



MOSS-SIDE HALL OF BOQUHAPPLE

BY THORNHILL • STIRLING







A magnificent country house built in a Georgian style in an idyllic rural setting with spectacular open views

MOSS-SIDE HALL OF BOQUHAPPLE

BY THORNHILL • STIRLING • FK8 3QQ

Stirling 10 miles, Edinburgh 46 miles, Glasgow 31 miles, Perth 35 miles

Ground Floor

Vestibule, reception hall, drawing room, billiard room with bar, cloakroom, two WCs, library, sitting room, formal dining room, kitchen / breakfast room, utility room, conservatory, turret.

First Floor

Master bedroom suite with dressing room and bathroom, guest bedroom suite with dressing area and bathroom, further en suite bedroom, two further bedrooms with interconnecting en suite shower room, further bedroom / study, sauna.

Outbuildings

Stable block with two stables, two double garages, greenhouse, field shelter. Two integral storerooms.

Grounds

Private driveway, landscaped lawns with shrubs and trees, amenity ponds, sheltered courtyard, paddock extending to 1.6 acres. Additional land is available subject to separate negotiation

About 3.35 acres in all

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DIRECTIONS

From Glasgow take the M80/A80 east, following signs to Stirling, merging onto the M9. Leave the M9 at Junction 10. Take the first exit at the roundabout onto the A84 west towards Callander / Crianlarich / Safari Park. At Blair Drummond, take the left fork onto the A873 signposted to Thornhill. At the end of Main Street in Thornhill take the left turn to Kippen (B822) and the gates to Moss-side Hall of Boquhapple are on the right hand side after about one mile.

From Edinburgh take the M9 north past Stirling. Leave the M9 at junction 10 and continue as above.

SITUATION

Moss-side Hall of Boquhapple is set in a beautiful rural situation with outstanding views over open countryside. To the south are the Gargunnoch Hills and to the north and west the distant Highlands and Ben Lomond.

The property is easily accessible. The pivot of the motorway network is only 13 miles to the east near Stirling, with the M80 giving quick access to Glasgow and the M9 quick access to Edinburgh. Glasgow can also be more directly reached via the A81 through Strathblane and Milngavie.



Glasgow Airport is 36 miles via the Erskine Bridge and Edinburgh Airport is 40 miles via the M9. Both airports offer regular services to London and other UK cities, as well as services to an increasing number of foreign destinations.

Loch Lomond is within easy reach to the west. Gleneagles Hotel and its associated Country Club (21 miles) provide an extensive range of sports and leisure facilities including three golf courses – the King's, the Queen's and the PGA Centenary Course (designed by Jack Nicklaus). The golf courses of Aberfoyle, Callander and Stirling are also nearby. Gleneagles is also well known as a centre for field sports with many guests staying at the hotel for grouse shooting, pheasant shooting and salmon fishing in the area.

Thornhill lies one mile to the north and is a small village which has a primary school, post office and a local shop. Nearby Kippen is a sought after residential village and has a primary school, hairdresser, general store and post office. Both Thornhill and Kippen are well known for their country restaurants and hotels. There are secondary schools at Balfour and Callander. Public schools in the area include Beaconhurst at Bridge of Allan, Dollar Academy and Morrison's Academy and Ardvreck in Crieff. Bridge of Allan is also home to Stirling University which has a sports centre and the MacRoberts Art Centre with a theatre and cinema.



Stirling is the major city of central Scotland and provides a full range of shops, schools and services including a choice of supermarkets, a large shopping centre, a cinema and swimming pool.

DESCRIPTION

Moss-side Hall of Boquhapple was built in 1991 on the site of a ruined farm steading and is constructed of harled brick under an overhanging slate roof. The house has an attractive south east façade with a portico which looks out over open countryside to the Gargunnoch Hills in the distance. Either side of the façade are two wings which extend to the north west forming a courtyard enclosed on three sides. Balconies on the first floor of these wings look out over open countryside to the Highlands and Ben Lomond in the distance. Internally the property is well laid out for entertaining and modern family living.

