



ROWALLAN
CASTLE
ESTATE

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The idyllic location for your
new luxury home



CHERISH
• HOMES •

**McEwan Fraser Legal**
Solicitors & Estate Agents

THE IDYLIC LOCATION FOR YOUR LUXURY ECO-HOME



Set within 650 acres of scenic landscape and with stunning views across the Colin Montgomerie Championship designed golf course, Rowallan Castle Estate offers an idyllic, luxury, rural retreat - A place for peace and relaxation.



Start the day as nature wakes up around you, walk the dog, or relax indoors and enjoy the landscape and stunning views from your brand new home office.



Once the 'daily grind' is over what better way to unwind than a quick '9 holes' (all buyers get free club membership) or an evening drink at The Glasshouse Restaurant. Maybe even stay for a delicious meal and let somebody else take care of the washing up.

The Glasshouse Restaurant has a reputation as one of Ayrshire's finest restaurants, offering a luxury dining experience from a locally sourced menu that changes with the seasons right on your doorstep. The bar stays open 'til late and as 'home' is just a short walk away, you won't have to worry about driving or taxis!



The Glasshouse Restaurant are the proud winners of a 'Food Award Scotland 2022' for Fine Dining Restaurant of the Year, An Oceanic Event'



ROWALLAN CASTLE ESTATE LOCATION



CHERISH HOMES



Within the private historical estate grounds, Cherish Homes have made available 13 luxury, energy efficient homes within 2 exclusive residential clusters.

An ideal opportunity for discerning homebuyers seeking to embrace a more sustainable and energy efficient lifestyle - yet close to all local amenities and within just 30 minutes of Glasgow.

Cherish Homes are designed with both comfort and energy efficiency in mind. Modern, contemporary and with luxurious features throughout, a Cherish Home is a home to be truly cherished!



FAIRVIEW LOCATION & SITE PLANS

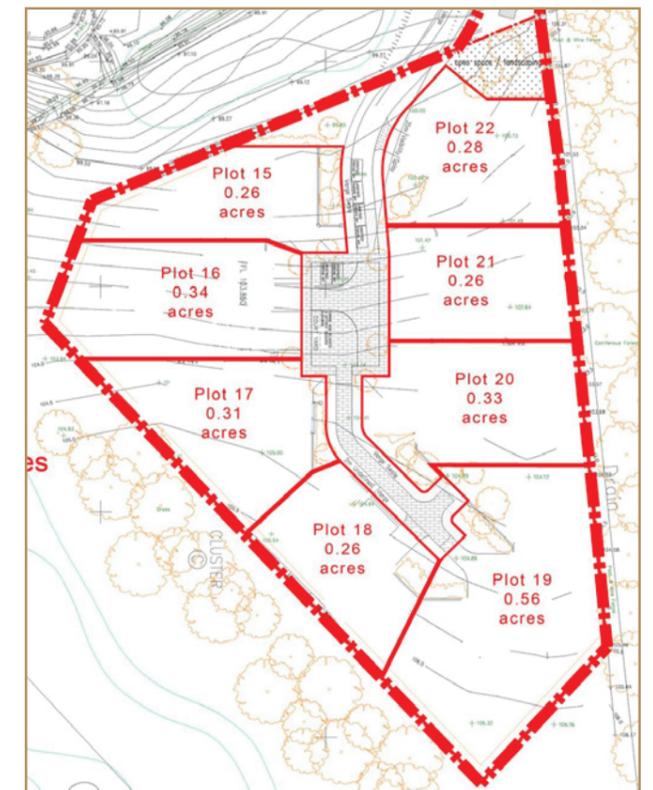
FAIR VIEW CLUSTER A



Fairview Cluster A comprises just 5 luxury homes ranging in size from 2,913sqft (270sqm) to 4,951sqft (460sqm).

Boasting fine views across the first fairway, these five plots ranging in size from 0.20 to 0.55 of an acre, make up a private cul de sac within the estate (no through access).

FAIR VIEW CLUSTER C



Cluster C provides eight new build luxury homes located alongside the 2nd Tee and with views down the 3rd fairway. The private secluded cul-de-sac is accessed by a new bridge, and comprises just 8 plots ranging from 0.26 acre to 0.56 of an acre

This is a rare opportunity to acquire a stunning new build, energy efficient, luxury home in a fully managed historic estate just 30 minutes from the centre of Glasgow.

