

# AUCHENBOWIE HOUSE

AUCHENBOWIE, STIRLING











# AUCHENBOWIE HOUSE

AUCHENBOWIE, STIRLING, FK7 8HE

Stirling 4 miles, Glasgow 24 miles, Edinburgh 34 miles

## *Historic 17th Century Laird's House In Beautiful Parkland Setting*

Reception Hall, Vaulted Dining Room, Study, Kitchen, Drawing Room, Billiards Room & Library

9 Bedrooms & 4 Bathrooms, Laundry, Boiler Room & Stores, 3 Bedroom Flat

3 Car Garage, Terrace, Lawns & Tennis Court

Walled Garden with Indoor and Outdoor Riding Arenas & 10 Loose Boxes

Grazing, Pasture and Woodland, Auchenbowie Burn, Long Tree Lined Drive

EPC Rating = F

**33.5 acres in all**

### **Woodland**

Mixed conifer plantation – 64 acres

**About 97.5 acres in total**



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## SITUATION

Auchenbowie House is set in 97.5 acres of its own grounds in the scenic Stirlingshire countryside. There are far reaching views from the house in all directions.

The house is highly accessible, being within 2 miles of Stirling Services junction where there are motorway connections to Glasgow on the M80 and Edinburgh on the M9. Both Edinburgh and Glasgow airports are within easy reach and Stirling has a railway station with services to both cities.

Stirling, just to the north, is the major town of central Scotland. Stirling Castle and the Wallace Monument rise high above the town and are testament to its historic past. The modern day town provides a full range of shops and services including several superstores and a branch of Waitrose. There are a number of private schools within reach including Beaconsbury, Dollar Academy, Strathallan and Kilgraston (girls only).

The M9 and A9 continue north into Perthshire. The internationally renowned Gleneagles Hotel with its leisure club and golf courses is only 23 miles away. The Loch Lomond and The Trossachs National Park lies just to the west with its wealth of outdoor activities including climbing, hill walking, water sports, fishing, shooting and stalking.

## HISTORY

The lands of Auchenbowie were bought by Robert Bruce, Provost of Stirling in 1555 from the Cunninghams of Polmaise. Robert Bruce commissioned the building of a substantial laird's house, which forms the basis of the house today. The Auchenbowie House Bruce created incorporated a L-plan tower house. The house was extended and remodelled again in 1768 and in the 19th century. No defensive features were retained.



At the end of the 17th century one of the Bruce family, Captain William, killed Charles Elphinstone in a duel and had to flee the country. In 1708 Auchenbowie passed by marriage to the Munro family. 1787 saw a visit by Scotland's greatest poet, Robert Burns. He wrote in his journal of dining with the Munro of the day. Winston Churchill is also said to have stayed in the house.

## DESCRIPTION

The present day house has a magnificent façade to the west with a hexagonal stair tower with battlements above the front door. There is a second doorway with a tower above to the south east opening into the garden.

The house is three storeys plus an attic under steep pitched slate roofs with crow stepped gables. A feature of the house is its large windows on all floors. There is a balcony outside the south facing master bedroom.

Internally the accommodation is bright and spacious. Many period features such as fine fireplaces and ceilings in the Adam style remain.

The interlinked stairway and reception halls are in the heart of the house with a vaulted dining room and large well equipped kitchen off. There is a first floor drawing room and billiards room with a panelled study on the second floor. There are nine bedrooms in all, served by four bathrooms.

The staff and domestic accommodation to the rear is two storey. The staff flat has three bedrooms. There are stores arranged around an inner courtyard.













