

GARTINCABER HOUSE

DOUNE PERTHSHIRE



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DOUNE, PERTHSHIRE, FK16 6AX

FULLY RESTORED SCOTS BARONIAL MANSION HOUSE WITH STUNNING RURAL SETTING

Period building incorporated into Georgian house with Victorian additions

Newly refurbished with brand new kitchen and bathrooms

Stunning rural setting and far reaching views

Central location, accessible to Glasgow and Edinburgh

Fully redecorated. Biomass heating system

ACCOMMODATION SUMMARY

Three principal reception rooms

New kitchen, breakfast room, WC. Cloakroom, boot room, utility room.

Six bedrooms and four bathrooms (two en suite)

Separate two bedroom flat

Integral garage. Large wooden shed

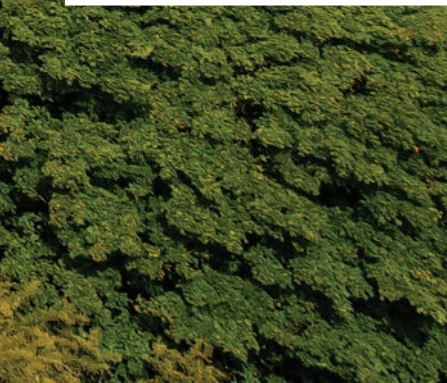
Formal garden. All weather tennis court. Mown parkland

Long, tree lined drive. Historic Lime Avenue

EPC = F

ABOUT 7.59 ACRES IN ALL





SITUATION

Gartincaber House is set in a stunning rural location in the rolling countryside on the border of Perthshire and Stirlingshire. The neighbouring village of Thornhill is in Stirlingshire and only half an hour's walk.

The views in all directions are far reaching and spectacular: north to Ben Ledi and Stuc A'Chroin; south to the Touch Hills and Campsie Fells; east to Stirling Castle and the Ochil Hills and west to Ben Lomond.

The surrounding countryside is farmland interspersed with forestry on the edge of the Loch Lomond and the Trossachs National Park. The landscape to the north is genuinely highland with mountains, lochs and glens. The A84 through Callander is a main route into the Highlands, leading to Loch Earn, Loch Tay, Crianlarich, Glencoe, Fort William and Oban.

Thornhill (1.5 miles to the west) is a small village with a primary school, local shop and pub. Doune (2.5 miles east) also has several shops and the local health centre. Aberfoyle (11 miles west) and Callander (8 miles north) are larger villages with a range of local shops. They also offer a wide variety of hotels and restaurants catering for an active tourist industry.

The historic city of Stirling (8 miles) is the main hub of central Scotland. It provides a good range of shops, schools and services including The Thistle Centre, plus a full selection of supermarkets. There is a cinema, swimming pool and numerous golf courses within the vicinity including Stirling King's Park, Dunblane, Callander, and the world famous Gleneagles. Gartincaber has easy access to a range of arts venues. As well as major cultural centres in Glasgow, Edinburgh and Perth, more locally, events are hosted regularly by Dunblane Cathedral Arts Guild, and the MacRoberts and Tolbooth Arts Centres in Stirling.

Glasgow, the largest city of Scotland, is 35 miles via the A81 through Strathblane or 30 miles via the M80. Edinburgh and Glasgow Airports are easily reached by motorway. There are mainline stations at Dunblane (6 miles), Stirling (8 miles) and Bridge of Allan (7 miles).

HISTORY

Gartincaber House is a Category B Listed building in the Parish of Kilmadock and in the old county of Perthshire. The unitary authority is Stirling Council. The house can perhaps best be described as a substantial Scots Baronial Mansion House.

It has been alleged that the original house or structure dates back to 1427 when it was a Watch Tower for Doune Castle. The current house is based on a three storey 17th century building with 18th century additions. Most of the structure was built in the 1760s with curious sculptured and inscribed dormer windows bearing legends in relief. A large Gothic balconied window was added in 1820 with a further addition in 1843. An extension was constructed in the early part of this century.

For much of its history the ownership of Gartincaber House has been in the Murdoch (later Burn-Murdoch) family. In 1799 William Murdoch built the nearby but now ruinous Gartincaber Tower as a folly. John Burn-Murdoch succeeded to the estate in 1871, which then comprised 1540 acres. The Burn-Murdoch family owned the estate until 1961.

RESTORATION

The present owners bought the house in 2018. What started out as a minor renovation turned into a full refurbishment of the house with a complete overhaul of the structure and plumbing, the updating of the electrical system and installation of a new kitchen and bathrooms.

