



RETTIE



BLAIRHOYLE HOUSE | BY PORT OF MENTEITH | STIRLINGSHIRE



Blairhoyle House

BY PORT OF MENTEITH
STIRLINGSHIRE

A Remarkable Victorian Style Country House set in a Designed Landscape surrounded by High Amenity Countryside.

Entrance and Reception Hall, Drawing Room, Dining Room, Sitting Room, open plan Kitchen/Breakfast/Morning Room, Library/Study, Utility Room, Cloakrooms, Larder.

Principal Bedroom Suite, 5 further Bedroom Suites.

Large lined roof space with potential for many uses.

Integral 4 Car Garage with Shower-room and adjoining Courtyard.

Terraced Gardens

Policies with a vast array of colourful shrubs and a spectacular array of mature specimen trees – a Designed Landscape on Historic Environment Scotland's Register.

Two Paddocks. Ponds.

Excellent General Purpose Buildings – one with stabling potential.

About 25 Acres in all.

For Sale as a Whole.





Historical Note

King James V granted the lands of "Blairquhoille" to John Leitch of Perth in 1517 to reward the loyalty of his father, Finlay, who fell with "The Flower of Scotland" at the Battle of Flodden Field in 1513. The property remained by descent in the Leitch family and passed by marriage into the Graham family. A Victorian mansion house was built in 1852 by the Grahams, who laid out the designed landscape still discernible today. The estate was acquired in the 1860s by A H Lee, who changed the name back from Leitchtown to Blairhoyle. It was purchased in 1890 by George Crabbie of Crabbie's Green Ginger Wine fame. It was he who laid out the present gardens and arboretum. The Victorian house was demolished and replaced by a modern house in 1961. When the late Ian Stirling took on the rebuilding of a mansion that had been demolished and replaced with a 1960s monstrosity, he inadvertently created a splendid home that turned out to uncannily resemble the original.

The rebuilding project was so faithful to the spirit of Victorian architecture that when his neighbours discovered a faded postcard of the original house, the similarity astonished everyone who saw it.

The gardens had been established in the 1850s and, when George Crabbie, of the ginger wine dynasty, bought the house in 1890, it was part of a 2,000-acre estate. No expense was spared in the importation and cultivation of exotic flora, under the guidance of Edinburgh's Royal Botanic Garden. But while the gardens flourished, the original Blairhoyle House, built in 1852, did not and, riddled with dry rot and neglected, it was demolished in 1960.

Situation

Blairhoyle is situated in western Stirlingshire on the edge of the Loch Lomond and Trossachs National Park, overlooking Flanders Moss with the glorious expanses of the National Park on the doorstep.

Blairhoyle faces due south overlooking its Victorian terraced gardens, shrub borders, mature woodland policies and offers far reaching southerly views over Flanders Moss towards the Gargunnoch and Fintry Hills to the north-east of Glasgow.

The local village of Aberfoyle is situated in the Loch Lomond and Trossachs National Park. Aberfoyle has a good selection of local retailers as well as a scenic 18-hole Golf Course and is an important centre for the local tourist economy. In the spring it is host to the 'Tramping through the Trossachs' outdoor festival and in the autumn the ever popular Aberfoyle Mushroom Festival. Many famous Scots have played a part in the local history including William Wallace, Rob Roy McGregor and Mary Queen of Scots.

The Queen Elizabeth Forest Park, managed by the Forestry Commission offers a wealth of outdoor recreational opportunities supplemented by the wider opportunities within the National Park.

The Lake of Monteith is recognised as one of the best trout fisheries in central Scotland and in years gone by was also home to the Grand Bonspiel Curling Match.

Stirling and Dunblane, the latter has a Marks & Spencer Foodstore, Cathedral and 18-hole Golf Course, are within 20 minutes' drive as is the M9 which provides motorway and dual carriageway links throughout central Scotland. Gleneagles Hotel and its three Golf Courses and many additional leisure facilities are about 30 to 40 minutes' drive.