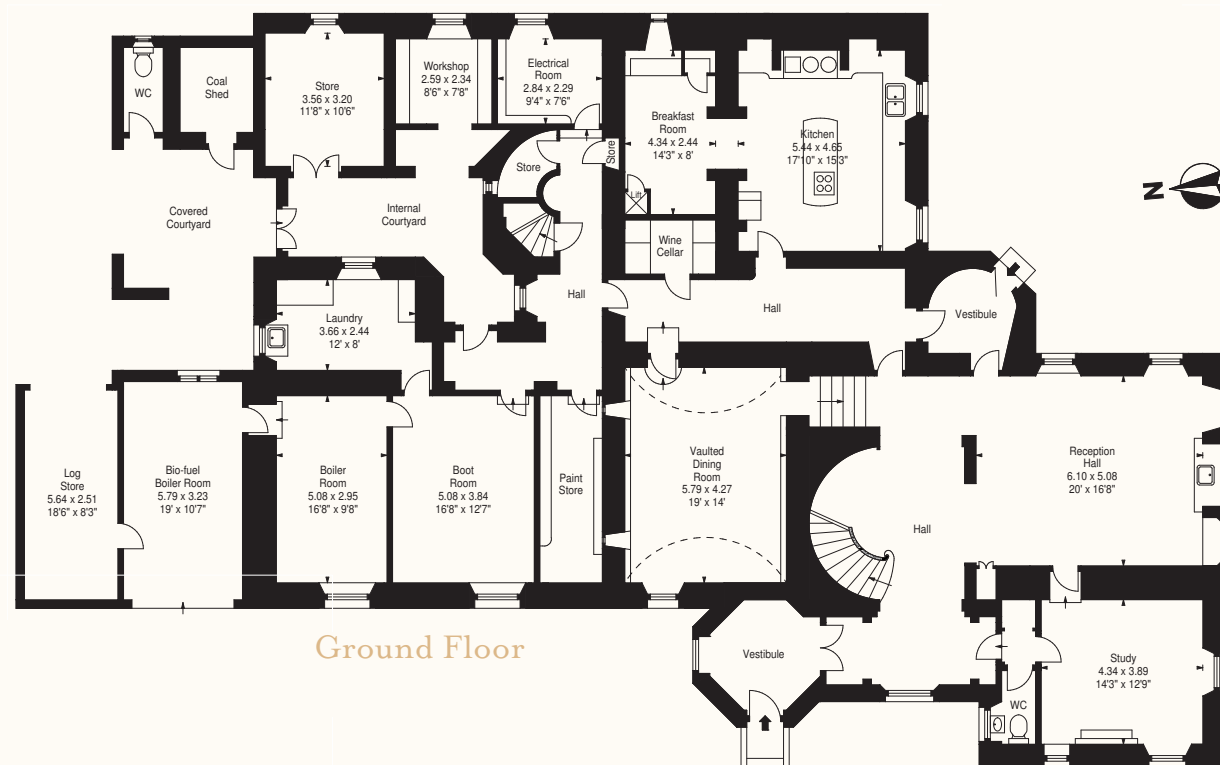
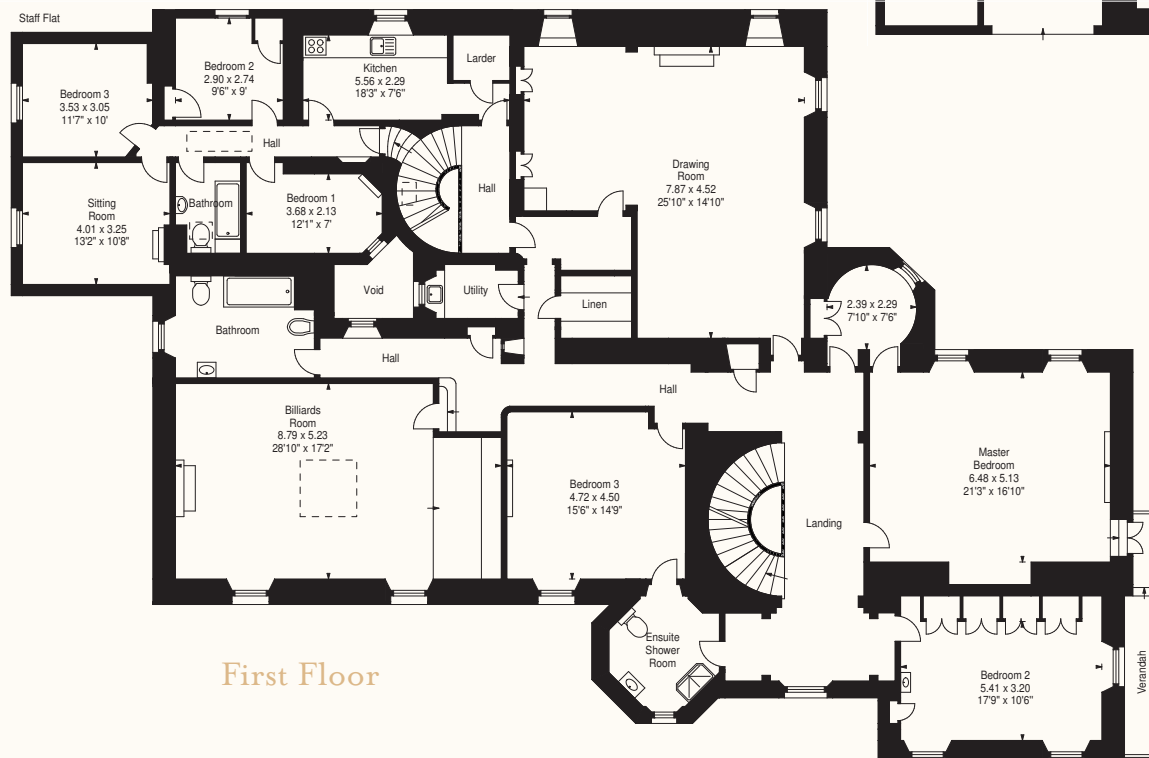


