

FAIRVIEW AT



ROWALLAN  
CASTLE ESTATE

THE ULTIMATE LUXURY RURAL LIFESTYLE



c o r u m

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## THE ULTIMATE LUXURY RURAL LIFESTYLE

Nestled within 650 acres of mature countryside with stunning views across the Colin Montgomerie championship golf course, Rowallan Castle Estate is a pastoral haven, combining the tranquillity of country-living with the convenience of being just a short 25 min car drive from Glasgow centre.

Rowallan Castle Estate benefits from a variety of nearby amenities and conveniences. Unwind after your day with a stroll around the two spectacular castles within the estate or enjoy a round of nine holes at the Colin Montgomerie championship golf course. Purchasers receive one free 12-month golf membership with their new dream home. Residents can then enjoy dinner or an evening drink at the award-winning Glasshouse Restaurant, located just a short walk away, providing excellent social and dining facilities with a focus on Scottish provenance. The local area also boasts a plethora of wellbeing and outdoor related activities from yoga and pilates to gym and boot-camp, archery, horse riding and cooking classes.

A stone's throw away, the neighbouring village of Kilmaurs offers a direct rail link to Glasgow city centre and is home to a selection of doctors, dentists, schools, restaurants, cafes and shops.





## EXPERIENCE TIMELESS CHARM SURROUNDED BY HISTORY

As you enter this highly exclusive gated community, rolling fields and majestic woodland stretch as far as the eye can see. Add to that the regal presence of Rowallan's two opulent castles and you really will feel that you have an opportunity to now live somewhere very special.

Steeped in heritage, the old castle dates back to the 13th century and stands tall as a historically important property. It is believed that Scotland's earliest piece of lute music was composed here, and it has been the focal point of many literary works over the centuries.

The castle is unusual in that many of its features have remained intact throughout the centuries. It has undergone a sympathetic restoration that will allow the castle to have a viable future for years to come, while preserving its unique building fabric.

The old castle is available to hire for short stays and entertaining, offering truly unique extra living space if you have a large friends or family gathering.