Build complete houses (including plot) available from £850,000 to £1,500,000

To secure your home, or to arrange to visit the estate contact:

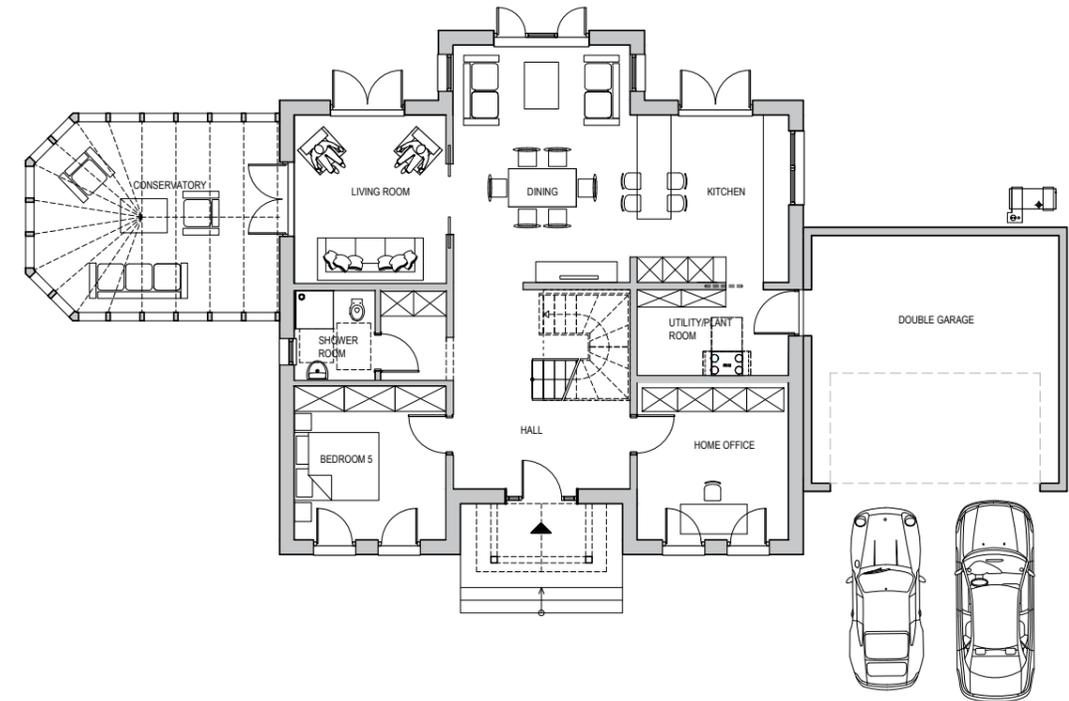
McEwan Fraser Legal
 Tel: 01292 430 555
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THE NEWTON

THE NEWTON IS A 2,913SQFT (270M²)
4/5 & 5/6 BEDROOMS / 3 BATHROOM
DETACHED FAMILY HOME



GROUND FLOOR



Features include a large open plan hallway entrance with feature wooden staircase leading to open plan living / dining / kitchen areas with access to outside space. A downstairs WC / shower room, separate home office and utility room with access to and 46m² double garage. The first floor provides a large master bedroom separate dressing area and ensuite bathroom, 3 further double bedrooms, main bathroom and spacious landing / seating area.

Available on Plots 2, 4, 15, 17, 21 & 22

Available on Plots 4 & 22
4/5 beds with mezzanine level landing area overlooking the dining area.

Available on Plots 15, 17 & 21
5/6 beds (no mezzanine / void space).

