



Exceptionally energy efficient country house with stunning views.

Collymoon House, Port of Menteith, Stirling, FK8

savills



Four bedroom country house • Four bathrooms and three reception rooms • Kitchen and prep kitchen with high spec integrated appliances • Stunning rural views • Adjoining burn and riverside walks • Bio mass boiler and solar panels • Full range of outbuildings • Ample parking and garaging

#### Local Information

Offering peace and privacy, Collymoon House sits surrounded by open farmland in every direction. It occupies a beautiful rural setting with fine views over the surrounding countryside, to the south over the Gargunnock Hills and the Campsie Fells and to the west over Ben Lomond. The property is easily accessible, with the motorway network only 14 miles to the east providing swift access to both Glasgow and Edinburgh. While Stirling has a mainline railway station, Glasgow can be reached more directly by the A81 through Strathblane. Both Glasgow and Edinburgh airports offer regular services to London and other UK cities as well as services to a number of international destinations.

Stirling is the major city for central Scotland and provides a full range of shops, schools and services including a choice of supermarkets, a large shopping centre, a cinema and a swimming pool. Port of Menteith is approximately 14 miles to the west of Stirling and has a

primary school as well as the historic lake with excellent trout fishing and a luxury hotel. Thornhill and Aberfoyle are small villages with primary schools, post offices/village shops and pubs. In addition to being well placed for the amenities and towns of central Scotland the property is also convenient for access to the Highlands with Criannlarich and Fort William both within easy reach. Loch Lomond and The Trossachs National Park is situated to the west, offering some of Britain's most spectacular scenery and hill walking. Loch Lomond is well known for its water sports including windsurfing, sailing and water skiing. There are a number of well respected golf courses in the area including Aberfoyle, Balforn, Buchanan Castle, Callander and Stirling.









### About this property

Collymoon House is a detached rural property with magnificent views, spacious, bright accommodation and tremendous versatility. Constructed over two floors the property offers four spacious bedrooms, two of which benefit from en suite facilities, and a third family bathroom. The ground floor sees comfortable and generous reception rooms provide a great deal of entertaining space balanced with superb modern comforts.

The modern kitchen with quartz work surfaces, integral Neff appliances and InSinkErator hot water tap are testament to the modern touches, while the log burning stoves, wooden floors and open views from just about every room in the house combine to create a warm and welcoming traditional feel: this is country living at its best.

The bedrooms are spacious and bright, two with built in wardrobes, two with en suite bath/shower rooms and one with a Jack and Jill bathroom. There is an additional loft access to a partially floored attic space as which provides scope for potential further development (subject to planning consent).

On the ground floor there is the family kitchen and breakfast room as well as an additional prep kitchen with a Samsung double fridge and freezer and a Fischer and Paykel dishwasher. There are three main reception rooms with a sitting room accessing a sun room to the rear of the property with fully retracting bi-folding doors allowing for "inside outside living" which provides access to a Brazilian hard wood terrace area. There is also a spacious games room/music room which could also be used as a generously sized home office. There is also an additional bathroom on this level.

### Outbuildings

There is a full range of outbuildings at Collymoon House including a double garage, two workshops, greenhouse and log store.

### Services

The property is heated by a biomass boiler fed with wood pellets and there is additional solar paneling on the roof of the property. RHI payments are approximately £800 p.a making this an incredibly heat and cost efficient property to run.

Drainage is to a septic tank, which has been registered with SEPA.









Broadband is provided by line of sight WiFi giving more than adequate speeds of 30 mb/s

### Directions

From Milngavie head north along the A81. Shortly after passing through Strathblane bear right onto the A875, passing through Killearn and Balforn. At the junction with the A811 turn right towards Stirling. Continue through Buchlyvie and into the village of Arnprior. In Arnprior turn left onto the B8034 (signposted Port of Menteith) and continue. On approaching the edge of the village before crossing the river turn right just before the bridge. Continue on the road past the farm and Collymoon House can be seen on the left hand side and accessed via private driveway.

### Tenure

Freehold

### Local Authority

Stirling Council

### Energy Performance

EPC Rating = D

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Glasgow Office. Telephone: +44 (0) 141 222 5875.

### 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.

### Possession

Vacant possession and entry will be given on completion.

### Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

### Viewing

Strictly by appointment with Savills – 0141 222 5875







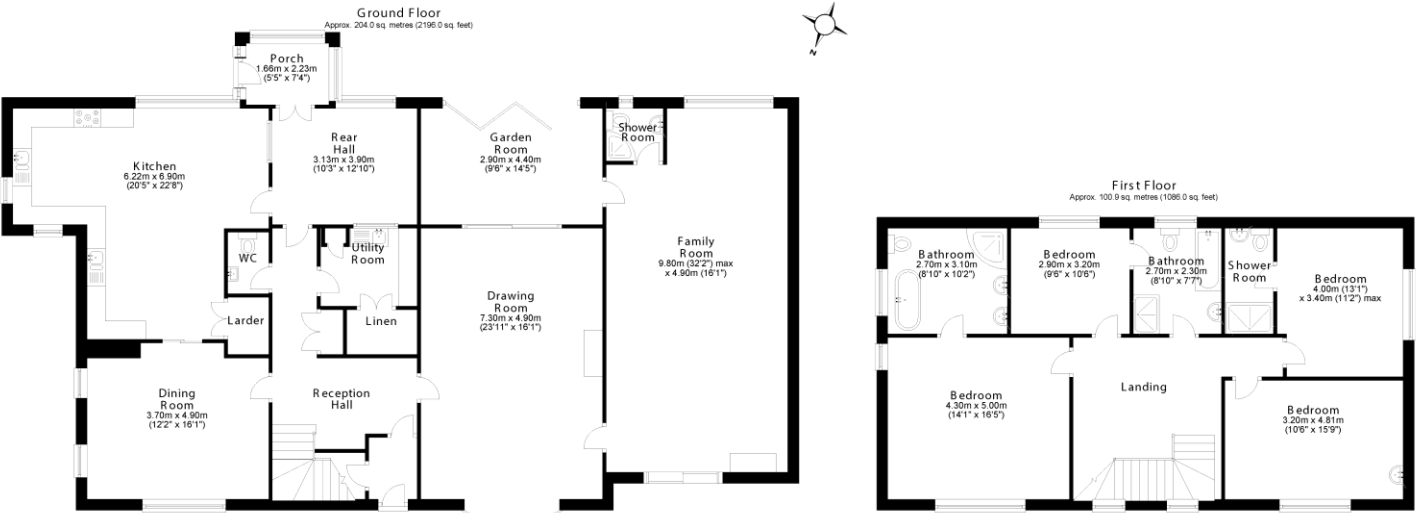


Collymoon House, Port of Menteith, Stirling, FK8  
Gross Internal Area 3282 sq ft, 304.9 m<sup>2</sup>

Cameron Ewer  
Glasgow  
+44 (0) 141 222 5875  
cameron.ewer@savills.com

 OnTheMarket.com |  savills | savills.co.uk

Collymoon House  
Total area: approx. 304.9 sq. metres (3282.0 sq. feet)  
For identification only. Not to scale. copyright (P) H&Gross Internal Area (approx)



**Important Notice** Savills, its 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. 20201106LINZ