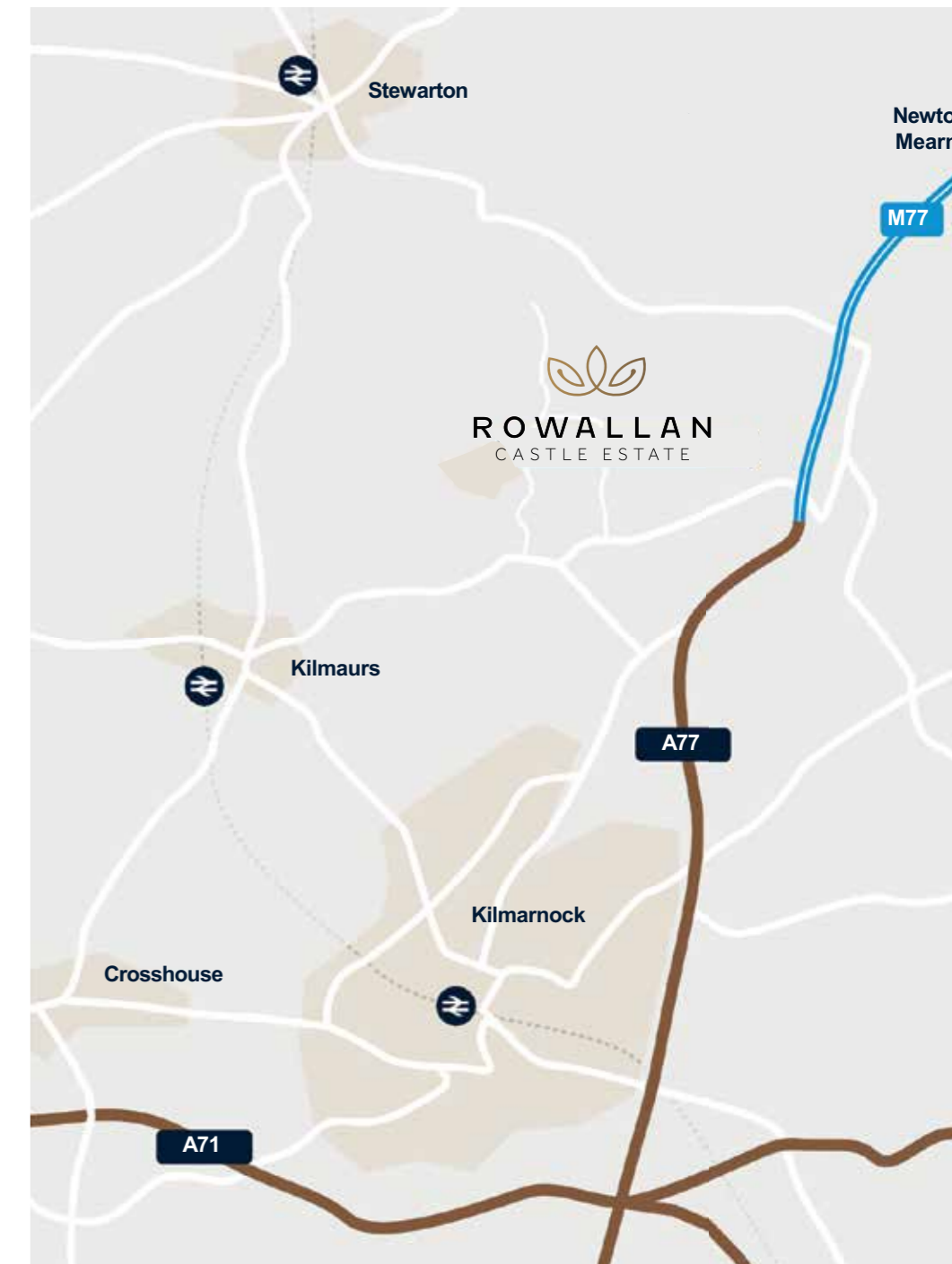




## LOCATION

Approximate drive times from Rowallan Castle Estate

Kilmarnock - 9 mins	Dumfries House - 31 mins
Glasgow - 25 mins	University Hospital Crosshouse - 14 mins
Glasgow Airport - 34 mins	Dean Castle Country Park - 10 mins
Prestwick Airport - 20 mins	Evolution Fitness & Leisure - 10 mins
Kilmarnock Train Station - 14 mins	Odeon Kilmarnock - 12 mins
Kilmaurs Train Station - 7 mins	William McIlvanney Leisure Centre - 10 mins
Troon Beach - 24 mins	Burns Shopping Mall - 11 mins
Royal Troon Golf Club - 22 mins	Jungle Madness Soft Play - 7 mins
Prestwick Golf Club - 24 mins	





## CHERISH HOMES AT ROWALLAN CASTLE ESTATE

Within the private historical estate grounds, Cherish Homes have made available a selection of exemplary, energy-efficient residences crafted to exacting standards and featuring premium luxury specifications. Five completed homes are now available to purchase right away and to move into in the New Year.

In addition to these completed homes, four bespoke/ custom build plots are also available within the estate, allowing you to construct a premium, turnkey custom build home. Thanks to our modern building methods, construction of your dream turnkey custom build home is much faster and also more energy efficient than the standard UK new-home build. You'll be able to move into your new home in around 16 weeks from the start of construction. Moreover, substantial LBTT savings of up to £108k apply to custom build homes within the estate.

As a deeply experienced turnkey package builder specialist, we are here to guide you through the design and specification of your dream home if you choose to design your own with us. Our role is to eliminate the usual stress and burden of constructing and overseeing a build project yourself.



### THE ROWALLAN CASTLE ESTATE DEVELOPMENT OFFERS A FRESH, FLEXIBLE APPROACH TO HOUSE BUILDING WITH VARIOUS OPTIONS AVAILABLE TO PURCHASERS, INCLUDING:

- Purchasing a build complete luxury Cherish Home within the estate.
- Selecting a house design for your chosen plot from our carefully curated range.
- Customising the design of your chosen house with the assistance of our project architects.
- Adopting a full custom-build approach with a bespoke designed home with the aid of our project architects.



## FAIRVIEW CLUSTER A

Fairview Cluster A comprises five luxury, energy-efficient homes ranging in size from 2,734sqft up to 4,467sqft.

Boasting fine views across the first fairway, these five plots vary in size from 0.20 to 0.55 acres and make up a private cul-de-sac within the estate with no through access.

Build complete houses, including the plot and planning permission, are available from £925,000.

Plot 1 can also be purchased separately to the house construction. Where only a plot is being purchased, alternative house designs can be provided, subject to planning, with our full project management and build services included, if required.



## FAIRVIEW CLUSTER C

Cluster C provides eight new build luxury, energy-efficient homes located in a private secluded cul-de-sac alongside the 2nd Tee, with views down the 3rd fairway. Homes range from 2,734sqft up to 4,467sqft.

Build complete houses, including the plot and planning permission, are available from £895,000.

Plots 17, 18 and 19 can also be purchased separately to the house construction on selected plots. Where only a plot is being purchased, alternative house designs can be provided, subject to planning, with our full project management and build services included, if required.





OUR CURATED RANGE  
OF HOUSE TYPES  
AVAILABLE AT  
ROWALLAN CASTLE ESTATE



## THE NEWTON

NOW AVAILABLE TO VIEW AS A SHOW-HOME

THE NEWTON IS A 2,734SQFT 4/5 AND 5/6 BEDROOM AND 3 BATHROOM DETACHED FAMILY HOME

Features include a large open plan hallway entrance with an impressive wooden staircase leading to a spacious open plan living/dining and kitchen areas with access to the private garden. A downstairs WC/shower room, cloakroom, utility room, home office and bedroom complete the ground floor accommodation. An additional, separate utility room is connected to the double garage.

The first floor provides a large main bedroom with a separate dressing area and en-suite bathroom, three further double bedrooms, main bathroom and spacious landing/seating area.

**Available on Plots 4, 15 & 22**

4/5 beds with mezzanine level landing area overlooking the dining area.