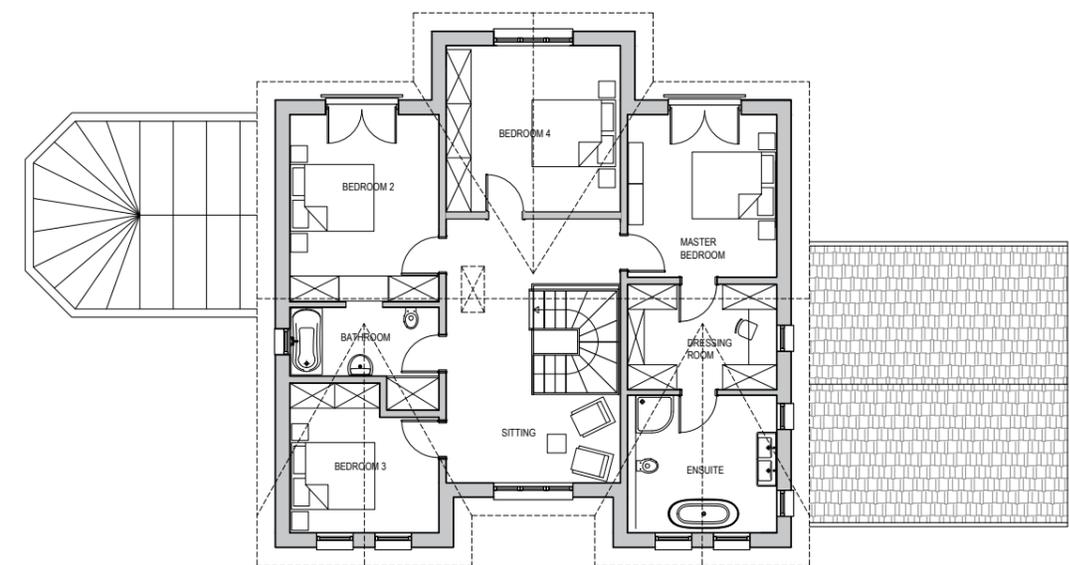
***Conservatories available on Plots 15 & 17.**



Standard Fittings:

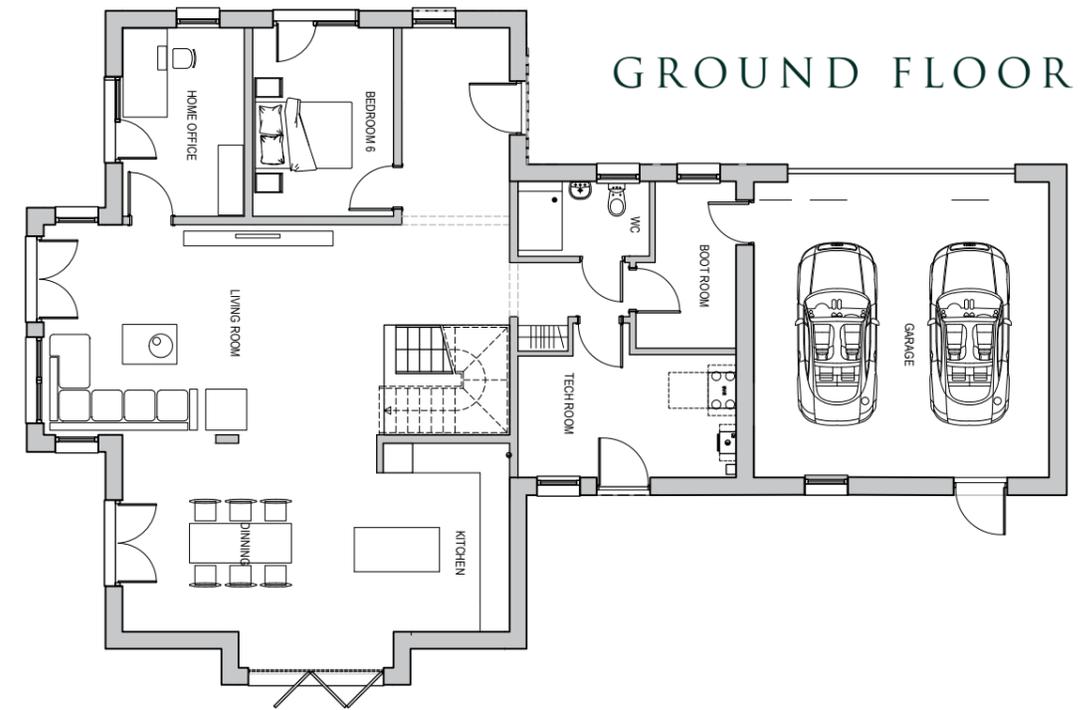
- Triple glazed high performance windows & doors
- Air-Source Heat Pump
- Mechanical Ventilation with Heat Recovery system
- Underfloor heating
- Feature wooden staircase
- Choice of high-quality fixtures and fittings