## AUCHENBOWIE HOUSE

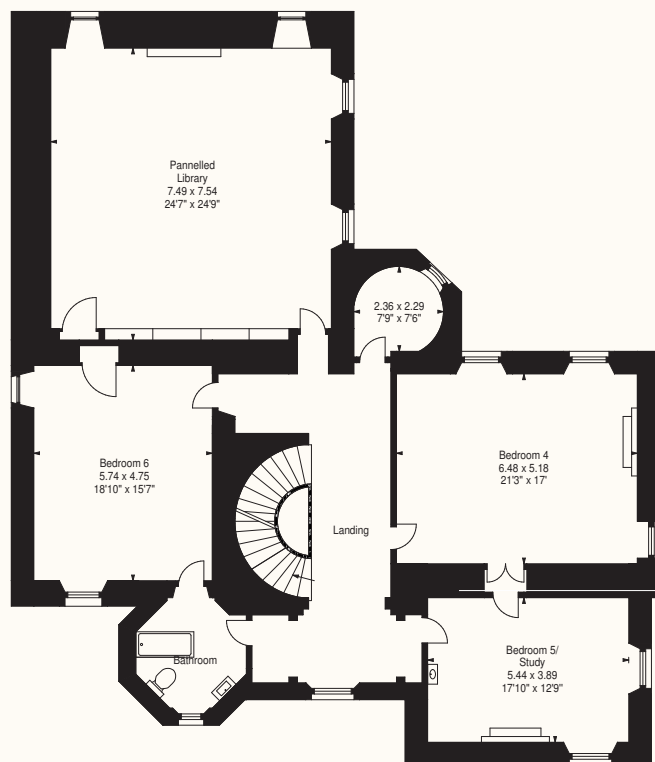
Gross Internal Area (approx)

1,119.54 sq.m (12,051 sq.ft)

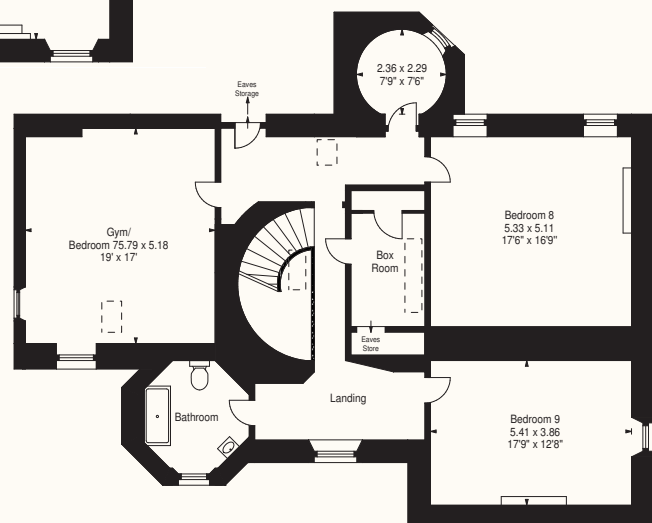
Including Garage, Coal Shed, Log Store,  
Internal Courtyard & WC







Second Floor



Third Floor







## ACCOMMODATION

Studded front door to hexagonal **entrance hall** with flagstone floor. Stairway **hall** with magnificent, sweeping stairs leading to the upper floors. Arch to **reception hall** with arched fireplace and solid fuel stove.