**Available on Plots 17 & 21**

5/6 beds

**Standard Fittings:**

- Triple glazed high performance windows & doors
- Air-Source Heat Pump
- Mechanical Ventilation with Heat Recovery System
- Underfloor heating
- Feature wooden staircase
- Choice of high-quality fixtures and fittings



## GROUND FLOOR

### DIMENSIONS

KITCHEN	15 SQM	162 SQFT
DINING	24 SQM	258 SQFT
LIVING	14 SQM	151 SQFT
TECHNICAL	8 SQM	86 SQFT
STUDY	13 SQM	140 SQFT
ENTRANCE HALL	20 SQM	215 SQFT
CLOAKROOM	3 SQM	32 SQFT
WC	4 SQM	43 SQFT
BEDROOM 4	13 SQM	140 SQFT
UTILITY	12 SQM	129 SQFT
GARAGE	34 SQM	366 SQFT
TOTAL (EXCL. GARAGE)	119 SQM	1281 SQ FT

### DETACHED GARAGE

UTILITY	12 SQM	129 SQFT
GARAGE	34 SQM	366 SQFT
TOTAL	47 SQM	506 SQFT



## FIRST FLOOR

### DIMENSIONS

BEDROOM 1	14 SQM	151 SQFT
WARDROBE	8 SQM	86 SQFT
EN-SUITE	13 SQM	140 SQFT
LANDING	26 SQM	280 SQFT
BEDROOM 2	14 SQM	151 SQFT
BEDROOM 3	13 SQM	140 SQFT
BATHROOM	8 SQM	86 SQFT
TOTAL	101 SQM	1087 SQFT





## THE GIFFNOCK

SOON TO BE AVAILABLE AS A SHOW-HOME

THE GIFFNOCK IS A 3,488SQFT 4/5 BEDROOM  
AND 4 BATHROOM DETACHED FAMILY HOME

Features include a spacious open plan hallway entrance with an impressive wooden staircase, leading to a two-storey height family room, living room and open plan dining/kitchen area, each with access to the private garden. The ground floor accommodation is completed by a downstairs WC/shower room, separate home office and utility room with access to the integrated double garage.

The first floor provides two large double bedrooms with en-suite bathroom, three further double bedrooms, a main bathroom and spacious, mezzanine landing area.

Available on Plots 16, 18 and 19

### Standard Fittings:

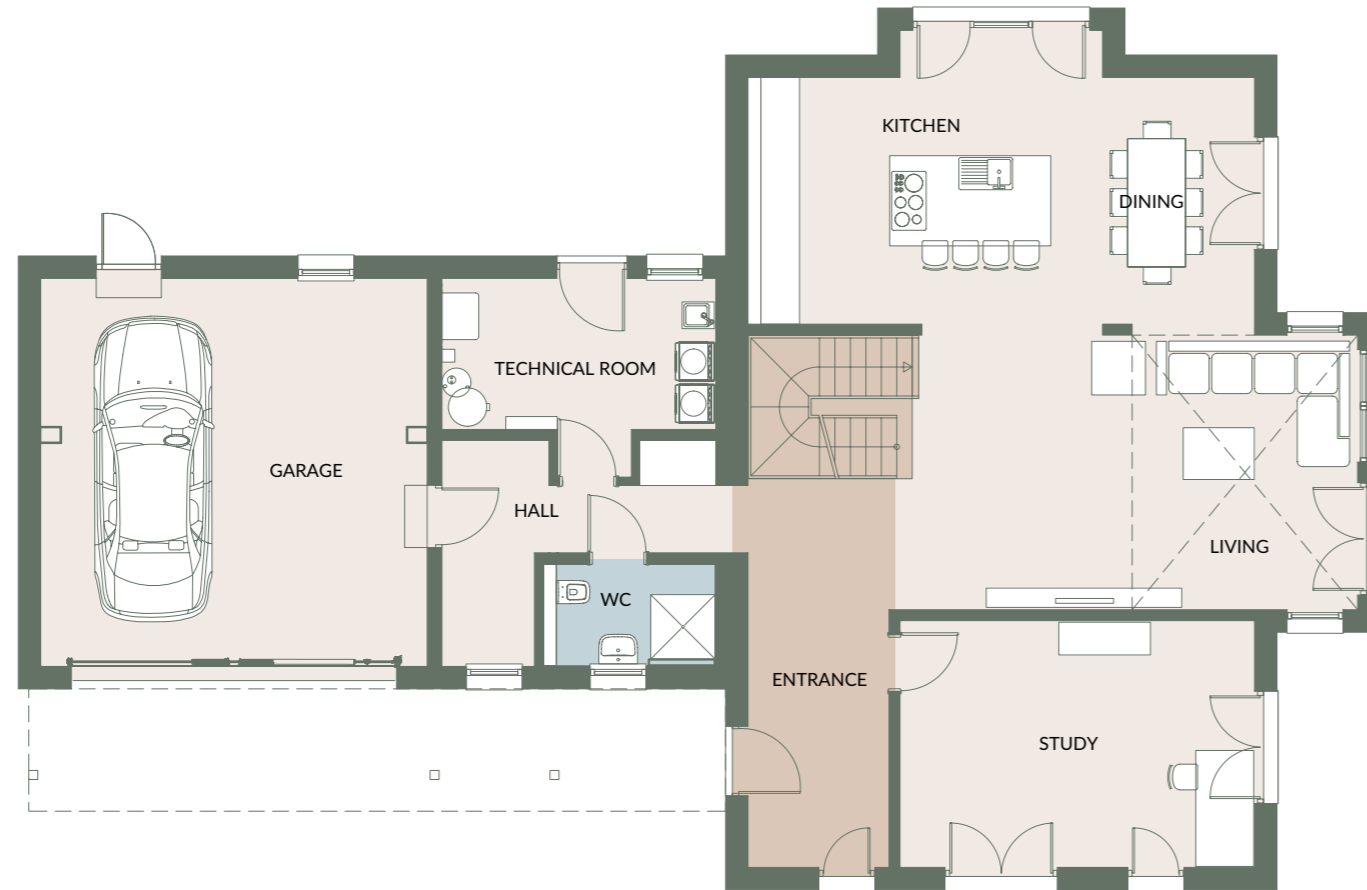
- Triple glazed high-performance windows & doors
- Air-Source Heat Pump
- Mechanical Ventilation with Heat Recovery system
- Underfloor heating
- Feature wooden staircase
- Choice of high-quality fixtures and fittings