The house is approached by a stone terrace which leads up to steps to the portico with double wooden doors flanked by wooden pilasters and antique urns, and an architrave above with a 1991 datestone. From here a vestibule provides access into the reception hall. Located off the hall, to either side of the front door, are a library with fitted book shelves and a flame effect gas fire place with decorative French mantel, and a cloakroom with separate WC.



From the reception hall steps lead off to a wide side corridor to the east wing where the magnificent drawing room has an impressive bay window, doors into the garden, and an open fireplace with a white marble mantelpiece and cast iron grate. Adjacent to this is the billiard room which has doors leading out to stone steps at the front of the house, and a fireplace with flame effect gas fire, grey marble surround and hearth and antique carved wooden mantel with pillars either side. There is also a concealed walk-in bar with a sink, shelves and space for a fridge.

The sitting room is in the west wing, with a triple aspect bay window overlooking the surrounding countryside and an open fireplace with cast iron surround, black marble hearth and white marble mantel. The adjacent dining room has a connecting door through to the kitchen and a further door to the conservatory which provides a beautiful outlook and has a slate floor and doors to the garden. The west wing has a service corridor from the reception hall which provides direct access to the kitchen, a WC, and the turret staircase. The kitchen has been finished to a very high standard and benefits from a range of hand made fitted floor and wall units and integrated appliances which include a microwave, two fridges, two freezers, a dishwasher and a four oven electric Aga. The surfaces are granite topped, and an island with breakfast bar also has an integrated wine cooler and sink. Steps with pillars either side lead up to a raised breakfasting and informal dining area with a bay window and doors leading to the rear garden.

The adjacent utility room has built in cupboards and work surfaces with a Belfast sink and is plumbed for a washing machine.

The first floor accommodation is approached by a staircase from the reception hall with a half landing and stairs dividing off either side up to a minstrel's gallery on the first floor. The magnificent master bedroom is situated in the west wing and has a partly coombed ceiling and double doors to a balcony with outstanding views to the north west. It also benefits from a dressing room and an en suite bathroom with a bath, large shower cubicle, washbasin, WC and bidet. The equally impressive guest bedroom is in the east wing and also has a balcony, a dressing area and an en suite bathroom with basin, WC, bidet, bath and shower attachment. There is a further en suite bedroom, two other bedrooms (one of which is currently used as a playroom) sharing an en suite shower room, sauna, storage cupboards and two large linen cupboards. The first floor accommodation is completed by a sixth bedroom which is currently used as a study.

GARDENS AND GROUNDS

Moss-side Hall of Boquhapple is approached from the B822 by a bellmouth entrance which leads through cast iron gates and up a tree lined drive with hawthorn hedges on either side and two Victorian style lamp-posts. The drive continues up to the front of the house to a gravel turning circle with a central island of shrubs with a hidden floodlight.



Beyond is an attractive lawn with an island shrub bed, sheltered by further shrubs and semi-mature trees. Below the lawn are a series of ornamental ponds and an arched wooden bridge which leads over to a grass path on the far side with views over the paddock beyond.

The paddock extends to about 1.6 acres and is sheltered on one side by an established hawthorn hedge. It has a field shelter built of wood with wood clad walls. There is also additional land available subject to separate negotiation.

A drive leads off the turning circle to a stable block with garages to the side of the house constructed of harled brick under a pitched slate roof with a vented cupola and a weather vane. The building has arched openings to two garages with up and over doors and two stables.

To the rear of the house is a sheltered lawn which leads into a paved courtyard, sheltered on three sides by the house, with an ornamental stone well with an arched creeper above. To the side of the lawn are a rose walk, a hedge and a millennium orchard and a drying green beyond. A gravel path leads down to the stable block with a greenhouse to the side.