FIRST FLOOR



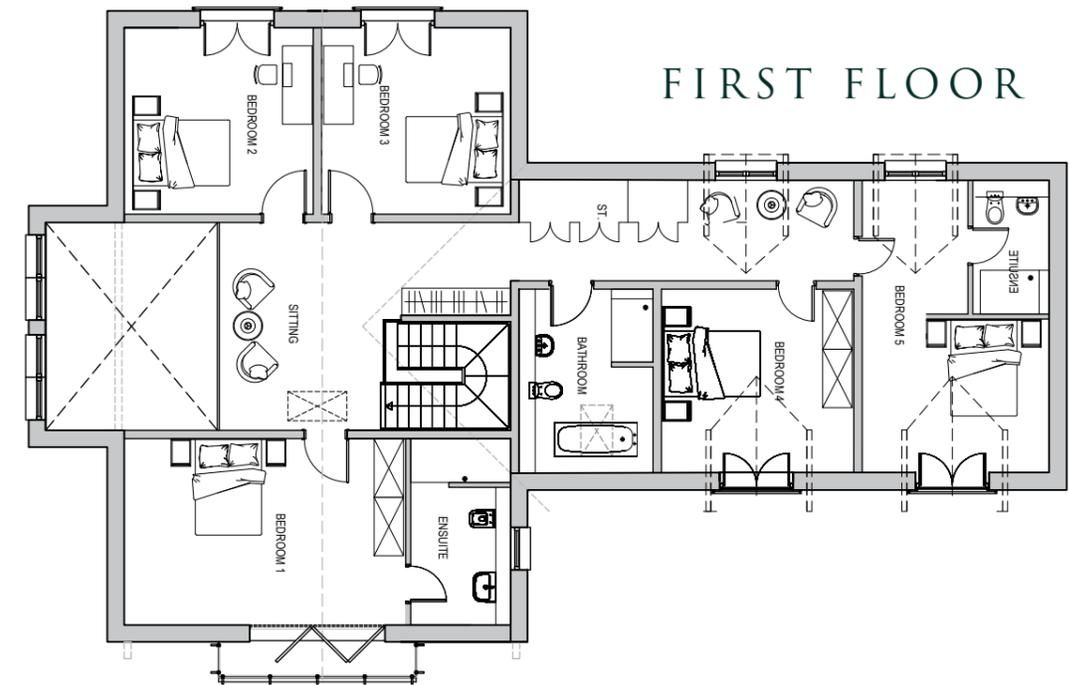
THE GIFFNOCK

THE GIFFNOCK IS A 3,390SQFT (315M²)
5-BEDROOM / 4 BATHROOM
DETACHED FAMILY HOME.



Features include large open hallway entrance with feature wooden staircase, leading to a full ceiling height vaulted living room and open plan dining / kitchen areas each with access to outside space. A downstairs WC / shower room, separate home office and utility room with access to and 46m² double garage. The first floor provides 2 large double bedrooms with en-suite bathroom, 3 further double bedrooms, a main bathroom and spacious, mezzanine landing area.

