

**TRADITIONAL DETACHED COUNTRY HOUSE** WITH OUTBUILDINGS AND LAND EXTENDING TO APPROXIMATELY 9.91HA (24.49 ACRES).

CARSE OF MCCORRISTON • THORNHILL • STIRLING • FK8 3QE



**DM HALL**



# Property Details

A beautiful traditional detached country house, with outbuildings and land extending to approximately 9.91Ha (24.49 acres).

Stirling 9 miles (approximately)

Glasgow 36 miles (approximately)

Edinburgh 48 miles (approximately)

Offers over £795,000





### Location

Carse of McOrriston is located southeast of the charming Stirlingshire village of Thornhill, set amidst open countryside. Thornhill offers a variety of amenities including a primary school, a local shop for everyday needs, a church, a pub/restaurant, and a local bus service. Secondary education for the area is provided by McLaren High School in nearby Callander.

The historic city of Stirling, easily accessible from Thornhill, offers a wealth of shopping, leisure, and recreational amenities. Stirling is renowned for its historical significance, with landmarks such as Stirling Castle and The Wallace Monument. Additionally, Stirling University provides excellent sporting facilities and houses the MacRobert Arts Centre.

Stirling's train station offers direct services to major cities including Edinburgh, Glasgow, Perth, and London. Both Edinburgh and Glasgow international airports are conveniently accessible via the M9/M80 motorway network.

### Description

Carse of McOrriston comprises of a one and a half storey country house with whitewashed walls under a slate roof, mixed outbuildings and land extending 24.49 acres. It is a beautiful country house, in move-in condition, providing generous and flexible accommodation with a range of outbuildings. The courtyard provides generous parking and the property is surrounded to the south and east by well-maintained garden grounds.

This is a wonderful house for entertaining with a guest wing at one end of the house and family accommodation to the other. The kitchen is certainly the hub of the home and enjoys panoramic views over the Carse of Stirling. This rural idyll attracts a wealth of wildlife, with a number of bird species that can be seen over the lands. The property has been a much loved home for many years and has been designed to provide functional and comfortable accommodation, which comprises of:

**Ground Floor:** Entrance hallway/boot room. Kitchen / Dining room with attic room above and French doors to the alfresco dining patio. Guest Bedroom. Shower room. Living room with wood burning stove. Second living room also with a wood burning stove. Principal bedroom with walk in wardrobe and an en-suite shower room. Library recess.

**First Floor:** Two further bedrooms and a bathroom.





### Outbuildings

There are a range of outbuildings with previous agricultural use which may have development potential, subject to obtaining the necessary consents. The outbuildings comprise of:

- **Stable/Cart Shed:** Approximately 17m x 6m, a one-and-a-half-storey stone barn.
- **Byre:** Approximately 22m x 6m, a single-storey stone outbuilding, divided into three spaces.
- **Cattle Court:** Approximately 15m x 13.7m, stone building with no roof
- **Portal Building:** Approximately 25m x 15m, a steel frame portal shed with steel sheet cladding.

### Land

The land extends to approximately 9.95ha (24.49 acres) and is classified as grade 3.2 by the James Hutton Institute. The land is permanent pasture and is in 2 large field areas.

**EPC:** The current rating is E42

**Council Tax:** Band G

**Heating:** Oil Central Heating

**Electricity:** Mains

**Drainage:** Septic tank

Mains Water

**Broadband:** Wireless broadband provided by Briskona Ltd. Fibre option is available.

### Planning

Interested parties who wish to discuss further potential or a change of use to the outbuildings may wish to consult with Paul Hughes of Glen Etive: <https://www.glenetiveprojects.co.uk/about>

### Drainage/ SEPA

According to SEPA flood maps, the map currently shows that there are low and medium risk areas of flooding to the land, in particular on the field boundary to the south and north west. Purchasers should familiarise and satisfy themselves with the most up to date information from SEPA. Purchasers can view the SEPA maps via this link: <https://www.sepa.org.uk/environment/water/flooding/flood-maps/>

### Rateable Value

No rateable value currently applies to this agricultural holding. However, the subjects may require to be assessed to meet specific occupier requirements. Further information on rates payments are available at [www.saa.gov.uk](http://www.saa.gov.uk).



