Briglands
Rumbling Bridge • Kinross • KY13 0PS
Dollar 6½ miles, Edinburgh 32 miles, Perth 23 miles

Unique Lorimer Arts and Crafts Country House Set in Magnificent Grounds

Reception hall, dining room, living room, kitchen, study, utility room, 2 WCs.

First Floor drawing room, 3 bedrooms, 2 bathrooms, kitchenette.

Long Gallery, music / billiard room, 3 bedrooms, bathroom.

West Wing
2 reception rooms, study, kitchen, 2 bedrooms, 2 bathrooms.

Greenhouse, store rooms, garages, workshop. Former Laundry.
Formal gardens and woodland.

Briglands EPC = F    West Wing EPC = E

About 7 acres in all
**Directions**

From junction 5 on the M90 take the B9097 westwards signposted Crook of Devon. After 6 miles, at the T junction with the A977, turn left. Shortly after passing through Crook of Devon the main drive to Briglands will be seen on the left.

From Stirling take the A91 eastwards, signposted St Andrews. At Muckhart, turn right onto the A823, signposted Dunfermline. Turn left at the T junction onto the A977 and the main drive to Briglands is the second drive on the right, after about half a mile.

**Situation**

Briglands is set in beautifully presented gardens and grounds of about 7 acres in a secluded position, close to Dollar and within easy commuting distance of Edinburgh, Glasgow, Stirling and Perth.

Crook of Devon (referring to a bend in the River Devon) offers a range of local services including post office, pub, garage and Fossway Primary School. Pool of Muckhart and Yetts of Muckhart, have a pub, coffee shop and another small primary school. Secondary education is at Kinross High School. Kinross has a range of other services including a Sainsbury’s supermarket.

Dollar has a supermarket, delicatessen, bank and post office, hotels, health centre, dentist, golf course, a primary school, tennis club and squash club. The town is well known for Dollar Academy, a private co-educational school, with an excellent reputation, that takes primary and secondary day pupils and boarders.

The historic city of Stirling has an excellent range of services and a commuter rail service to Edinburgh and Glasgow. It is also well known for its university. Inverkeithing has a park and ride service to Edinburgh and a train station.

Gleneagles Hotel has a leisure club which offers a shooting school, an equestrian centre, the British School of Falconry and three famous golf courses. Other courses include local Muckhart Golf Course and two courses at Kinross. Gleneagles is also renowned for field sports with many guests staying at the hotel for grouse shooting, pheasant shooting and salmon fishing.
Gardens and Grounds

 Briglands is set in glorious established gardens and policy woodlands of about 7 acres. The tarmac drive, flanked by rhododendrons and magnificent mature broadleaf trees, sweeps up to a graveled carriage turn, revealing a view of the east end of the house. A substantial area of woodland lies to the north of the house, shielding it visually from the road and providing shelter from the elements.

The majority of the gardens lie to the south of the house and are reached by four sets of steps leading from the house itself or from the courtyards. The main lawn, slightly sloping, is divided from the remainder of the garden by an axial path, parallel to the house and flanked on one side by mature lime trees. Beyond this is another lawn now laid out as a croquet lawn and this in turn leads to the most southerly part of the garden, "The Rhododendron Walk". The semicircular ends of the croquet lawn give access to various garden "rooms" containing shrubs and ornamental trees and interconnected by paths and, in one case, a tunnel within the shrubbery. There are two timber summer houses and an open machinery shed for lawn mowers on the periphery of the lawns to the south and east.
History

Originally a small Georgian country house, Briglands was dramatically extended and enhanced in the late 19th and early 20th Century by Sir Robert Lorimer.

Lorimer was also a protagonist of the Arts and Crafts movement and by applying his own unique interpretation of the Scottish Vernacular to his designs he rapidly became the architect to those who aspired to gracious country living. His attention to detail and the use of both fine materials and the best craftsmen that Scotland could offer produced the buildings for which he is so well known.

Briglands was commissioned by James Avon Clyde, the Edinburgh advocate and later judge, Lord Clyde, in 1897.

In his book “Lorimer and the Edinburgh Craft Designers” (Harris, 1980), Peter Savage wrote: “He (Lorimer) took an old but spoilt building and gave it new life. The gleaming white walls, stone trim, and its garden all foreshadow the work for which he became particularly well known. The design had provided for a billiard room and other accommodation in a new wing to be extended on the west.”

The original Georgian house, with date stones from 1743 and 1759 still in place today, was remodelled and extended to Lorimer’s designs in two stages, firstly in 1897-8 and then in 1908. His free adaption of 17th century Scottish architecture enabled the use of the forms and details that came to typify his work: Steep roofs, crow step gables, carved animal heads, stone topped dormer windows, relief carving, a sundial, turrets with ogee roofs, fine ironwork, a well and a basin fountain are all to be found in this example of his early work. The house was first featured in Country Life magazine in September 1913 and has appeared in various publications since.

The interior of the house is almost entirely Lorimer. By this time (1898) he had already established the team of craftsmen around him that would work with him for the next two decades. That team included Samuel Wilson (plasterwork), Thomas Hadden (blacksmith) and the Clow brothers (wood carving). Examples of their work can be seen throughout Briglands. The attention to detail produces a satisfying harmonious interior that is not so grand as to be impersonal. The rooms, whilst spacious and in some instances imposing, are comfortable for today’s family living.