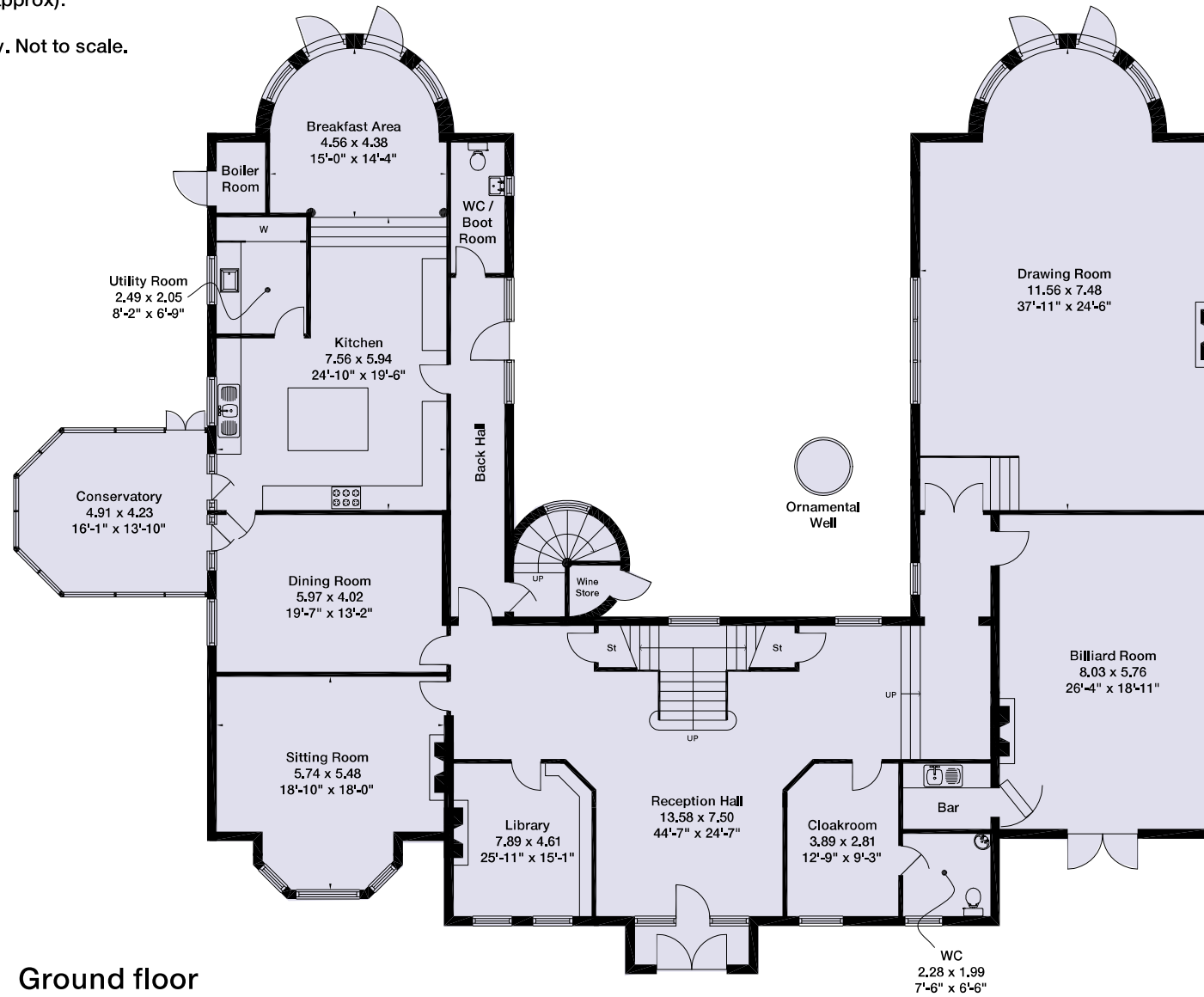
Moss-side Hall of Boquhapple, Thornhill, FK8 3QQ

Gross internal area (approx):

