

AUCHENBOWIE HOUSE

AUCHENBOWIE, STIRLING





An aerial photograph of the Auchenbowie House estate. The image shows a large, green lawn in the foreground, bordered by a wooden fence. In the middle ground, there is a tennis court and a large, mature tree. The background features a dense forest of trees and a clear blue sky with some light clouds.

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

Paddocks, Long Tree Lined Drive

EPC Rating = F

About 11 acres in all

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SITUATION

Auchenbowie House is set in 11 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.





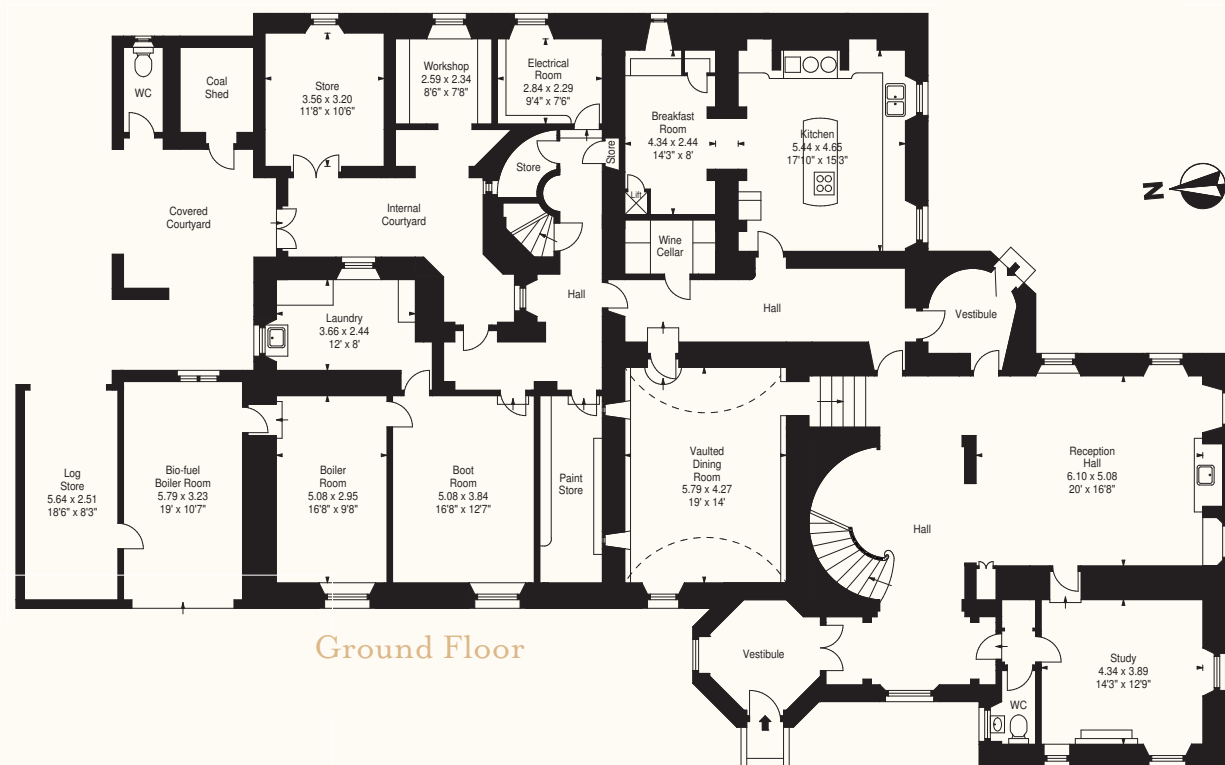
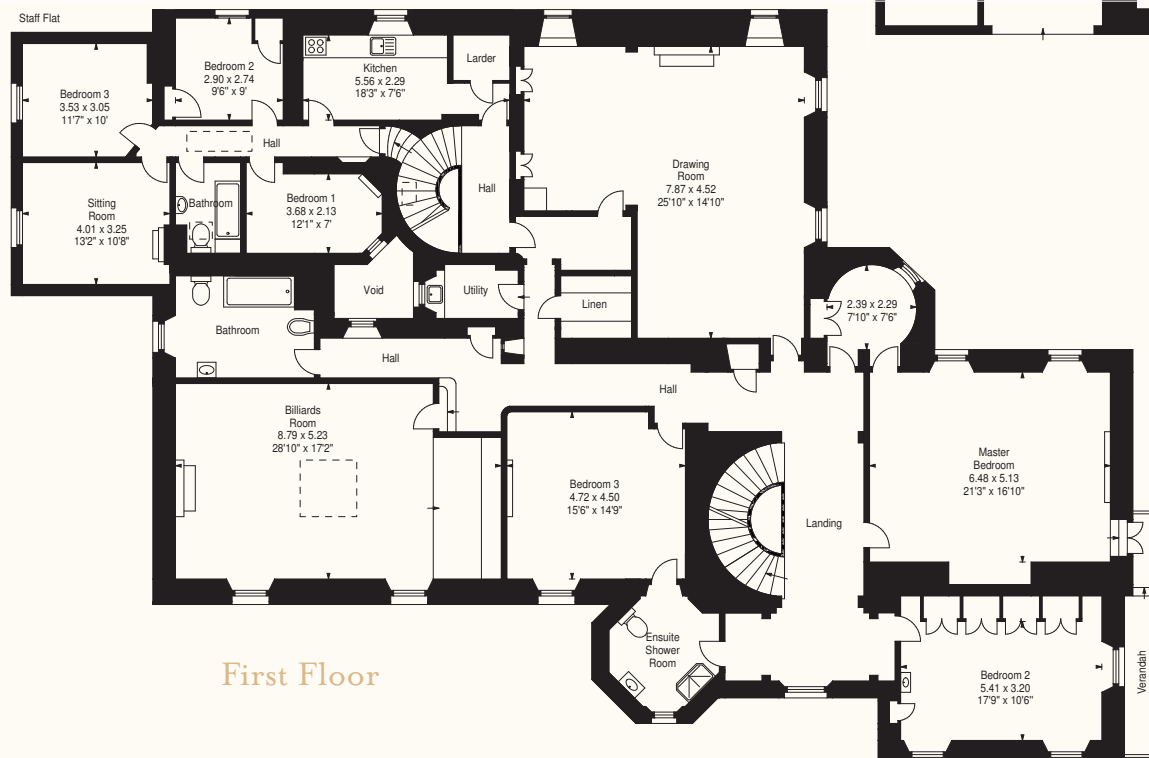