Available on Plots 16, 18, 19 & 20

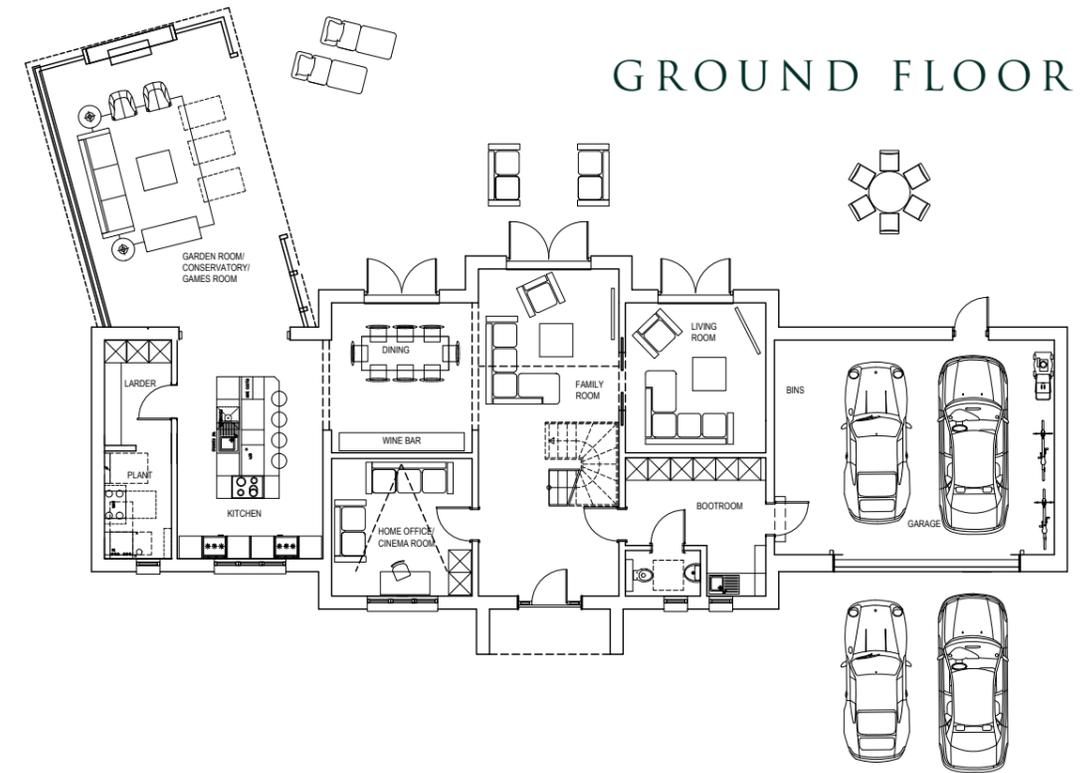


Standard Fittings:

- 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

THE NEILSTON

THE NEILSTON IS A 3,936SQFT (366M²)
5-BEDROOM / 5 BATHROOM
DETACHED FAMILY HOME



Features include a large open plan hallway entrance with feature wooden staircase leading through to a vaulted ceiling height family living area with access to outside space. Open plan dining room, huge kitchen with separate larder, separate living room, home office and boot room with access to 46m² adjoined double garage.

The first floor provides an enormous Master bedroom with separate dressing room and en-suite bathroom, a further 4 double bedroom each with their own private en-suite bathroom.

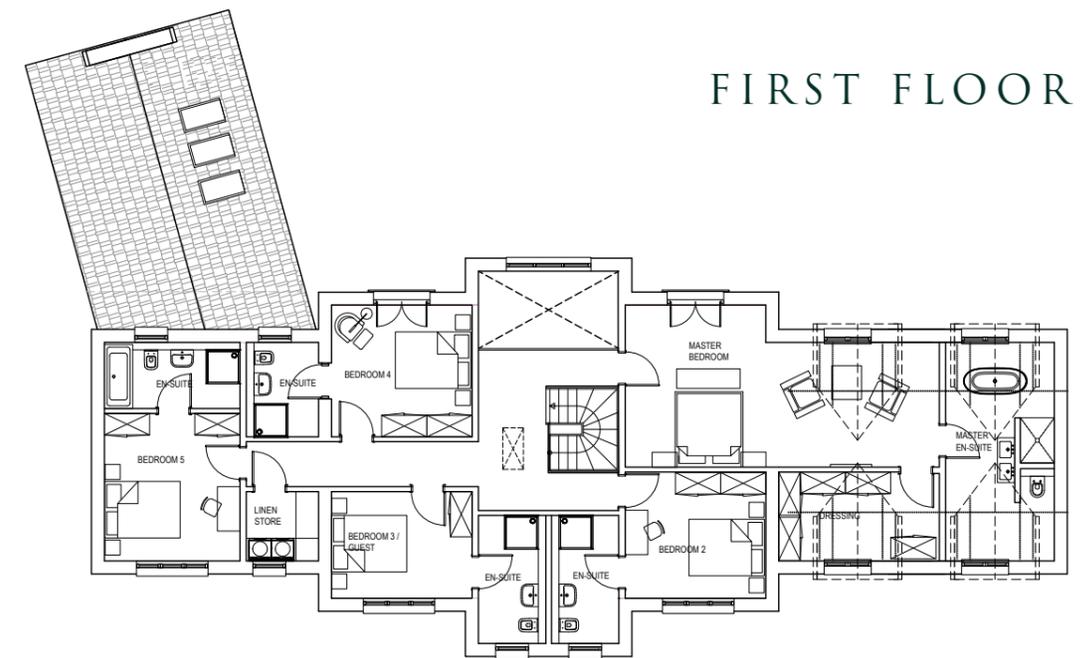
Available on Plots 5 & 19.

*Planning granted for optional Conservatory / Garden Room on plot 05.