**Study** with a fireplace with carved wooden mantle. **Cloakroom** with separate WC.

Vaulted **dining room** off hall. **Inner corridor** with wine cellar.

**Kitchen** with four oven Aga, extensive floor and wall cupboards with granite work surfaces, double sink unit, integrated Siemens coffee machine and microwave, halogen hob, built in double wall oven with hot plate below, integrated dishwasher, island unit with breakfast bar. Arch to **breakfast room** with dresser and dumb waiter.

## First Floor

Galleried landing with ornate arches.

**Drawing room** with arched display cupboard. Ornate fireplace with carved wooden mantle and built in grate.

**Corridor** with maid's cupboard, linen cupboard and door to staff flat off.

**Billiards room** with wooden panelled ceiling and walls and roof light with retractable screen. **Bathroom** with bath, bidet, WC, wash basin, heated towel rail.

**Master bedroom** with blocked fireplace and recess for bed. **Turret room** off. **Bedroom 2** (used as dressing room) with extensive fitted wardrobes and wash basin.

Hexagonal **shower room** over **entrance hall** with shower, WC, wash basin and heated towel rail. Connecting door to **Bedroom 3**.

## Second Floor

Galleried landing with ornate arches.

Oak panelled **library** with grey marble fireplace and built in bookshelves.

**Bedroom 4** with tower off. Connecting door to **bedroom 5** (used as study) with fireplace and wash basin. Hexagonal bathroom with bath, WC, wash basin, heated towel rail. Connecting door to **Bedroom 6**.

## Attic Floor

Landing with **box room** off. **Three bedrooms**, one currently used as **gym**. Hexagonal **bathroom** with bath, WC, wash basin and heated towel rail.

## Back Quarters and Staff Flat

From the **kitchen** corridor door to **back quarters** with stairs up to **staff flat** on the first floor. The flat has a kitchen, bathroom, sitting room and three bedrooms.

**Shelved paint store**. **Boot room** with fitted cupboards and coat hooks. **Laundry**, plumbed for washing machines and fitted sink. **Boiler room** with Worcester oil fired boiler. **Second boiler room** with biofuel burner.

The remaining stores are arranged around a courtyard and include a **store**, **workshop** and **gardener's WC**. There is a separate **three car garage** behind.







# AUCHENBOWIE HOUSE

## GARDENS

To the west of the house is a large gravel sweep with lawns around and a low wall separating off the parkland.

The formal gardens are to the east and comprise a flagstone paved terrace at the door, and flat terraced lawns above. There is a stone sundial which is aligned with the gates in the garden wall. Topiary yew hedges, ornate stone walls and feature gate pillars. There is a hard tennis court at the end of the garden.

## STABLES AND GRAZING

To the north of the house is a walled garden. This was converted into use as a centre for riding for the disabled and is now used by an international dressage couple. The stabling provided includes:

- Wooden stables. 6 loose boxes with wash bay at end.
- Wooden stables. 4 loose boxes with loft and hay barn.
- Wooden feed room.
- Two stone pavilions. One used as tack room.
- Indoor riding arena. Expansive outdoor riding arena. Two small paddocks.

## LAND

The land extends to 33.5 acres in all. There are about 25 acres of parkland grazing divided into several paddocks around the stables.

The remainder of the land includes the long tree lined south drive, small areas of woodland and rough grazing alongside the Auchenbowie Burn. There is an attractive valley below the house with a bridge over the burn and a stone building.

## PART OF BARR WOOD

Barr Wood is on the far side of Auchenbowie Burn. This is a softwood plantation which mainly comprises Douglas fir with some larch trees. The area owned by Auchenbowie extends to just over 64 acres in total.

There are two bridges giving access from the parkland at Auchenbowie House. Alternatively there is a separate access from the minor public road to the west and a right of way to the east.









## GENERAL REMARKS

### SERVICES

Mains water and electricity. Private drainage.