### Environmental and Heritage Conservation

The property is in proximity to Flanders Moss which is a site of Specific Scientific Interest Purchasers should also make their own enquiries as to environmental or heritage conservation designations over the land.

### Plans and Areas

The plans provided within these particulars are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to their accuracy and any error shall not annul the sale or entitle any part to compensation in respect thereof.

### Local Authority

Stirling Council  
<https://www.stirling.gov.uk/contact/#>

### Solicitor

WJM  
61 High Street  
Dunblane  
Perthshire  
FK15 0EH





### Third Party Servitudes and Burdens

The property is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.

### Viewings

Are by appointment through DM Hall and will be accompanied.

### Directions

The postcode FK8 3QE will direct you to property, which will also be identified by a DM Hall 'For Sale' board. Alternatively, please use the following link: <https://w3w.co/hope.bulletins.noisy>

### Entry

By mutual agreement.

### 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. Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set. In addition, the seller reserves the right to not accept the highest or indeed any offer.





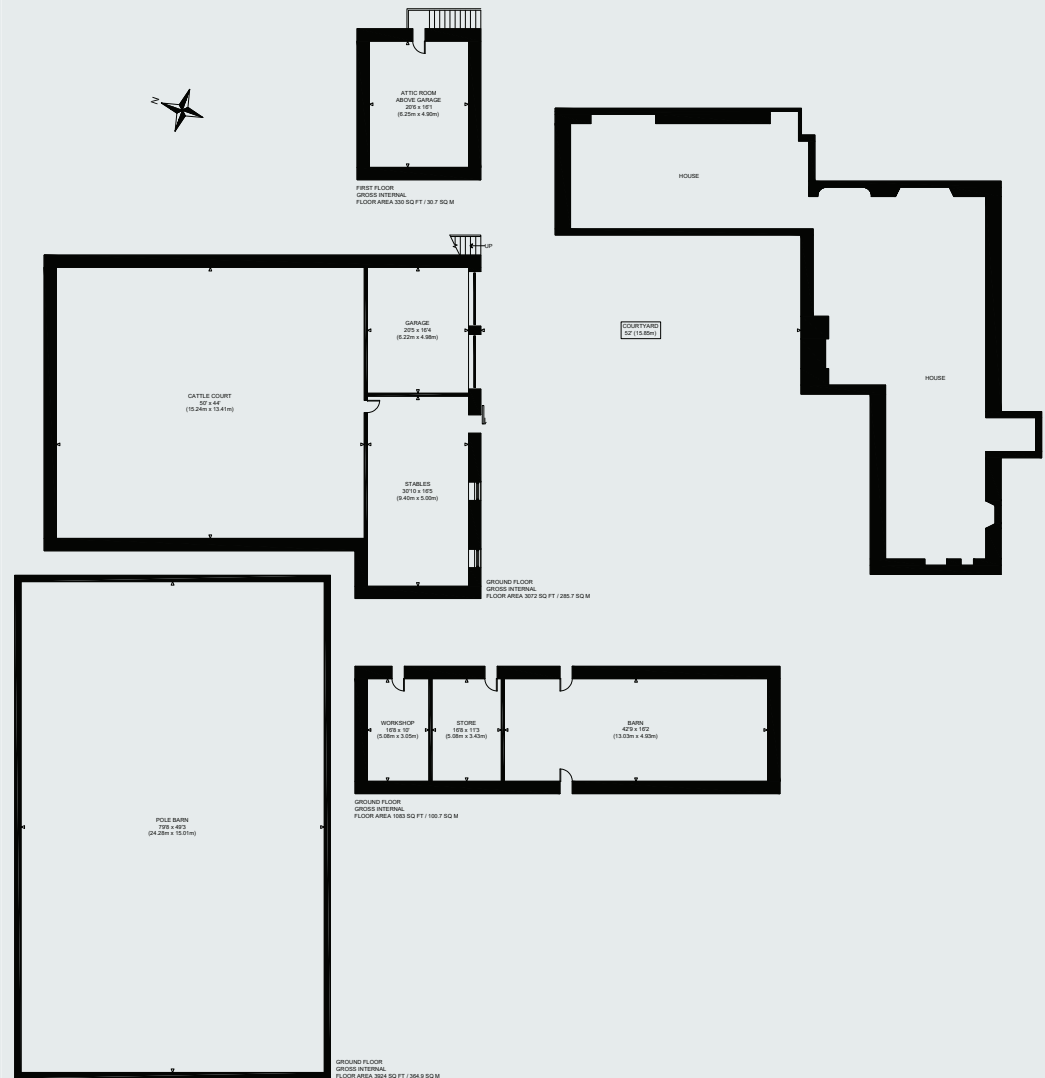
FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 505 SQ FT / 46.9 SQ M

GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 2056 SQ FT / 191.2 SQ M

CARSE OF MCORRISTON  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2561 SQ FT / 238.1 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT)

All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 386 SQ FT / 35.7 SQ M

GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 3675 SQ FT / 339.7 SQ M

GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1083 SQ FT / 100.7 SQ M

GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1801 SQ FT / 167.9 SQ M

CARSE OF MCORRISTON OUTBUILDINGS  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 6809 SQ FT / 629.0 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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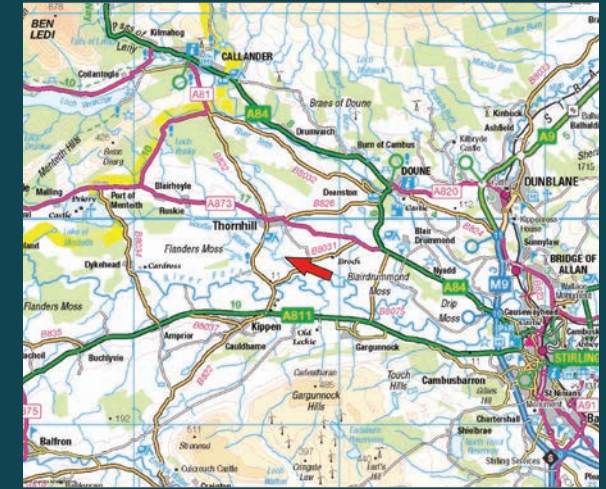






## Anti-Money Laundering Compliance

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the selling agents are required to undertake due diligence on property purchasers. In terms of these Regulations, we are obliged to decline any offer received unless we are in possession of satisfactory evidence of the identity of the buyer. We will request information, consistent with the Regulations, to help us identify the successful bidder before acceptance. If sufficient information is not received, we must decline it. We will accept such information from a third party only when supplied to us by Solicitor or Chartered Accountant who will be asked to supply the compliance documents and confirm that they have identified the party consistent with the Money Laundering Regulations. We will not rely upon documents supplied by any other party. Any photo ID must be endorsed with the words, "I certify that this is a true likeness" and signed accordingly. Where satisfactory evidence is not obtained, the buyers offer must be declined and, where suspicion arises, the Money Laundering Reporting Officer advised. Unless required by any other enactment, or as otherwise agreed, documents supplied will only be used for the purposes of compliance with the Money Laundering Regulations.



## Make an enquiry

For all enquiries please call the rural team at DM Hall on 01786 833 800  
or email [rural@dmhall.co.uk](mailto:rural@dmhall.co.uk)

**DM HALL**



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**RICS**

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