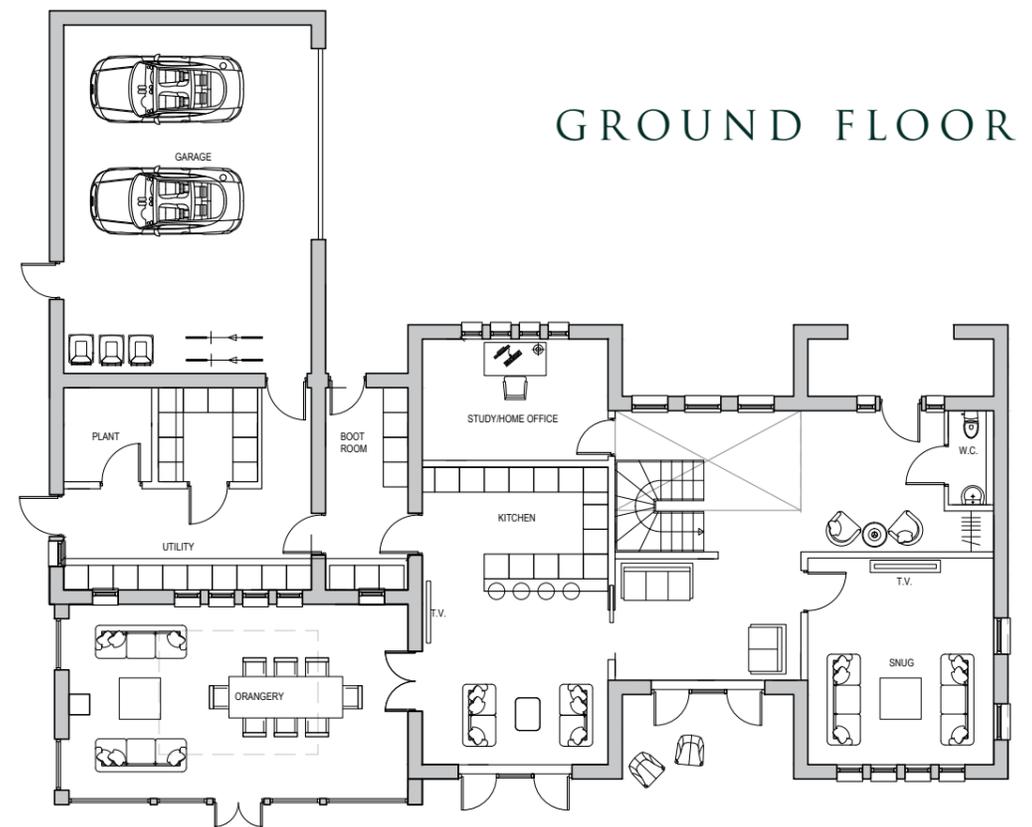
Standard Fittings:

- 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



THE EAGLESHAM

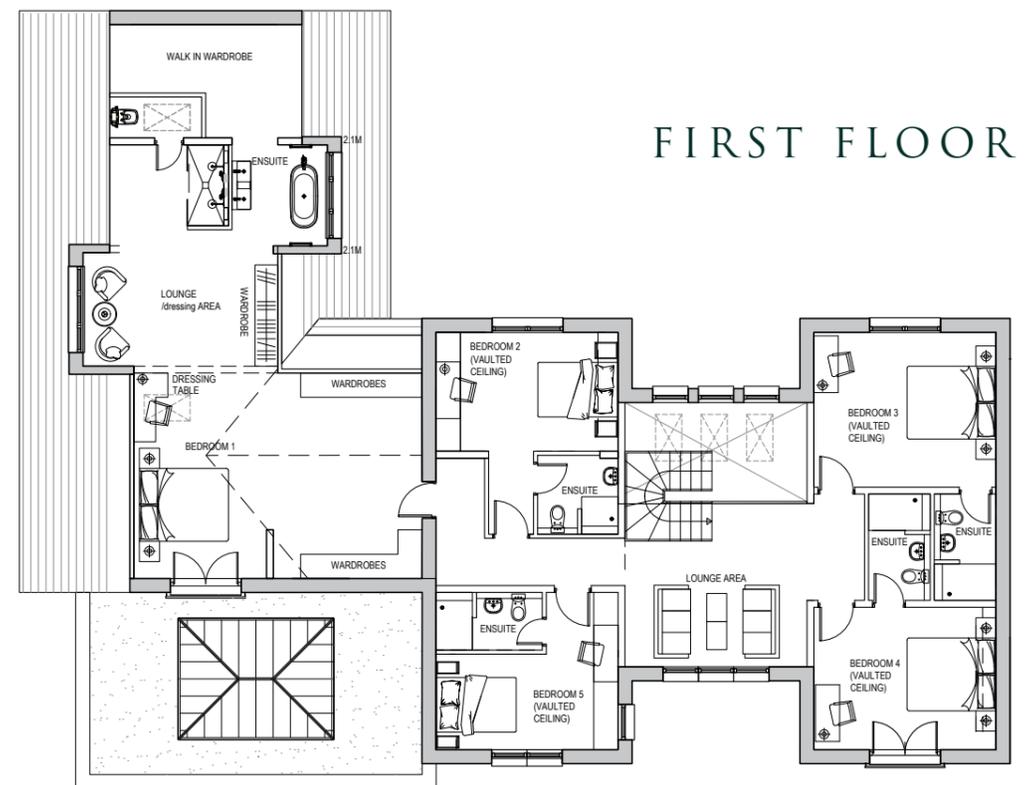
THE EAGLESHAM IS A 4,951SQFT (460M²)
5-BEDROOM / 5 BATHROOM
DETACHED FAMILY HOME.