There is private schooling at Beaconhurst School in Bridge of Allan, Dollar Academy, Morrisons Academy and a selection of further schools in Glasgow. The many cultural, retail and sporting attractions of Glasgow are within 40 minutes' drive or so. Glasgow and Edinburgh International Airports are both 40-45 minutes drive outwith rush hour times. There are rail connections at Stirling and Dunblane.





General Description

Blairhoyle is one of the most remarkable and thoughtfully designed contemporary country houses built in Scotland in the past 20 years.

Blairhoyle stands in about 25 acres of gardens and policies which are a designated Designed Landscape in the Inventory of Gardens and Designed Landscapes maintained by Historic Environment Scotland.

Blairhoyle was built in 1995 in a manner to evoke the original Victorian House built by the Crabbie Family 100 years or so prior. The house is built in a traditional style with harled block walls allied to steel structural elements and a timber framed roof clad in Westmorland slate with clay ridge tiles. There is extensive glazing of a traditional sash and casement design with many of the rooms having double aspects.

Blairhoyle is approached through impressive stone gate pillars with electric cast iron gates and cobbled sett apron. The tarmac driveway curls past a notable Wellingtonia to the front entrance as well as continuing onwards to the Garage Courtyard and outbuildings beyond. Granite setts border the tarmac driveway and the gardens feature extensive floodlighting. A Listed Doo/cot stands a short distance from the house.

The principal entrance is distinguished by a columned outer porch with nameplate and date stone over and twin doors to entrance vestibule. The electric secondary gates to the side provide access to a railed courtyard with Caithness slab surface and four individual electric doors leading to the four car garage and gardener's store/shower-room.

Blairhoyle has a gross internal area of about 8697ft² (808m²) in all.

Whilst unquestionably a house of substance the property retains a manageable feel and is arranged so all the principal accommodation has a south facing aspect with many of the rooms having additional secondary aspects to east or west. The open plan kitchen/breakfast/morning room in particular features extensive glazing and is a generous informal living space.

Blairhoyle is entered through an external portico with granite steps and double leaf doors to an Entrance Porch with Spanish marble tiled floor and the first of many ornate cornices. Solid oak doors with stained glass window inserts lead to an Entrance Hall and then the substantial Reception Hall 42'5" x 11'8" (12.94m x 3.56m) providing a welcoming reception space with open fire and doorways to the 3 formal Reception Rooms and Library/Study. The Entrance and Reception Halls provide a commodious entertaining area and there are further doors to 2 Cloakrooms, the Garage Courtyard, Kitchen/Breakfast/Morning Room and the curved staircase to the first floor.

Throughout the house the doors, architraves and skirtings are French polished solid oak. In common with all the principal rooms the Reception Hall features ornate cornicing and a large open fireplace with stone mantelpiece acts as a welcoming focal point. The Spanish Marble tiled floor provides a hard wearing and durable surface and extends through the Kitchen to the Morning Room.

The Reception Rooms comprise Drawing Room with bay windows to both south and west and French doors leading eastwards onto the extensive flagstone patio that borders the house front. Notable features are the marble mantelpiece with brass and tiled features and an ornate cornice. Neighbouring the Drawing Room is the Sitting Room, again with a southerly aspect and two sets of French doors leading to garden alongside an ornate cornice and open fireplace.

The Library/Study is generously proportioned with square bay window to west, fireplace housing solid fuel stove, extensive fitted oak display cupboards and bookshelves, some with stained glass doors.