David White of John Fulton (Plumbers) Ltd acted as Project Manager for most of the restoration of Gartincaber House including all structural and plumbing repairs but excluding the interior design, which was Project Managed by Katy Rodger (see below). John Fulton (Plumbers) Ltd was established in 1973 by David White. They are a domestic and commercial plumbing and roofing company with prestigious clients including The National Trust and Kelvingrove Art Gallery.

Katy Rodger from Katy Rodger Making Interiors in Fintry acted as project manager for the interior design of the house including the new kitchen. She helped with the tasteful choice of bathroom fittings, wallpapers, carpets, floor coverings and paint colours.

A full list of the contractors involved in the restoration and maintenance of the house will be made available to the buyers.



KITCHEN



HALL



BREAKFAST ROOM



DINING ROOM



MUSIC ROOM



ACCOMMODATION

The present day Gartincaber House combines the best of old and new in a home of exceptional character.

There is a historic brass lantern and ship's bell by the front door. The ground floor entrance has a cloakroom on one side with a wine cellar, store room and boot room behind. The stunning new kitchen was supplied and fitted by Kitchen Interiors from Croftamie (by Drymen). Beyond the kitchen is the modern extension, which has recently been re-clad in Siberian larch. This wing houses the breakfast room with glazed front, WC, utility room and a double garage which contains the biomass boiler.

Stairs rise from the entrance to the principal floor which has a hall, dining room, drawing room and music room. These are three very impressive, large reception rooms all with beautiful fireplaces. There are two bedrooms and a bathroom off a side landing.

On the upper floor are two master bedrooms each with a large, en suite bathroom. A side hall leads to two further bedrooms and a family bathroom.

Also on the ground floor is a two bedroom flat which is accessed by the main stairs and also has its own outside door.

Below the house is a large wooden shed which has housed garden machinery and tractors. The end bay is open.

GARDENS / GROUNDS

The grounds amount to 7.59 acres and once featured in the book "Gardens of Scotland". The name Gartincaber derives from the Gaelic "Garraan cabhar" meaning "the grove on the hill-side". It is also noted that on prominent display near the house was a bell and cannon ball from Sevastopol brought home during the Crimean War. Unfortunately this has since been removed.

Four magnificent sequoia dominate the gardens. A yew lined walk leads to the family burial ground of the Burn-Murdochs. To the side of the house are superb, partly walled formal gardens. Below these is a tennis court.

In 1747 two avenues of trees were planted at Gartincaber at right angles to each other. The avenue along the drive to the north of the house was of beech and has suffered from the gales over the years, but the grove of lime tree that was planted to the west of the house, numbering some 85 mature lime trees, has survived in far better condition and is thought to be the finest example of its kind in the UK. The avenue is only 15 feet wide and some of the trees are up to a 100 feet high.

For the past few years a local bee keeper has stored bee hives along the Lime Avenue with the current and previous owners' permission. The honey has been described as the best it is possible to produce due to the nature and type of trees.

Gartincaber is on a migratory route for wild geese as Loch Watson is close by. Many other wildlife inhabit the extensive grounds and red squirrels have been seen in the grounds.