## GROUND FLOOR

### DIMENSIONS

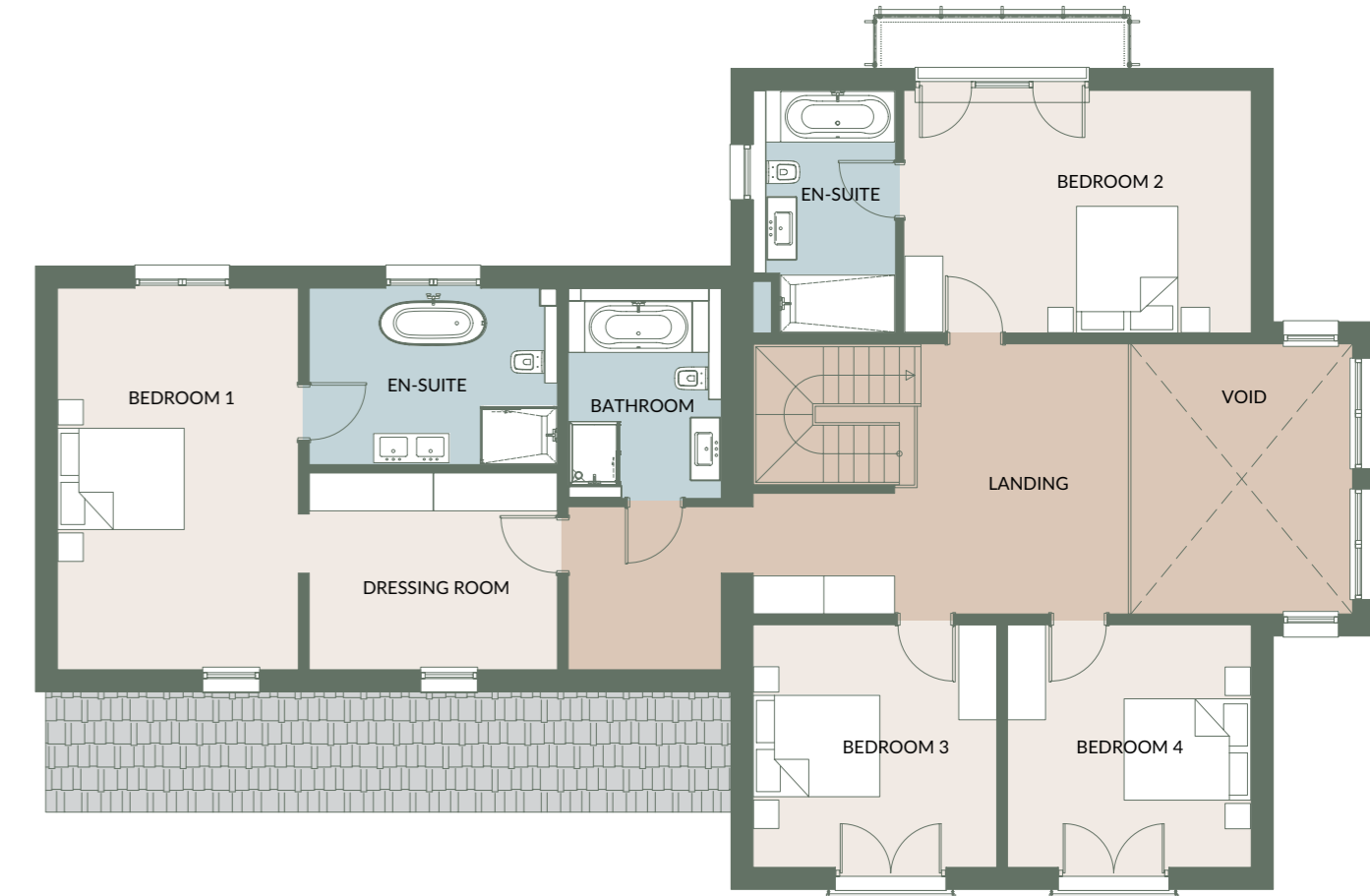
DINING	9 SQM	97 SQFT
KITCHEN	23 SQM	248 SQFT
LIVING	36 SQM	388 SQFT
STUDY	21 SQM	226 SQFT
ENTRANCE	9 SQM	97 SQFT
TECHNICAL	11 SQM	118 SQFT
WC	4 SQM	43 SQFT
HALL	13 SQM	140 SQFT
GARAGE	36 SQM	388 SQFT
TOTAL (EXCL. GARAGE)	134 SQM	1442 SQFT