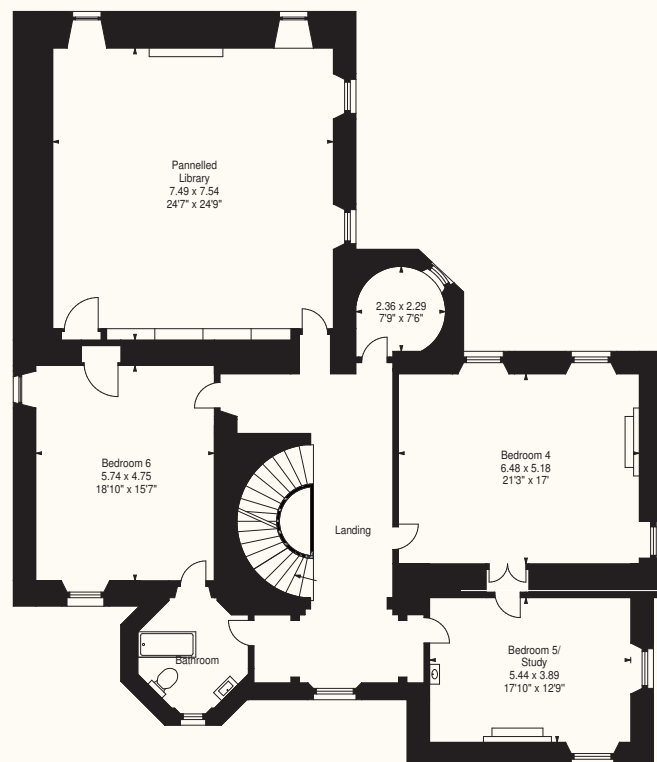
AUCHENBOWIE HOUSE

Gross Internal Area (approx)

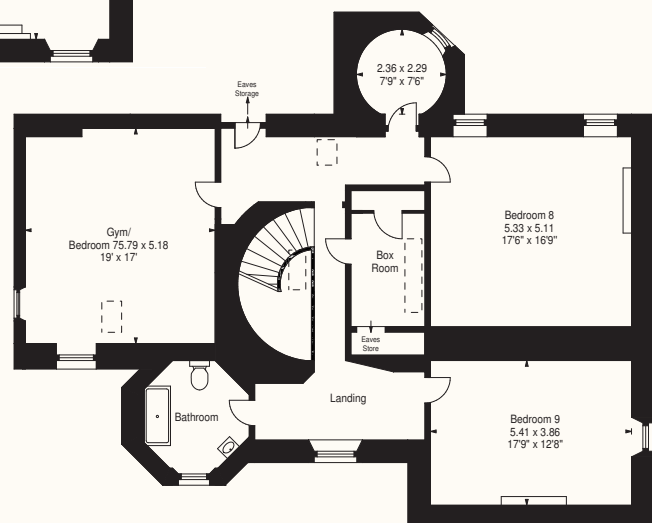
1,119.54 sq.m (12,051 sq.ft)

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





Second Floor



Third Floor





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.

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.