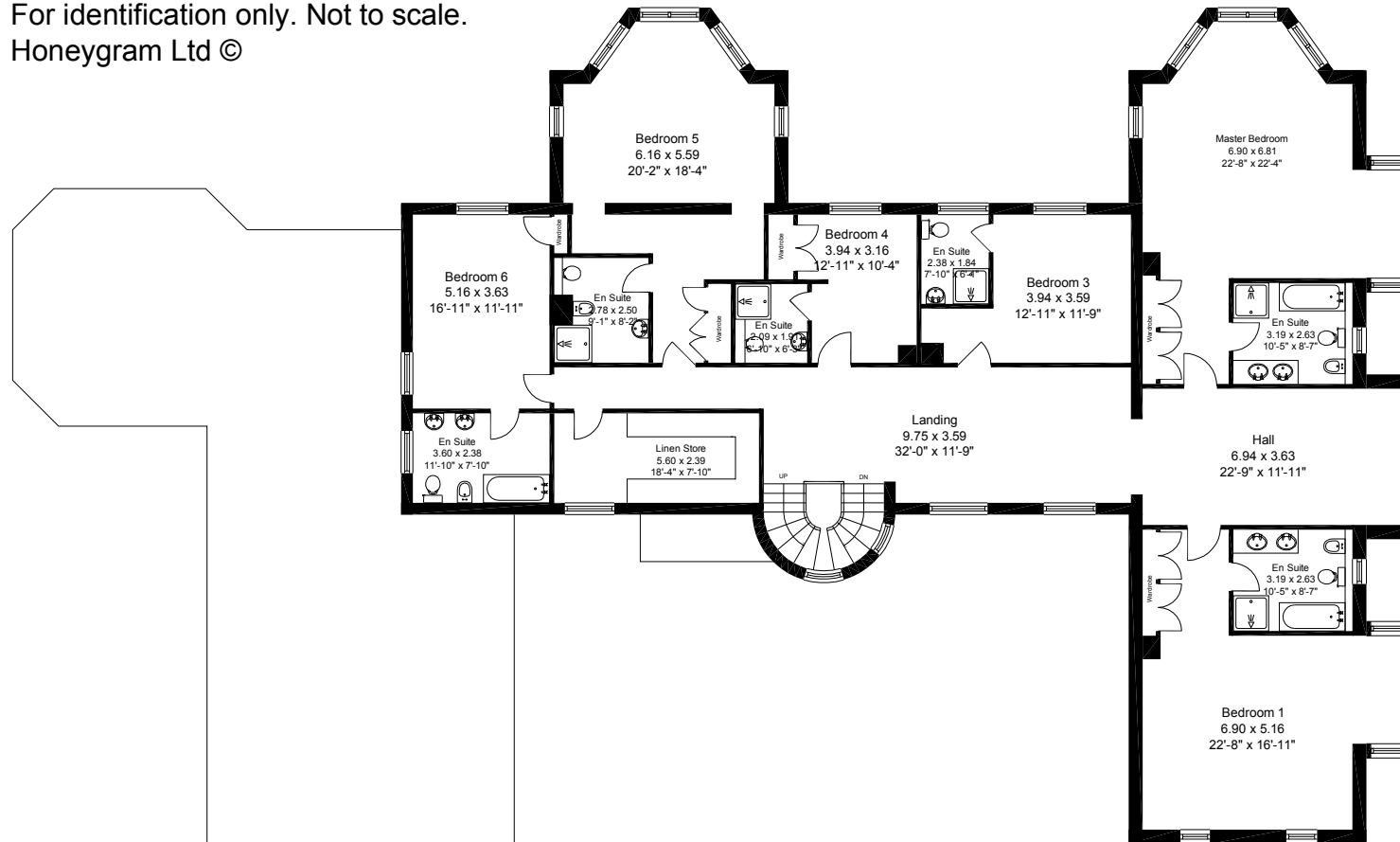
The Dining Room is situated towards the eastern end of the Reception Hall and has a triple aspect with bay window to south and two sets of French doors leading to the garden terrace. Again, an open fire with carved mantelpiece and marble surrounds provides a focal point for the room and there is also an oak panelled dado and ornate cornice.



