



ALTSKEITH

Kinlochard, Stirling



A STUNNING WATERFRONT COUNTRY HOUSE WITH INCREDIBLE VERSATILITY AND UNRIVALLED VIEWS, ENJOYING ONE OF THE FINEST POSITIONS IN SCOTLAND'S FIRST NATIONAL PARK, AN AREA OF OUTSTANDING NATURAL BEAUTY

Summary of accommodation

Ground Floor: Entrance hall | WC | Small domestic kitchen | Dining room (with open fire place) | Conservatory | Drawing room (with log burner) | Function room (doors opening to patio) | Three WCs | Commercial kitchen | Scullery | WC | Double bedroom nine with en suite | Double bedroom ten with en suite

First Floor: Landing | Six double bedroom suites | Storage room/Linen cupboard

Second Floor: Two further double bedrooms | Family bathroom

An additional two-storey annexe with dining kitchen, double bedroom with en suite bathroom | Downstairs WC | Juliet balcony

Incredibly versatile layout and easily restored to a private country house | Double-glazed windows throughout | Two electric car charging points
24-hour CCTV | Intruder alarm | Full fire alarm system with emergency lighting

Currently operating as a highly successful guest house and wedding venue

Formal gardens including lawns, planted borders and specimen trees

Large patio area for outdoor dining | Attractive burn running through grounds with falls and rockery

Beautiful lochside setting with stunning views | Timber boathouse, jetty and beach | Outdoor cedar wood hot tub

Available as separate listing online: Ardview (three doors down) with five bedrooms occupied by the current owners offering a perfect Managers House

About 3.2 Acres

Distances: Kinlochard 1 mile, Aberfoyle 3.5 miles, Callander 14 miles, Glasgow Airport 34 miles
(All distances are approximate)

SITUATION

Altskeith was built in 1898 in a magnificent position on the edge of Loch Ard with spectacular views south over the loch and west to Ben Lomond. The property is located between the villages of Kinlochard (1 mile) and Aberfoyle (3.5 miles), and between Stirling and Loch Lomond, lying within the Loch Lomond and the Trossachs National Park. Loch Ard is a sought-after location due to its stunning scenery as well as its easy access to both Edinburgh and Glasgow.

Kinlochard, which sits on the edge of the Queen Elizabeth Forest Park, has excellent leisure facilities, including a sailing club, the Go Ape Outdoor Activity Centre, and the Macdonald Forest Hills Hotel and Spa.

Aberfoyle provides a full range of facilities, including a primary school, shops, a post office, a supermarket, a variety of restaurants, and an 18-hole golf course.



The Lake Hotel and Nick Nairn's Cookery School are nearby at Lake of Menteith. The nearest secondary school is in Callander, with a further selection of independent schools in Bridge of Allan, Dollar and Glasgow.

The Trossachs is in the heart of Rob Roy MacGregor's Scotland and it was in this area, with its delightful mix of lochs, burns, hills and glens, that he lived his life and where some of his more famous exploits took place.

The Trossachs has an abundance of wildlife, including golden eagles, red deer, ospreys, peregrines, otters and red squirrels. Writers, artists and poets have all been drawn to the shores of its lochs, fascinated by the tales of Rob Roy and the mystery of the "Children of the Mist". William Wordsworth, John Ruskin and James Hogg all savoured its incomparable atmosphere. The surrounding area offers plenty of outdoor activities, including mountain biking, hill walking, shooting, fishing, stalking, paddle boarding, wild swimming and canoeing. Loch Lomond is only 10 miles away.

Glasgow Airport is 34 miles away and offers a range of both domestic and international flights. Edinburgh Airport is also conveniently located, around 1 hour's drive away.

ALTSKEITH

Altskeith is a traditional Scottish country house, built of white harled stone with sandstone surrounds to the windows under a pitched Aberfoyle slate roof. The painted wooden external shutters to the first floor windows create an almost French appearance.

The original part of the house is over 200 years old. The house was broadly speaking extended into its present layout in 1898, although there have been some additional developments with the creation of the magnificent reception suite with far-reaching views, as well as the inclusion of additional bathrooms and the fabulous one bedroom annexe/bothy.





The property has been used both as a primary residence and as a small hotel, though more recently it has evolved into arguably one of Scotland's best-loved wedding venues, owing to its fabulous views, waterside location and abundance of Scottish country charm throughout the house.

The sellers bought the property in 2012 and have worked hard to return both the house and grounds to their original style and quality.