Robert Lorimer also designed the layout for the gardens. Two formal courtyards, one being the entrance to the house, the other a sunken garden containing a well and a basin fountain, link the house to the main lawns. Around these lawns are positioned the many “rooms” and the axial paths and walks that form the impressive, well maintained garden of today. These include rhododendron walks, a rose garden, many ornamental trees and shrubs, yew topiary and a host of spring bulbs. The garden has been opened occasionally under Scotland’s Gardens and to groups and individuals for charitable purposes.

The house is presently split into two dwellings - the main house and the west wing. It has been in the current ownership for some 38 years and is offered for sale in its entirety.
Accommodation

Briglands is approached from the north by a tarmac and gravel driveway that sweeps up through a wooded section of the gardens to an impressive rusticated arched entrance and decorated wrought iron gate giving access to a cobbled courtyard. Over the oak entrance door is a carved stone depicting the coat of arms of the Clyde family.

The reception hall has painted fielded paneling, a stone fireplace, built in bookshelves and a stair leading to the first floor. The dining room also features traditional paneling and a tripartite bow window added by Lorimer and an open marble fireplace with a Vermont wood burning stove. The kitchen opens into a large living / dining area with a half glazed door to the garden and the lawns to the south. The kitchen is fitted with oak cupboards; timber worktops and a venerable four door oil-fired Aga. There is also a Vermont stove and a further open fireplace in the living / dining part of the room and a discreet service stair up to the first floor drawing room.

To the north side of the house two rear entrances are connected by a utility room. The east most entrance gives access to the first floor via the back stairs which also has a WC off. The westmost entrance links to the kitchen and also leads via the turret spiral stair to the first and second floors.

The first floor can be accessed by any one of four staircases, the east most being the main stair. The magnificent formal drawing room has five south facing windows overlooking the gardens and is fitted with bookshelves, two fireplaces and a staircase leading to the second floor. There are three bedrooms on this floor, one with a tripartite bow window and a marble and tiled fireplace and another with delightful views over the gardens to the south and west. There are also two bathrooms and a small serving kitchen off the drawing room; this completes the accommodation of the main house on this floor.

The second floor is in two sections. The eastern part is accessed by the main staircase and contains three bedrooms all with coved decorative plaster ceilings. The east most bedroom has decorative plasterwork of flowers, birds and foliage. A large cupboard and a semi circular bathroom occupy the remainder of this part of the second floor.

Access to the western part is by the turret spiral stair or a stair from the first floor drawing room. These stairs lead directly into the vaulted long gallery featuring Lorimer’s plasterwork at its neo-Jacobean best. The various panels, enriched with floral and bird motifs, depict the Four Seasons and the Four Quarters of the World. The gallery in turn leads to the billiard room with its fantastic vaulted ceiling. Originally conceived as a billiard room, it was never used as such during the Clyde family’s ownership as Lord Clyde did not play the game. It was therefore noted on Lorimer’s plans as the Music Room with a Smoking Alcove off. It is now fitted with a billiard table by Taylors of Edinburgh.
The West Wing
The west wing has its own separate entrance on the north side of Briglands. The entrance hall leads through to the main living room which has west facing French doors leading out into the gardens. There is a solid fuel stove. A door opens to kitchen which has had its units and worktops removed ready for the new owners to refit as they wish. The kitchen floor is parquet.

Also off the entrance hall are a bedroom, with cast iron fireplace and parquet flooring, and a bathroom which is ready to be refitted.

A staircase adjacent to the living room leads to a first floor landing which opens out into a study. There is a cast iron fireplace. The first floor drawing room has south and west facing windows looking out over the gardens. It features a cast iron fireplace with a timber mantel.

An L shaped corridor leads to a bathroom and a bedroom which also has a cast iron fireplace and fitted wardrobes. Doors on both the ground and first floors connect to the turret stair giving direct access to the second floor gallery and billiard room. There are a further 2 bedrooms, 2 bathrooms, a study and a first floor reception room.

Outbuildings
To the north of the house and close by is a range of traditional stone outbuildings. On the south side there are four store rooms and a tool shed that also contains the central heating oil tank. On the north side is a good sized workshop and garage - previously the laundry - and a further three garages and a workshop built of harled brick and concrete in 1936, the architects being Lorimer and Matthew.

Adjacent to these buildings is a good sized greenhouse by Hartley Botanics built in 2004, which has a raised deck constructed around it with cold frames and an external seating area.

General Remarks

Viewing
Strictly by appointment with Savills - 0131 247 3738 or Henderson Roche on 01259 230 888.

Services
Mains electricity. Drainage to private septic tank shared with Pavilion Cottage (maintenance shared according to rateable value of each property). Heating to main house is by an oil fired boiler. Heating to west wing by electric storage heaters.

Mains water on a meter (also shared with the Pavilion Cottage). The owners of Easter Briglands will be entitled to take a branch connection from the main pipe and will be liable for an equal share of the future maintenance.

Local Authority
1 & 2 Briglands (the main house) is in Perth and Kinross Council Tax Band H. 3 Briglands (the West Wing) is in Perth and Kinross Council Tax Band D.

Planning Permission
The current owners are going to apply for planning permission to build on sites to the east and south of Briglands.

Access
The Lodge has a right of way through the main gates and over a short section of the drive.

The house site to the east will be granted a right of access over a section of the main drive and will contribute 25% of the cost of maintenance of that section.

Briglands has a right of access over the drive to Briglands Farm from the main road to the back entrance to the house. Maintenance is shared on a user basis.

Fixtures and Fittings
All curtains, carpets, light fittings and integrated appliances are included in the sale.

A number of items of furniture will be available for separate sale. These include the billiard table and accoutrements, two pianos, a harmonium and the car hoists in the garage.

Solicitors
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Brochure prepared October 2017.

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