## FIRST FLOOR

### DIMENSIONS

BEDROOM 1	23 SQM	248 SQFT
DRESSING ROOM	12 SQM	129 SQFT
EN-SUITE	11 SQM	118 SQFT
BEDROOM 2	21 SQM	226 SQFT
BEDROOM 3	15 SQM	161 SQFT
BEDROOM 4	15 SQM	161 SQFT
EN-SUITE	8 SQM	86 SQFT
LANDING	32 SQM	344 SQFT
BATHROOM	8 SQM	86 SQFT
TOTAL	154 SQM	1658 SQFT





## THE NEILSTON

THE NEILSTON IS A 3,608SQFT 5 BEDROOM AND 5 BATHROOM DETACHED FAMILY HOME

Features include a large open plan hallway entrance with impressive wooden staircase leading to a two-storey height family room and additional living room, each with access to the private garden. The ground floor also comprises an open plan dining room, spacious kitchen with separate larder, home office, WC/shower room and store room with access to the integrated double garage.

The first floor provides an opulent main bedroom with a private lounge, a large walk-in wardrobe and an enormous en-suite bathroom with a feature bath, a further four double bedrooms each with their own private en-suite bathroom and additional storage space.

**Available on Plot 19**

**Standard Fittings:**

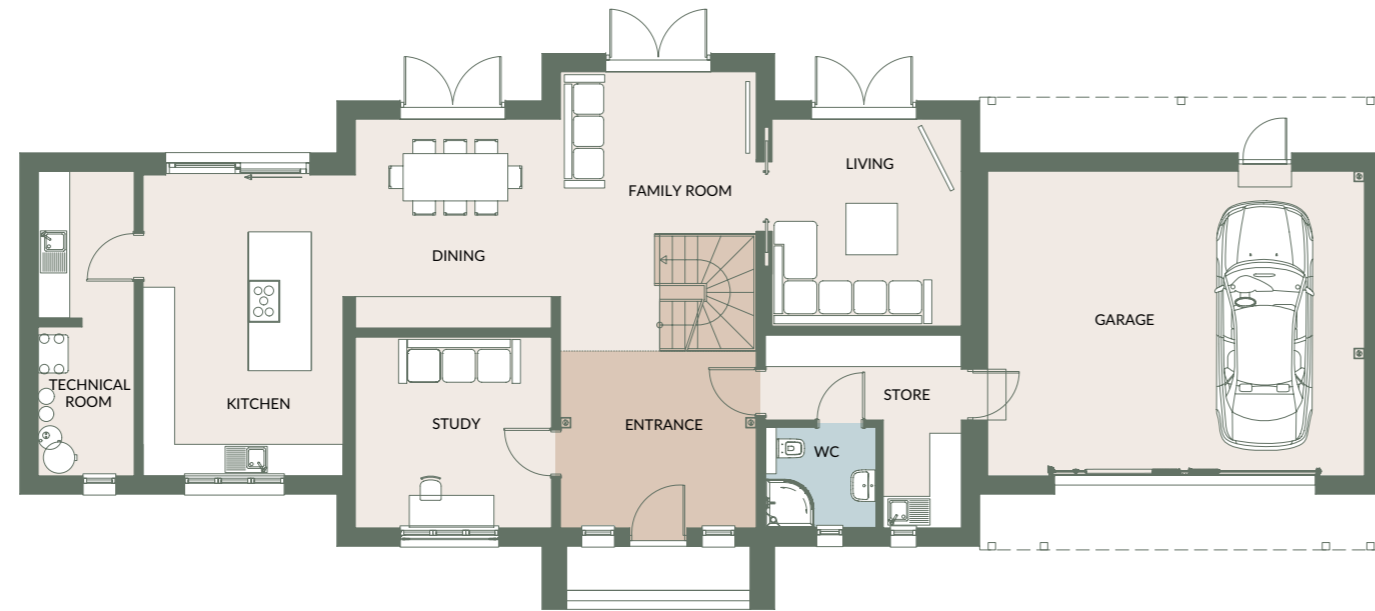
- Triple glazed high-performance windows & doors
- Air-Source Heat Pump
- Mechanical Ventilation with Heat Recovery system
- Underfloor heating
- Feature wooden staircase
- Choice of high-quality fixtures and fittings
- Optional garden room shown, indicative only