AUCHENBOWIE HOUSE

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.

GROUNDS

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 terrace and lawns above. The stone sundial is aligned with the gates in the garden wall. There are topiary yew hedges, ornate stone walls and gate pillars and a hard tennis court.

There are paddocks to the south and west of the property. There is a long tree lined drive to the east.



GENERAL REMARKS

SERVICES

Mains water and electricity. Private drainage.
Central heating from oil fired boiler or biofuel boiler.

RIGHTS OF ACCESS

Auchenbowie House owns the east drive. Auchenbowie Mains and Barr Wood have rights of access over the end section.

The north drive is owned by Auchenbowie Farm and Auchenbowie House has a right of access. Auchenbowie Farm has access rights to their fields.

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.

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 3738.

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.

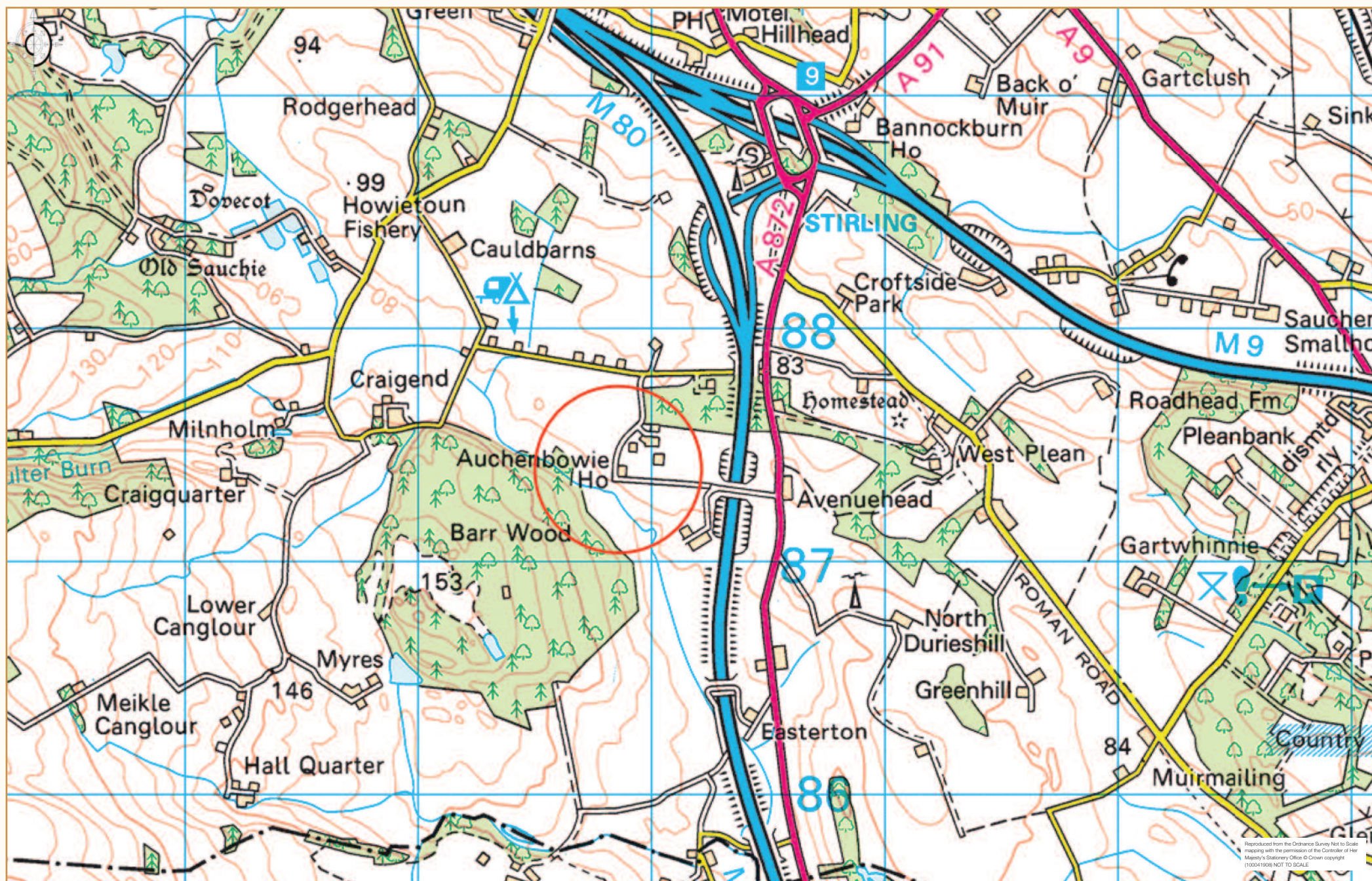
DIRECTIONS

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.

Text 196072 Photos taken in 2016 Brochure prepared June 2019.





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