Central heating from oil fired boiler or biofuel boiler (using wood on property).

### RIGHTS OF ACCESS

Auchenbowie House owns the south drive and Auchenbowie Mains has a right of access over the end section. The north drive is owned by Auchenbowie Farm and Auchenbowie House has a right of access.

### LISTING

Auchenbowie House is listed Category A. The obelisk style sundial dates from 1702 and is Listed Category B.

### LOCAL AUTHORITY

Auchenbowie House is in Stirling Council Tax Band H.

### SOLICITORS

Peterkin & Kidd, 6-8 High Street, Linlithgow, EH49 7AF – Tel: 01506 845191 – maildesk@peterkinandkidd.co.uk

### PLANNING POTENTIAL

A local planning consultant made an informal enquiry. Stirling Council advised that planning policy 2.10 and supplementary guidance sg10 provides support for residential development in principle where the land is considered as a brown field site. The planning officer indicated that he will support an application for four houses subject to a satisfactory design and layout and all technical matters being resolved:

1. The design being of a scale and architectural detail to fit into the walled garden setting and to take regard of the privacy and daylight of the adjacent farmhouse.
2. The upgrade and restoration of the walled garden (survey required prior to submission of application).
3. The applicant having control of the entrance from the public road to improve the surface, visibility site lines and to provide bin storage (this area is owned by Auchenbowie Farm).
4. A bat survey.
5. Amenity of adjacent tree belt.
6. The two pavilions being retained and incorporated into the design.

### 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 Edinburgh 0131 247 3700.

### IMPORTANT NOTICE

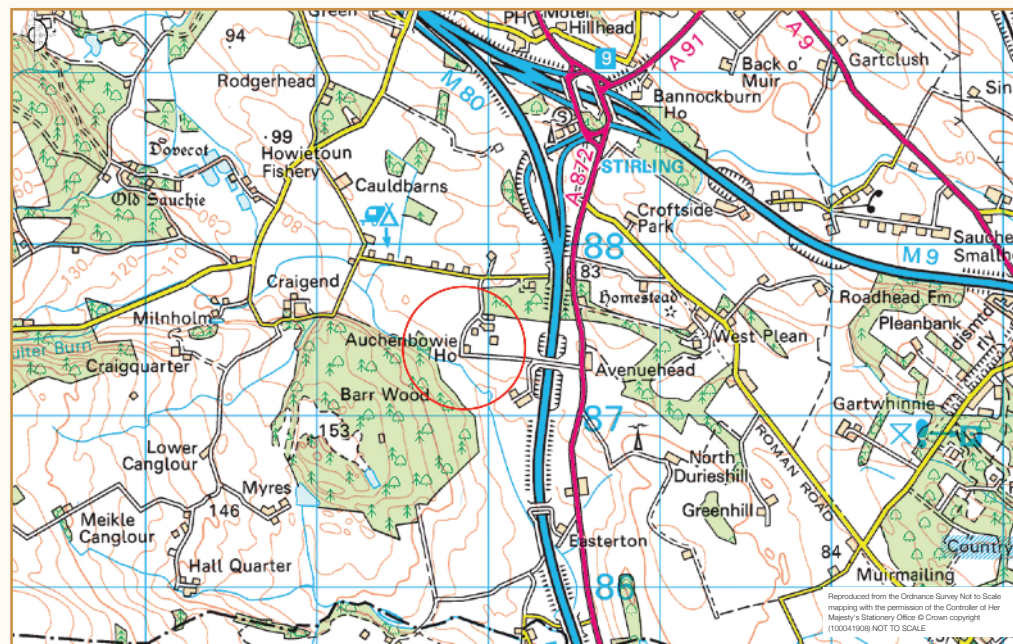
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Brochure prepared May 2017.

### DIRECTIONS

Take the M9 from Edinburgh or the M80 from Glasgow towards Stirling. Leave the motorway at Junction 9 signposted for Stirling Services. From the roundabout at Stirling Services head south on the A872 signposted for Denny. Drive south on the A872 for about one mile. The first turning on the right is a minor road which leads to the shared drive to Auchenbowie House and Auchenbowie Home Farm. If you continue on the A872 for a further ¼ mile the main drive to Auchenbowie House is on the right.



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