Blairhoyle, Port Of Monteith, Stirling, FK8 3LF

For identification only. Not to scale.

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First floor

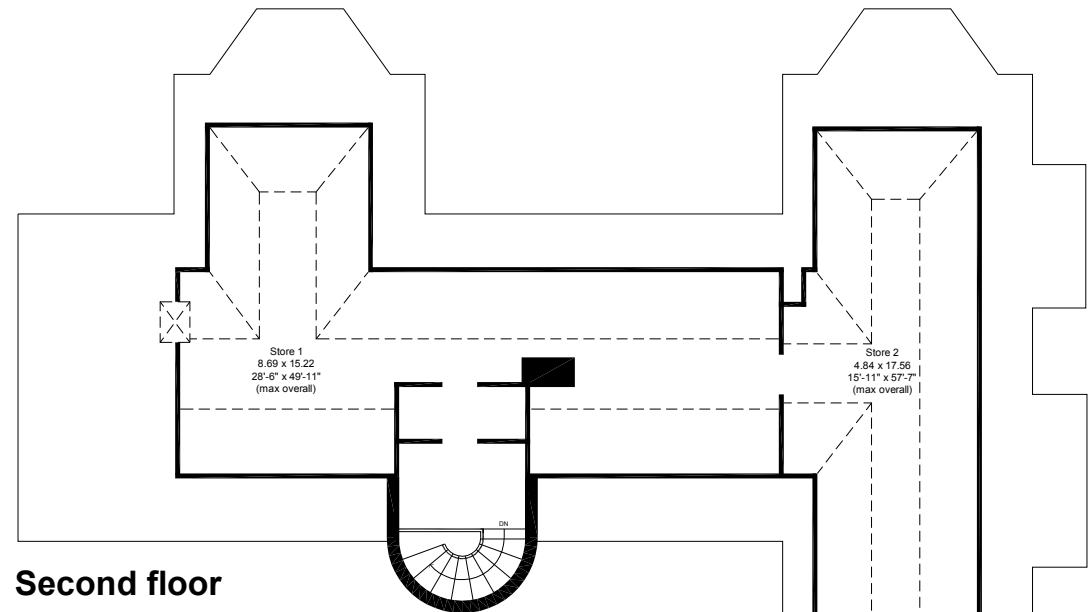
The Kitchen (25'1" x 12") merges with an open plan Breakfast/Morning room with (32'10" x 18'2") (max sizes) with extensive glazing. The Kitchen features Clive Christian oak units with 4 oven oil fired Aga, moulded Corian worktops with integral sinks and fitted dishwasher, microwave and American style fridge with two freezer drawers below. The Breakfast Room has a Spanish marble tiled floor with a glazed southern wall and flows into the Morning Room with its extensive glazing and French doors to garden. A further solid fuel stove provides a focal point to the Morning Room and there are lovely views over the terraced gardens.

From the Kitchen a door leads to a rear lobby leading in turn to the 4 car garage and further door to the Laundry. In turn this leads to the Freezer room. The garage in turn leads to the boiler room.

The garages feature a tiled floor, natural lighting from velux roof lights, fire hose, sink and four individual electric up-and-over doors.

A curved staircase rises to the first floor with its generously proportioned landing and additional hall to the west.

The Master Bedroom features bay windows to the south and east. The southern bay, again, offers wonderful views over the terraced gardens to the Gargunock and Fintry Hills. Generous fitted wardrobes are augmented by a six piece en-suite bathroom and the neighbouring hall (22'9" x 11'11") offers obvious potential to be partly converted to form a separate Dressing Room if desired.



Second floor



There are 5 further Bedroom Suites and a generous linen store which could, if desired, be converted to a seventh bedroom with the opportunity to share the en-suite of Bedroom 6.

The second floor provides extensive pine lined storage space with partly coombed ceilings. This could be converted to form additional living space subject to the usual Local Authority Consents.