## GROUND FLOOR

### DIMENSIONS

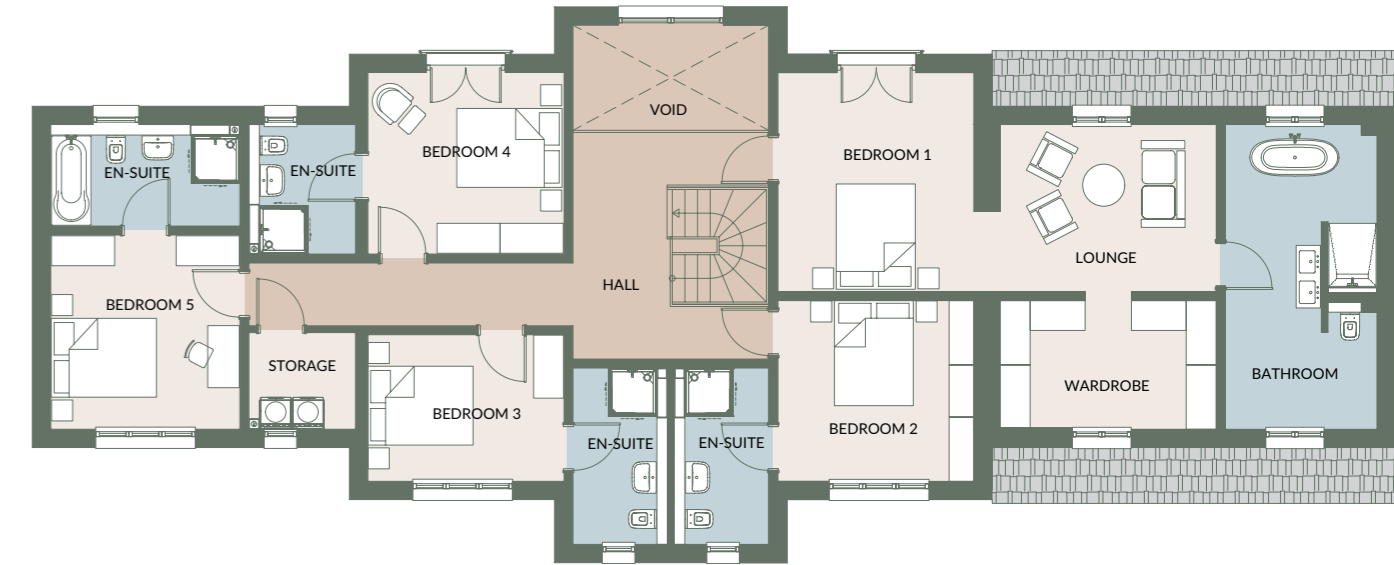
KITCHEN	22 SQM	237 SQFT
DINING	16 SQM	72 SQFT
FAMILY	20 SQM	215 SQFT
LIVING	14 SQM	151 SQFT
STUDY	14 SQM	151 SQFT
ENTRANCE	13 SQM	140 SQFT
STORE	9 SQM	97 SQFT
WC	4 SQM	43 SQFT
TECHNICAL	11 SQM	118 SQFT
GARAGE	42 SQM	452 SQFT
<b>TOTAL (EXCL. GARAGE)</b>	<b>128 SQM</b>	<b>1378 SQFT</b>



## FIRST FLOOR

### DIMENSIONS

BEDROOM 1	16 SQM	172 SQFT
LOUNGE	13 SQM	140 SQFT
BATHROOM	16 SQM	172 SQFT
BEDROOM 2	13 SQM	140 SQFT
WARDROBE	10 SQM	108 SQFT
EN-SUITE	6 SQM	65 SQFT
BEDROOM 3	10 SQM	108 SQFT
EN-SUITE	6 SQM	65 SQFT
BEDROOM 4	13 SQM	140 SQFT
EN-SUITE	5 SQM	54 SQFT
BEDROOM 5	13 SQM	140 SQFT
EN-SUITE	7 SQM	75 SQFT
STORE	4 SQM	3 SQFT
HALL	19 SQM	205 SQFT
<b>TOTAL</b>	<b>165 SQM</b>	<b>1776 SQFT</b>





## THE EAGLESHAM

THE EAGLESHAM IS A 4,467SQFT 5 BEDROOM AND 5 BATHROOM DETACHED FAMILY HOME

The Eaglesham features a spectacular roof height glazed hallway entrance with impressive wooden staircase. The downstairs accommodation comprises an expansive open plan kitchen and dining area with French door access to the private garden, separate living room with access to the outdoor space, additional snug area, WC/shower, home office, utility room, larder, additional store room, home gym and adjoined double garage.

The first floor provides an enormous main bedroom with spacious en-suite bathroom and walk-in wardrobe, a further four double bedrooms, each with an en-suite bathroom, and large mezzanine level landing/seating area.

**Available on Plot 01 & 19**

\*Planning granted for optional Orangery on plot 01.