BEDROOM



BATHROOM



BEDROOM



BATHROOM





GROUND FLOOR



FIRST FLOOR

GARTINCABER HOUSE

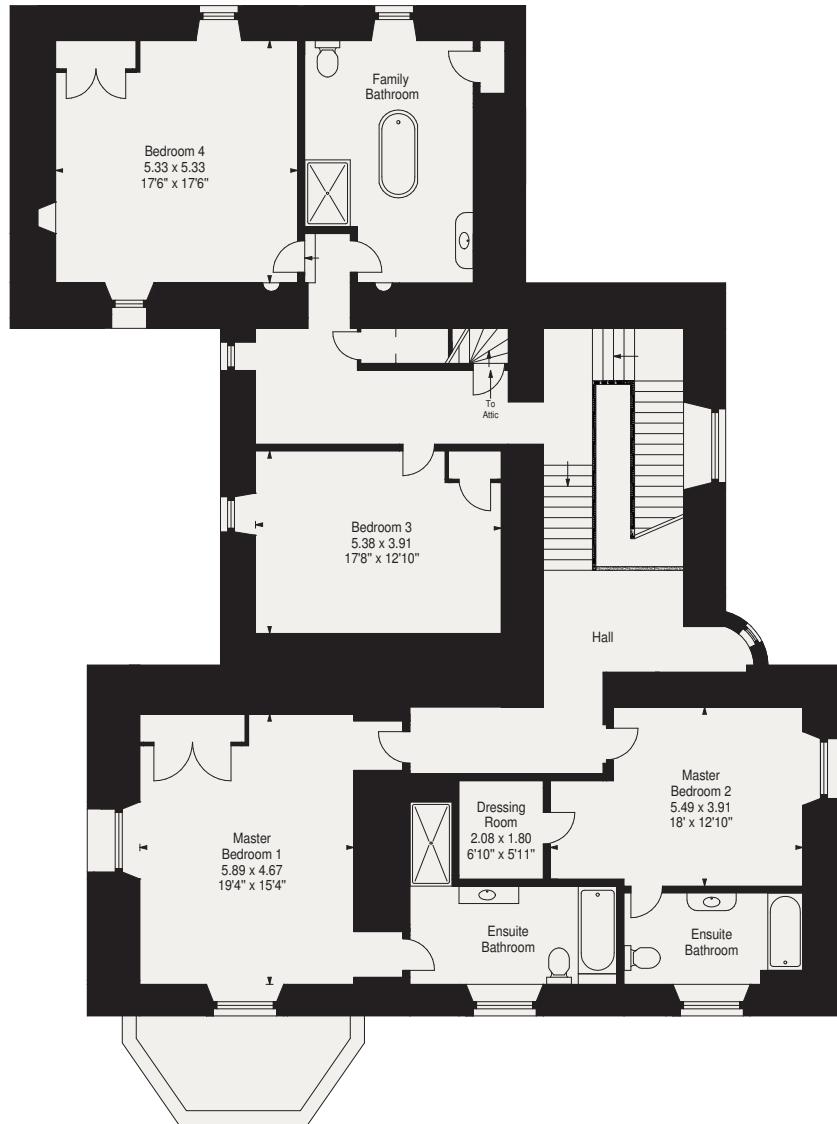
787.61 SQ.M (8,478 SQ.FT)

(including garage)

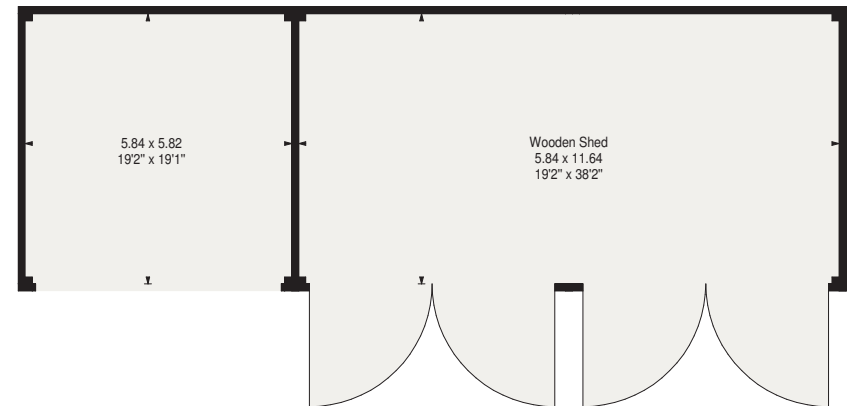
Wooden Shed 103.77 sq.m (1,117 sq ft)

Gross Internal Area

For Identification Purposes Only



SECOND FLOOR



GROUND FLOOR

FLAT LIVING ROOM



FLAT KITCHEN



FLAT BEDROOM









GENERAL REMARKS

Viewing

Strictly by appointment with Savills - 0131 247 3738.

Solicitors

TC Young
7 West George Street
Glasgow G2 1BA
Tel: 0141 221 5562
Email: iee@tcyoung.co.uk

Services

Mains water and electricity. Private drainage.

An ETA biomass boiler (90kW) was installed by the previous owner in 2014 and heats radiators and hot water. The boiler is fed from two external hoppers with wood pellets.

Local Authority & tax band

Gartincaber House in Stirling Council Tax band H.

Listing

Gartincaber House is Listed Category B.

Access

Neighbouring Gartincaber Stables has a servitude right of access for the full length of the main drive. Gartincaber Lodge has a right of access at the front gates.

Fixtures & Fittings

All fixtures and fittings in the house are included in 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.