Gardens and Policies

The gardens and policies of Blairhoyle are a notable feature and provide a mature landscape dating from Victorian times to complement the architectural quality and grandeur of Blairhoyle House.

The infrastructure of Blairhoyle is exceptional with tarmacadam and hard roads and two useful general purpose buildings as follows:

Garage Building – 17.19m x 9.81m (56'4" x 32'2"). Insulated sheeted roof. Concrete block walls with concrete floor. Kitchenette and WC. Note - This building could be readily converted to stables if desired.

Top Shed – 20.85m x 9.66m (68'4" x 31'8"). Lofted. Concrete floor, aprons and adjoining yard. Pressure wash. Insulated roof. Neighbouring oil tank (10,000 litres).

The gardens of Blairhoyle have evolved over the past 100 years or so. Adjoining Blairhoyle House is a terrace of three lawns with flower and shrub borders. Beyond the lawns lie the more informal gardens which have a wide variety of specimen azaleas and rhododendrons and in the spring the woodlands are carpeted with bluebells and wild garlic as well as numerous daffodils and other spring bulbs. The gardens and grounds are entirely deer fenced and below the formal garden terraces is the Lime Walk – believed to have been a training run for Eric Liddell in the early 20th Century when he was a regular guest at Blairhoyle as a friend of the Crabbie Family. Two generous paddocks have been created and there are two substantial ponds towards the southern edge of the gardens and policies. The large pond incorporates a central island.

There is also a former grass tennis court enclosed by beech hedging and an original Victorian rock garden with stone lined burn. Part of the original Walled Garden with substantial greenhouse is owned and the policies are interspersed with numerous specimen broadleaves and conifers.

To the east, the Blairhoyle burn runs through a steep glen with a picturesque Victorian iron bridge and a 19th-century ice house.

The gardens have been carefully laid out to provide year round variety and colour whilst also ensuring maintenance requirements are minimised.

Specification

The specification of Blairhoyle House incorporates the following:

- Cavity block walls, insulated and harled with traditional wet dash render and whitewashed with 'Keim' mineral paint.
- Westmorland slate roof.
- Cast iron rainwater goods.
- Double glazed sash and casement style windows.
- Oil fired central heating.
- Fire alarm.
- Intruder alarm.
- Extensive oak doors, panelling, skirtings and architraves. All French polished.
- Clive Christian oak kitchen furniture.
- Automatic entrance gates and secondary gates to garage courtyard.
- Open fires and solid fuel stoves.
- External lighting and garden floodlighting.
- Numerous ornate cornices.
- Spanish marble tiled floor in entrance vestibule, entrance and reception halls.

East Gate Lodge

The former East Gate Lodge to Blairhoyle House is the subject of an assignable Right of Pre-emption in favour of the owner of Blairhoyle House. This Right will be conveyed to the purchaser.





GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is FK8 3LF.

Directions

From Stirling head westwards on the A84 signposted to Doune and Callander. Branch left on to the A873 signposted to Thornhill and Aberfoyle. Continue through Thornhill for about 4 miles whereupon the entrance gates to Blairhoyle House will be found on your left hand side.

Moveables

Carpets and curtains are included in the sale.

Services

Mains water and electricity. Private drainage. Oil fired central heating. Telephone.

Entry & Possession

Entry and possession will be by mutual arrangement.

Local Authority

Stirling Council, Viewforth, 14-20 Pitt Terrace, Stirling FK8 2ET. Tel: 0845 2777000

Council Tax Band: Band H.