Features include a large, roof height glazed hallway entrance, feature wooden staircase leading a huge open plan living / kitchen / dining area with outdoor access, separate snug, home office, utility room & larder with access to a 50m² adjoined double garage.

The first floor provides an enormous master bedroom with large en-suite bathroom and walk in wardrobe, a further 4 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.



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

WHY CHOOSE A CHERISH HOME?

For many years now, new housing in the UK has been delivered almost exclusively by large, national and regional housebuilders. However, this has several major drawbacks - not least poor-quality build specification and little consideration given to the long-term cost of energy or you, the home buyer.



Quality

Cherish Homes are built to a much higher specification and quality than compared to typical UK built homes. Designed & constructed to German 'Passive Haus - Fabric First' principles, a Cherish built home far exceeds UK Building Regulations.



Energy Efficient

All Cherish Homes are triple glazed, highly insulated and utilise an Air-Source Heat Pump and a Mechanical Heat Recovery Ventilation Systems to achieve a minimum 'B' Rating EPC Certificate, providing a significant saving on your energy bills today and for the future.



Guarantee

All Cherish Homes Come with a 10-year UK New Build Warranty, along with an additional 20-year manufacturer warranty... twice as long as typical UK built homes and a clear sign of Cherish Homes long term commitment to quality.



SPECIFICATION – FABRIC FIRST

The Passivhaus 'Fabric First' principles to which Cherish Homes adhere are intended to minimise the amount of heat a home loses, therefore minimising the amount of energy required to heat the home even before considering the installation of heating systems. The high standard of energy efficiency is due to the exceptional airtightness of the house's structure ensuring that heat is kept inside the house.

Heat loss is minimised thanks to 30cm of thermal insulation which 'wraps the house' to achieve a coefficient value of $U=0,118 \text{ W}/(\text{m}^2\text{K})$... Providing an insulating envelope which protects against both cold and overheating.

Energy-efficient Triple Glazed, 6 chamber windows and thermally protected frames achieve $U=0,6 \text{ W}/(\text{m}^2\text{K})$... Triple-glazed windows also provide excellent soundproofing.

All Cherish Home feature Passivhaus-certified Zehnder MVHR COMFOAIR Q Mechanical Ventilation with a Heat Recovery

system. This is extremely important in energy-efficient houses, as the continuous exchange of air provides a comfortable and pleasant atmosphere in the home at all times.

The ventilation system includes a recuperator that retains up to 80% of heat in the expelled air, which also helps to reduce heating bills.

No matter what style or size of Cherish Home you choose to live in, all provide energy efficient living using only 40-70kWh/m² per year*.

NO MATTER WHAT STYLE OR SIZE OF CHERISH HOME YOU CHOOSE TO LIVE IN, ALL PROVIDE ENERGY-EFFICIENT LIVING USING ONLY 40-70 KWH/2 PER YEAR*.

*Based upon typical domestic consumption, excluding electric car charging.



SPECIFICATION – HEATING

Incorporating heat pump technology into your home is one of the most economical, effective, and environmentally friendly ways to cover your heating and hot water needs. Air-Source Heat Pumps operate using electricity and produce no emissions, making them much more environmentally friendly than traditional heating systems.