\*Optional orangery shown, indicative only.

**Standard Fittings:**

- Triple glazed high performance windows & doors
- Air-Source Heat Pump
- Mechanical Ventilation with Heat Recovery system
- Underfloor heating
- Feature wooden staircase
- Choice of high-quality fixtures and fittings throughout



## GROUND FLOOR

### DIMENSIONS

KITCHEN / DINING	32 SQM	245 SQFT
LIVING	13 SQM	40 SQFT
SNUG	23 SQM	248 SQFT
ENTRANCE	29 SQM	312 SQFT
WC	3 SQM	32 SQFT
STUDY OFFICE	13 SQM	140 SQFT
LARDER/UTILTY	10 SQM	108 SQFT
GYM	15 SQM	162 SQFT
BOOT ROOM	8 SQM	86 SQFT
TECHNICAL	5 SQM	54 SQFT
GARAGE	51 SQM	549 SQFT
TOTAL (EXCL. GARAGE)	159 SQM	1712 SQFT



## FIRST FLOOR

### DIMENSIONS

BEDROOM 1	50 SQM	538 SQFT
EN-SUITE	16 SQM	172 SQFT
WARDROBE	11 SQM	118 SQFT
BEDROOM 2	16 SQM	172 SQFT
EN-SUITE	4 SQM	43 SQFT
BEDROOM 3	18 SQM	194 SQFT
EN-SUITE	4 SQM	43 SQFT
BEDROOM 4	16 SQM	172 SQFT
EN-SUITE	4 SQM	43 SQFT
BEDROOM 5	14 SQM	151 SQFT
EN-SUITE	34 SQM	366 SQFT
LANDING	28 SQM	301 SQFT
TOTAL	205 SQM	2207 SQFT





## WHY CHOOSE CUSTOM BUILD WITH CHERISH HOMES?

Embark on your journey towards the ultimate luxury rural lifestyle with unparalleled ease.

Cherish Homes epitomises luxury living through a wealth of expertise. We also offer a turnkey bespoke build package as an exciting alternative to purchasing one of our build-complete houses.

Our comprehensive services will support you throughout the entire journey, from designing your dream home to securing the necessary permissions, culminating in the flawless and efficient construction of your new residence.

We boast a team of specialist architects and interior design experts, each thoroughly seasoned in the art of custom building who will ensure that your vision is realised with precision and finesse. Furthermore, we provide fixed-price build quotations and the option for bespoke project management services tailored exclusively to your requirements.

We use market-leading building methods, meaning your dream home is much more energy efficient than the standard UK new-home build. You'll be able to move into your new home, if you choose to build a bespoke one with us, in only 8 to 16 weeks from the start of construction.



### WE GUARANTEE:

#### QUALITY

We pride ourselves on delivering premium quality that far exceeds any of our peer housebuilders and significantly surpasses UK/ Scottish Building Regulations.

#### ENERGY EFFICIENCY

Designed & constructed to German 'Passiv Haus – Fabric First' principles, all Cherish Homes are triple glazed, highly insulated and utilise an Air-Source Heat Pump and a Mechanical Ventilation System with Heat Recovery to achieve a high 'B'-rating EPC Certificate, providing a significant saving on your energy bills today and for the future.

#### PEACE OF MIND

All Cherish Homes come with a 10-year UK New Build Warranty and an additional 20-year manufacturer warranty, twice as long as a typical UK new-build warranty offering.



## ENERGY EFFICIENCY



All Cherish Homes strictly follow 'Passiv Haus – Fabric First' principles to minimise heat loss, ensuring exceptional energy efficiency. The house's structure is extremely airtight, retaining heat effectively. With 30cm of thermal insulation, achieving  $U=0.118 \text{ W}/(\text{m}^2\text{K})$ , it guards against both cold and overheating.

Energy-efficient triple glazed, six chamber windows with thermally protected frames achieve  $U=0.75\text{W}(\text{m}^2\text{K})/ U_g=0.5\text{W}(\text{m}^2\text{K})$  while also providing enhanced soundproofing.

All Cherish Homes feature a Passive Haus-certified Zehnder MVHR COMFOAIR Q Mechanical Ventilation System with Heat Recovery (MVHR). This ensures a consistent comfortable atmosphere in the home and reduces heating bills by retaining up to 80% of heat in the expelled air.

Regardless of the style or size of your Cherish Home, energy-efficient living is guaranteed, with consumption as low as 40-70 KWh/m<sup>2</sup> per year and many home owners reporting total energy costs of well under £100 per month\*

This all makes a Cherish Home incredibly comfortable to live in.

(\*Based on typical domestic usage, excluding electric car charging)



## HEATING



Incorporating heat pump technology into your home is a cost-effective, eco-friendly way to cover heating and hot water needs. The Air-Source Heat Pumps used in Cherish Homes run on electricity, produce no emissions, and shield you from energy price fluctuations. The system can also be upgraded to provide cooling.

They efficiently harness environmental heat which further reduces energy consumption. Approximately 75% of the required energy is sourced from the outside air, with only 25% needed from electricity, significantly lowering emissions.

