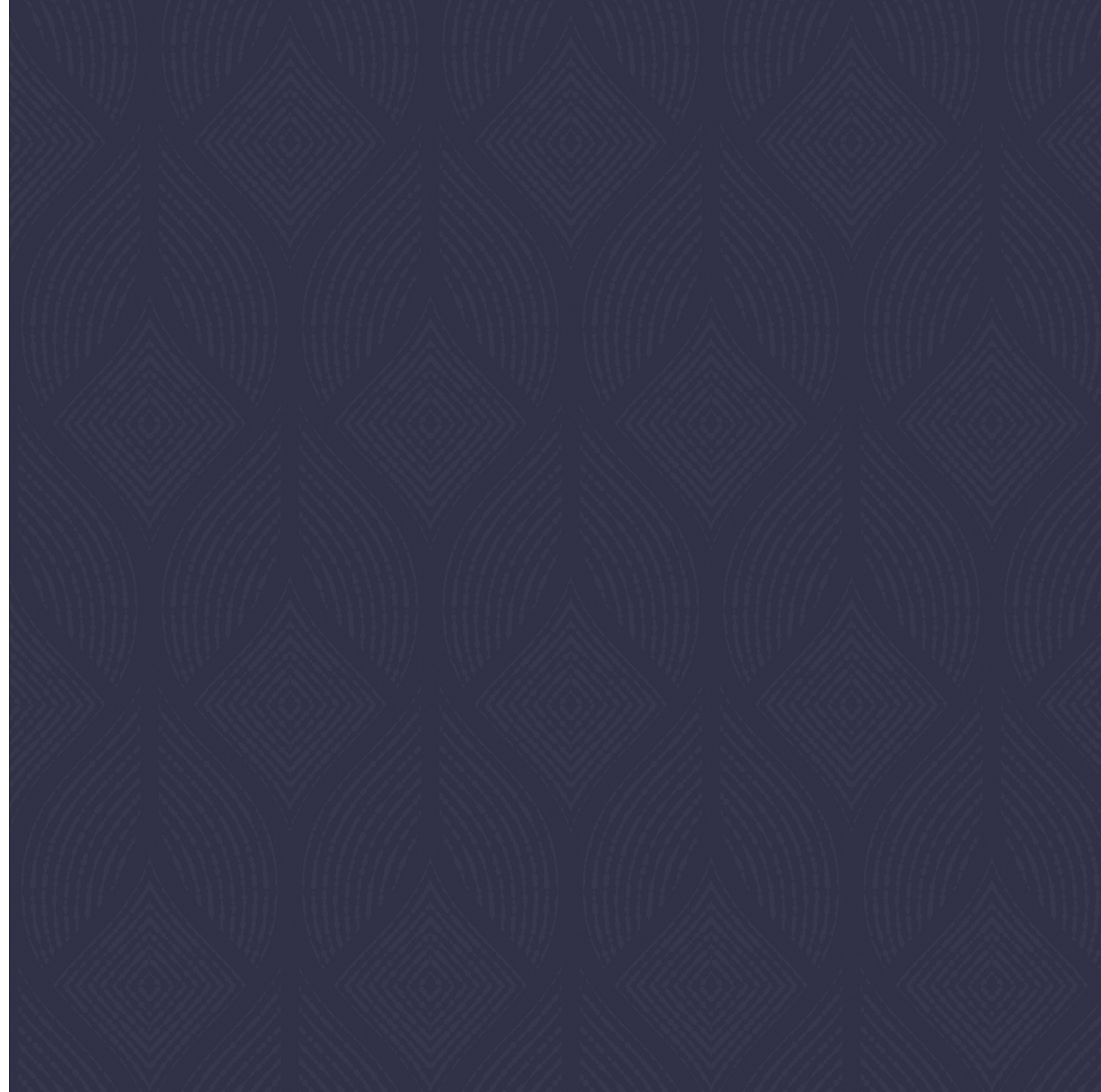


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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.









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