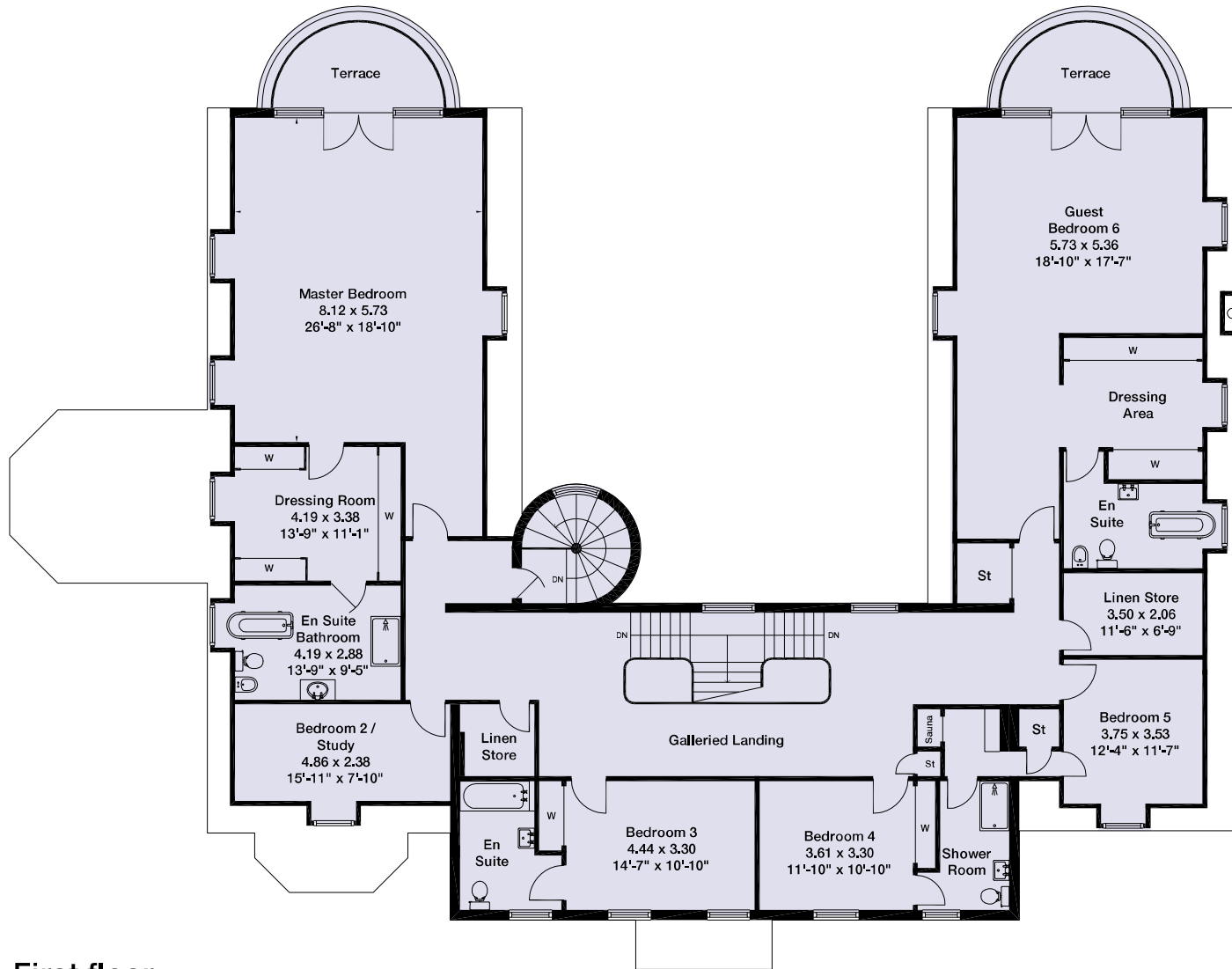
721m² (7,761sqft)

For identification only. Not to scale.

Honeygram Ltd ©



Ground floor



First floor

GENERAL REMARKS

SERVICES

Mains water and electricity. Drainage to septic tank. An oil fired boiler serves the central heating and hot water system. Calor gas fuels the real flame fires in the library and games room.

LOCAL AUTHORITY

Moss-side Hall of Boquhapple is registered in Stirling Council Tax Band H.

FIXTURES AND FITTINGS

The billiard table, fitted carpets and all white goods are included in the sale. The light fittings are included in the sale apart from those in the dining room and the two crystal chandeliers in the kitchen. The curtains are specifically excluded from the sale.

SERVITUDE RIGHTS, BURDENS AND 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 referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

OFFERS

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party.



All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

DEPOSIT

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

VIEWING

Strictly by appointment with Savills on 0131 247 3700.

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
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