The Vaillant aroTHERM Plus System offers a single solution for heating and hot water and boasts the latest heat pump technology. Having been accredited with the Quiet Mark & Green Home Award 2021, it uses a natural refrigerant for superior performance with minimal global warming potential and operates quietly, no louder than a domestic fridge.



# SPECIFICATION MATERIAL FINISHES

## HEATING SYSTEM & HEAT DISTRIBUTION

- Air-Source Heat Pump - Vaillant aroTHERM
- Underfloor Heating throughout, both upstairs and downstairs, including bathrooms & WCs
- Electric Chrome Towel Radiators to all bathrooms, en-suites & WCs

## VENTILATION

- Mechanical Ventilation System with Heat Recovery - Zehnder ComfoAir Q

## EXTERNAL DOORS

- Entrance doors
- Thermally efficient - 1.1W/ (m2 K)
- High security multi- point locking mechanism.

## WINDOWS & PATIO DOORS

- Triple Glazed
- 6 chamber PVC
- $U_w=0.75W(m2K)/U_g=0.5W(m2 K)$
- Inward opening
- Tilt and turn
- Safety glazing where required, lockable handles
- External colour - Anthracite Grey
- Internal colour - White

## INTERNAL WINDOW BOARDS

- Reconstituted marble colour - White

## STAIRCASE & BALUSTRADES

- Open Tread Stringer stairs of natural wood
- Transparent varnished
- Colour according to sample options

## LIVING AREAS

- Laminate or porcelain tiles
- Colour and arrangement according to sample options

## KITCHEN

- Porcelain tiles
- Supplied and fitted by JT Ellis Ltd - [www.jtellis.co.uk](http://www.jtellis.co.uk)
- Colour and arrangement according to sample options

## APPLIANCES

### (ACCORDING TO HOUSE STYLE BUT TYPICALLY AS BELOW)

- Siemens Compact45 microwave combination oven iQ500
- Siemens single oven iQ500
- Siemens IQ300 F 177x54 built in fridge
- Siemens IQ500 F 177x54 built in no-frost freezer
- Siemens 60cm fully integrated dishwasher IQ300
- Siemens IQ500 Black 14cm high, warming drawer with 3 settings
- Push-pull opening Siemens washing machine IQdrive
- IQ300 Siemens condenser
- IQ300 A++ tumble dryer

## KITCHEN & TECHNICAL ROOM FLOOR TILES

- Contemporary, large-format porcelain
- Size, colour and arrangement according to sample options

## BEDROOM AREAS

- Carpet or laminate
- Colour and arrangement according to sample options

## BATHROOM, EN-SUITE & WC SANITARY WARE

- Contemporary sanitary ware. Brands include Cersanit, Villeroy & Boch, Gerberit, Kaldwei, Duravit, Laufen, Roca, Vitra
- Layout according to the architectural drawings
- Main En-Suite - walk in wet room with thermostatic rainwater shower and additional handheld shower head
- Family / main bathroom - shower with slim-line shower tray and thermostatic shower set, bathtub with additional hand-held shower
- White, wall hung concealed cistern WCs
- White wall hung sink vanity units with drawers
- Mirror cabinets or illuminated bathroom mirrors

## BATHROOM, EN-SUITE & WC SANITARY ARMATURE

- Chrome bath, washbasin and shower set armature from Grohe/ Hansgrohe

## BATHROOM, EN-SUITE & WC FLOOR TILES

- Contemporary large-format porcelain
- Size, colour and arrangement according to sample options
- Non-tiled areas - Matt white bathroom emulsion

## BATHROOM, EN-SUITE & WC WALL TILES

- Contemporary large-format porcelain
- Height of 1.2m from floor level up to ceiling around showers
- Colour according to sample options
- Non-tiled areas - Matt white bathroom emulsion

## GARAGE

- Electric door opening
- Electric car charging port



# HOME INTERIORS

All Cherish Homes include a wide choice of high specification flooring, fittings, tiles and paint that are included in the standard house price. You also have access to an extensive range of upgrade options.

This interiors gallery is for example only - furnishings shown may not be included.

Images shown are of the showhome.



# THE ULTIMATE LUXURY RURAL LIFESTYLE



IMPORTANT NOTICE RELATING TO THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPRs) AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 (BPRs).

Cherish Homes Ltd on their behalf and for the sellers or lessors of this property whose agent they are, give notice that (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, not constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to conditions and necessary permission for use of occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by way of inspection or otherwise as to the correctness of each of them; (iii) No person employed by Cherish Homes Ltd has any authority to make or give any representation or warranty in relation to this property.

FOR FURTHER INFORMATION, PLEASE CONTACT:



Corum Troon, 29 Portland Street, Troon, KA10 6AA

E: [troon@corumproperty.co.uk](mailto:troon@corumproperty.co.uk)

T: 01292 310010



TO VIEW THE DEVELOPMENT PLEASE VISIT:

[www.rowallancastlestate.co.uk](http://www.rowallancastlestate.co.uk)