Internally, the house includes three principal reception rooms for entertaining, including a dining room with an open fireplace, a large drawing room with a log burner and a bay window overlooking the gardens and loch. The drawing and dining room lead into a conservatory. There is also a large function room that can cater for up to 96 people, with Bi-fold doors onto the patio area. The ground floor includes two bedroom suites with a further six bedroom suites on the first floor and two bedrooms on the second floor.

There is an adjoining two-storey annexe, including a dining kitchen and a double bedroom with an en suite bathroom. The full accommodation is shown on the adjacent floorplan.

It should be noted that three doors down from the property is a lovely five bedroom house, Ardview, which is occupied by the current owners and also available for sale online through Knight Frank. This could serve as a useful Managers' House for Altskeith if it were to continue as a commercial property.



Altskeith, Kinlochard, Stirling, FK8 3TL



Approximate Gross Internal Area
 6481 Sq Ft - 602.08 Sq M
 Bothy & Sheds: 950 Sq Ft - 88.26 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





GARDENS & GROUNDS

The grounds principally comprise sweeping lawns interspersed with a number of magnificent mature broadleaf trees which include a large copper beech planted to celebrate the end of the Boer War.

The burn running through the property and out into the loch is a delightful feature with waterfalls and a rockery beside it. Additionally, the property benefits from a cedar wood hot tub offering relaxing views over the loch.

The gardens have rhododendrons and azaleas throughout the grounds and behind the house there is also a dog kennel with a dog run set back in the trees.

On the lochside of the road, there is an attractive yellow-painted boathouse.

GENERAL REMARKS

Directions: From Stirling, take the A84 west towards Aberfoyle. Continue through Aberfoyle and then take the B829 signposted for Kinlochard/Loch Ard. Follow the B829 for approximately 3.5 miles. Altskeith is located a short distance before the village, clearly signposted, in a prominent lochside position on the edge of Loch Ard. Altskeith Country House can be found on Google Maps.

What3words: ///written.stated.store

Solicitors: Turcan Connell Solicitors, Princes Exchange, 1 Earl Grey Street, Edinburgh, EH3 9EE. Tel: 0131 228 8111

Local Authority: Loch Lomond & The Trossachs National Park Authority, Carrochan, 20 Carrochan Road, Balloch, G83 8EG. Tel: 01389 722024

Entry: Entry is available by arrangement with the seller.



Residential Schedule

Property	Occupancy	Services	Rates	EPC Rating
Altskeith	Vacant	Mains electricity, oil-fired central heating, mains water and septic tank		G

Viewing: Strictly by appointment with the Selling Agents Knight Frank (tel 0131 222 9600).

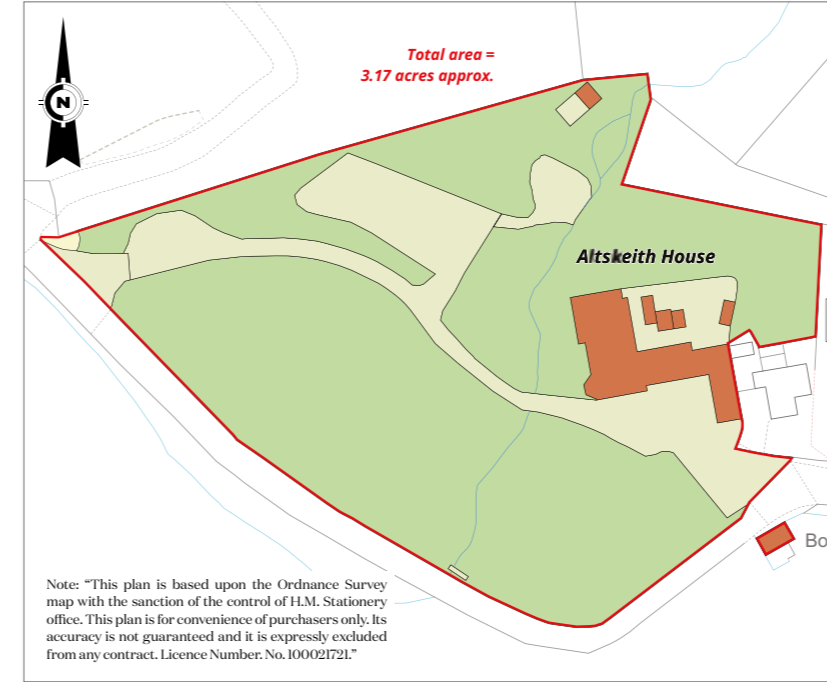
Rights of Access and Title Conditions: The property is sold with the benefit of and subject to all existing rights and burdens contained within the Title Deeds.

Anti-Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Offers: Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

Overseas Purchaser(s): Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

Closing date: A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.



Conditions of Sale

1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

2. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.

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