The main advantage of an Air-Source Heat Pump is they safeguard homeowners against fluctuating energy prices.

As the main source of heat generation comes from the environment itself, the amount of energy required to generate the necessary heating for your home is vastly reduced compared to other methods. Approximately 75% of the energy required is generated from the outside air, with only 25% being required from electricity. This means that 75% of the energy you use will be from a renewable source, which will reduce your emissions and CO2 impact.

The Vaillant aroTHERM plus combines heating and hot water in a single solution. Equipped with the latest heat pump technology, it has been accredited with the Quiet Mark & Green Home Award 2021.

The natural refrigerant used enables above average performance; at the same time, it has a particularly low global warming potential, which makes aroTHERM plus extremely eco-friendly.

Designed for a peaceful home, the aroTHERM plus system has very low sound emissions, it's very quiet in operation, being no louder than a domestic fridge.



SPECIFICATION – MATERIAL FINISHES

Heating System & Heat Distribution

Air-Source Heat Pump; Vaillant aroTHERM plus Underfloor Heating throughout including bathrooms & WC's
Electric Towel Radiators to all bathrooms, en-suites & WC's
Colour; Chrome

Ventilation:

Mechanical Ventilation System with Heat Recovery; Zehnder ComfoAir Q

External Doors

Entrance Doors; Thermally efficient = 1.1W/(m² K) with high security multi-point locking Mechanism.

Windows & Patio Doors

Triple Glazed, 6 chamber PVC, Ug=0.5W/(m² K), inward opening, tilt and turn, high security multi-point locking handles
Colour External; Anthracite Grey
Colour Internal; 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

According to sample options
Colour according to sample options

Kitchen / Technical room Floor tiles

Contemporary large-format porcelain; size and arrangement according to sample options
Colour; according to sample options

Bedroom Areas

According to sample options
Colour according to sample options

WC/Bath/En-Suite Floor tiles

Contemporary large-format porcelain; size and arrangement according to sample options
Colour; according to sample options
Non-tiled areas; Matt white bathroom emulsion

WC/Bath/En-Suite 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

Bathroom / En-Suite / WC Sanitary ware

Contemporary sanitary ware - layout according to the architectural drawings
Master En-Suite walk in wet room equipped with thermostatic rainwater shower, plus additional handheld shower head
Family / main bathroom, thermostatic shower, shower enclosures; swing-niche door - tempered glass, thickness 5mm
Wall hung, concealed cistern WC's
Colour; White
Wall hung sink vanity units with drawers
Colour; White

Bathroom / En-Suite / WC Sanitary Armature

Bath / Washbasin / Showerset armature – Grohe / Hansgrohe
Colour, chrome

Kitchen

Supplied and fitted by JT Ellis Ltd; <http://www.jtellis.co.uk/>
Arrangement, colour and according to sample options

Appliances

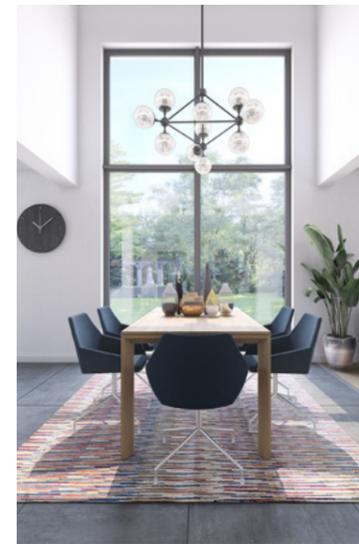
Siemens Compact45 Microwave Combination Oven iQ500
Siemens Single Oven iQ500,
Siemens iQ500 F 177x54 built in NoFrost freezer
Siemens iQ300 F 177x54 built in fridge,
Siemens 60 Cm Fully Integrated Dishwasher iQ300
Siemens iQ500 Black 14 cm high, warming drawer, 3 settings, push-pull opening
Siemens Washing Machine IQdrive IQ300
Siemens Condenser Tumble Dryer IQ300 A++

Garage

Electric door opening
Electric car charging port

HOUSE INTERIORS

All houses include a wide choice of high specification flooring, fittings, bathroom fittings, tiles and paint that are included in the standard house price. You also have access to an extensive range of upgrade options to choose from. The following gallery of interiors are for example only, furnishings shown are not included.





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KILMAURS



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For further information, please contact:


Solicitors & Estate Agents

Part
Exchange
Available

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

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