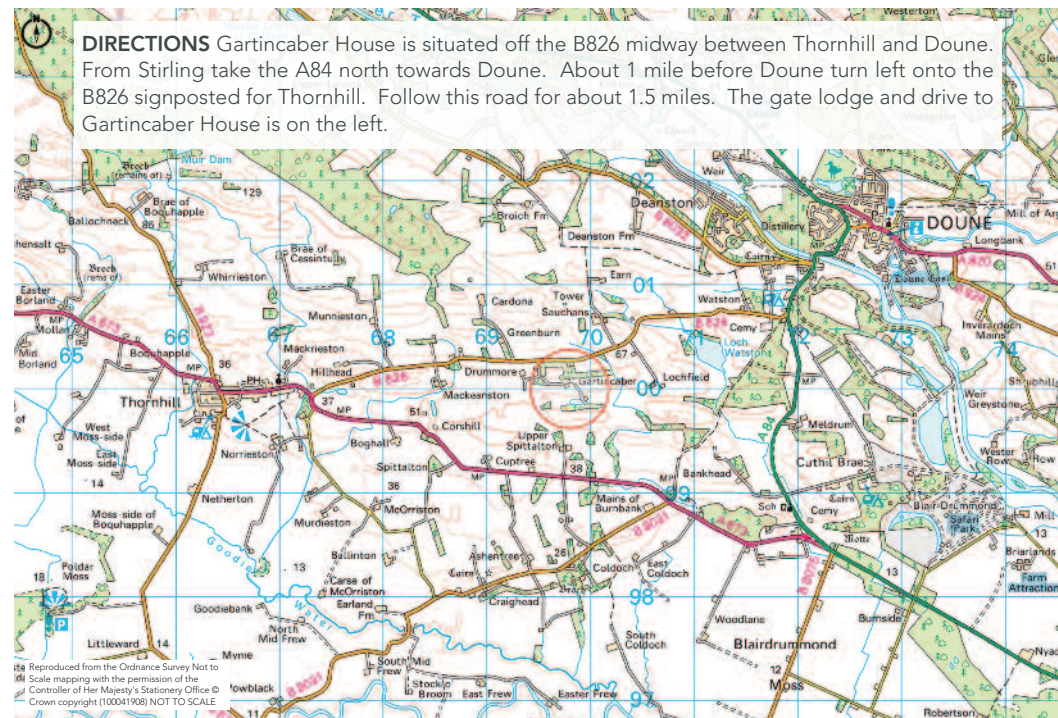
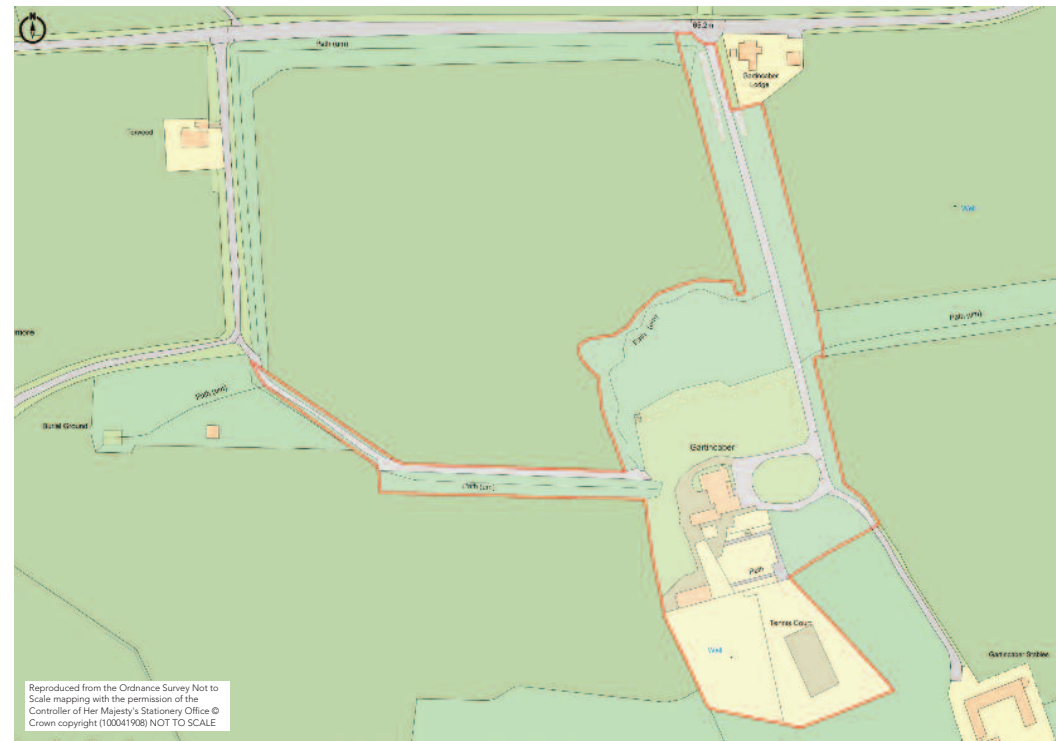
Offers

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.

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. Photographs taken July 2020 Brochure prepared July 2020. Brochure Code: 200724







Savills Edinburgh

Wemyss House

8 Wemyss Place

Edinburgh EH3 6DH

0131 247 3738

Email: Edinburgh_countryhouses@savills.com

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