EPC Rating: E48

Solicitors

BTO, 1 Edinburgh Quay, Edinburgh EH3 9QG. Tel: 0131 222 2939.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be

made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com and www.thelondonoffice.co.uk

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

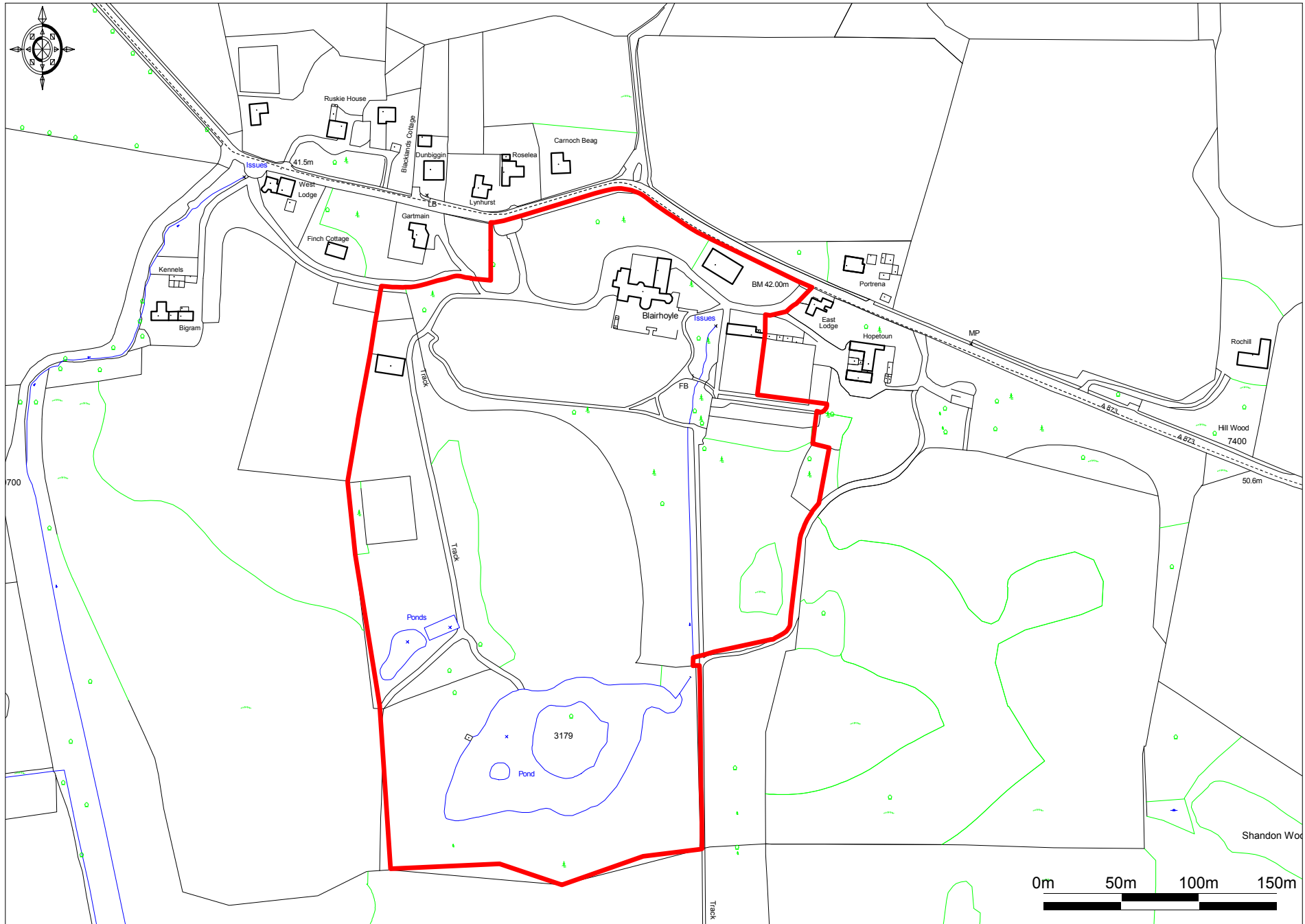
Important Notice

- Rettie & Co, their clients and any joint agents give notice that:
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 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.





BLAIRHOYLE HOUSE





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