




PLAY VIDEO

The Shireing, Wester Spittalton, Stirlingshire







An attractive country house with wonderful gardens and **brehtaking views** in rural Stirlingshire.

Summary of accommodation

Entrance porch | Hallway | Drawing room | Dining room | Dining kitchen | Boot room | Utility room | Sitting room | Principal bedroom with en suite dressing room and bathroom (separate shower) | WC | Double bedroom with en suite shower room | Double bedroom with en suite bathroom (separate shower) | Double bedroom with en suite shower room

Landing | Double bedroom with en suite shower room

Range of traditional outbuildings including double garage, workshop, stores and two rooms above used as an office

Enclosed patio area | Large formal gardens to front and side | Mixed woodland | Secret hinterwood garden with woodland walk

Stunning uninterrupted views towards Gargunnoch Hills and Ben Lomond

In all approximately 2.53 acres

Distances

Doune 5 miles, Stirling 8 miles, Edinburgh 37 miles, Glasgow 42 miles

(All distances and times are approximate)



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Situation

The Shireing at Wester Spittalton is nestled in wonderful Stirlingshire countryside, situated between Blair Drummond and Thornhill. The property has outstanding uninterrupted views looking south towards the Gargunnock Hills and the Southern Uplands to the West including Ben Lomond and Ben Ledi. It is a much sought-after location offering a wonderful combination of rural charm and good access to the major cities and airports of Central Scotland

The village of Thornhill is two miles away and has a range of local amenities including a well known pub/restaurant. The popular village of Doune is five miles away and has a more extensive range of services including a post office, a pharmacy health centre, antique centre, florist, veterinary practice, several restaurants, pubs, shops and primary school. The city of Stirling is eight miles away and offers direct train services to London, a full range of shops and supermarkets, including Waitrose, as well as numerous historic tourist attractions (castle, battlefields, monuments), secondary schools, a multiplex cinema and Sports Village with fitness centres, swimming pools and ice rink. In nearby Bridge of Allan, Stirling University has a sports centre and the MacRobert Arts Centre with a theatre and cinema.

Private schools in the area include Fairview International (formerly Beaconsfield) in Bridge of Allan (10 miles), Dollar Academy (20 miles), Morrison's Academy and Ardvreck, both in Crieff (40 miles) while Glenalmond, Strathallan and Kilgraston are all within easy reach.

The Shireing lies just eight miles from Stirling and the motorway network, with the M80 giving very good access to Glasgow, and the M9 to Edinburgh and Perth. Glasgow can also be easily reached by road via the A811 and then the A81 through Strathblane and Milngavie. Frequent trains from Stirling to Glasgow and Edinburgh include the express services which take as little as just over 35 minutes to reach the heart of each city.

Sitting in the heart of Stirlingshire, the local area offers a wide range of leisure opportunities. There are excellent golf courses at Aberfoyle, Callander, Dunblane and Stirling, whilst the world famous courses at Loch Lomond and Gleneagles are within easy driving distance.



The scenic Loch Lomond and Trossachs National Park is only a short drive away and offers world-famous scenery with many recreation and leisure opportunities, including water sports on Loch Lomond and fishing on the Lake of Menteith. Gleneagles Hotel (21 miles) with its associated Country Club lies to the north east and provides an extensive range of sports and leisure facilities, including three golf courses, the King's, the Queen's and the PGA Centenary (which hosted the 2014 Ryder Cup and the 2019 Solheim Cup). Gleneagles is also well known as a centre for field sports, with many guests staying at the hotel for grouse shooting, pheasant shooting and salmon fishing in the area.

There are magnificent views from numerous local walks of many of the famed peaks of the Southern Highlands such as Ben Lomond, Ben Ledi and Ben Vorlich. The area also offers excellent opportunities for mountain biking, sailing, riding, pony-trekking, shooting and fishing on the Lake of Menteith. The West Highland Way lies only 28 miles to the west.

Edinburgh Airport (37 miles) and Glasgow Airport (42 miles) are both within easy reach and offer a wide range of domestic and international flights.

Historical note

The Shireing, was originally a farmhouse. It was subsequently used as a hospital and then as the house for a fruit farm. The property was extended in 1975 to create a wonderful country house. The current owners undertook a substantial renovation in 2018, redesigning all the en suite bathrooms, upgrading the central heating system, double glazing almost all the windows, carpeting or putting down wooden floors and future-proofing the sewerage system. A carpenter was employed to create bespoke bookshelves for the library, a window seat and an enclave bed in the principal suite. It is now used as a private residence and a retreat for executive clients.

The Property

The Shireing is approached off a shared private road with a large courtyard with parking to the rear. Situated in a south facing position, the property is L-shaped and constructed of harled stone beneath a pitched slate roof.







The accommodation is spread out primarily on one level with a superb flow, great flexibility and of course convenience and ease for all age groups, making it diverse and an attractive property for all situations. Throughout the property, the quality of the refurbishment is evident.

This includes the dining room with pitch pine cabinetry and shelving matching the beautiful wooden floors, oak doors, stone fireplaces with wood burning stoves and a beautiful handmade kitchen. The elegant drawing room has sliding doors opening out onto an enclosed south facing patio. The bespoke bathrooms are every bit as impressive as the traditional elements of the house and provide the perfect balance of modern comforts for family living alongside the character add features of the former farmhouse. The bedrooms are all spacious and bright with every bedroom having an adjoining bathroom. The primary bedroom suite benefits from a magnificent en suite bathroom and dressing room with bespoke fitted cabinetry.

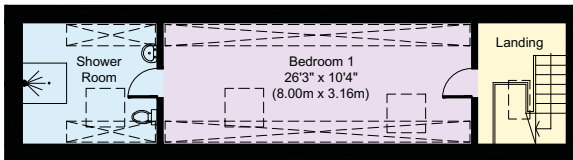
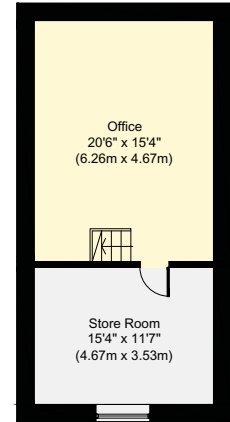
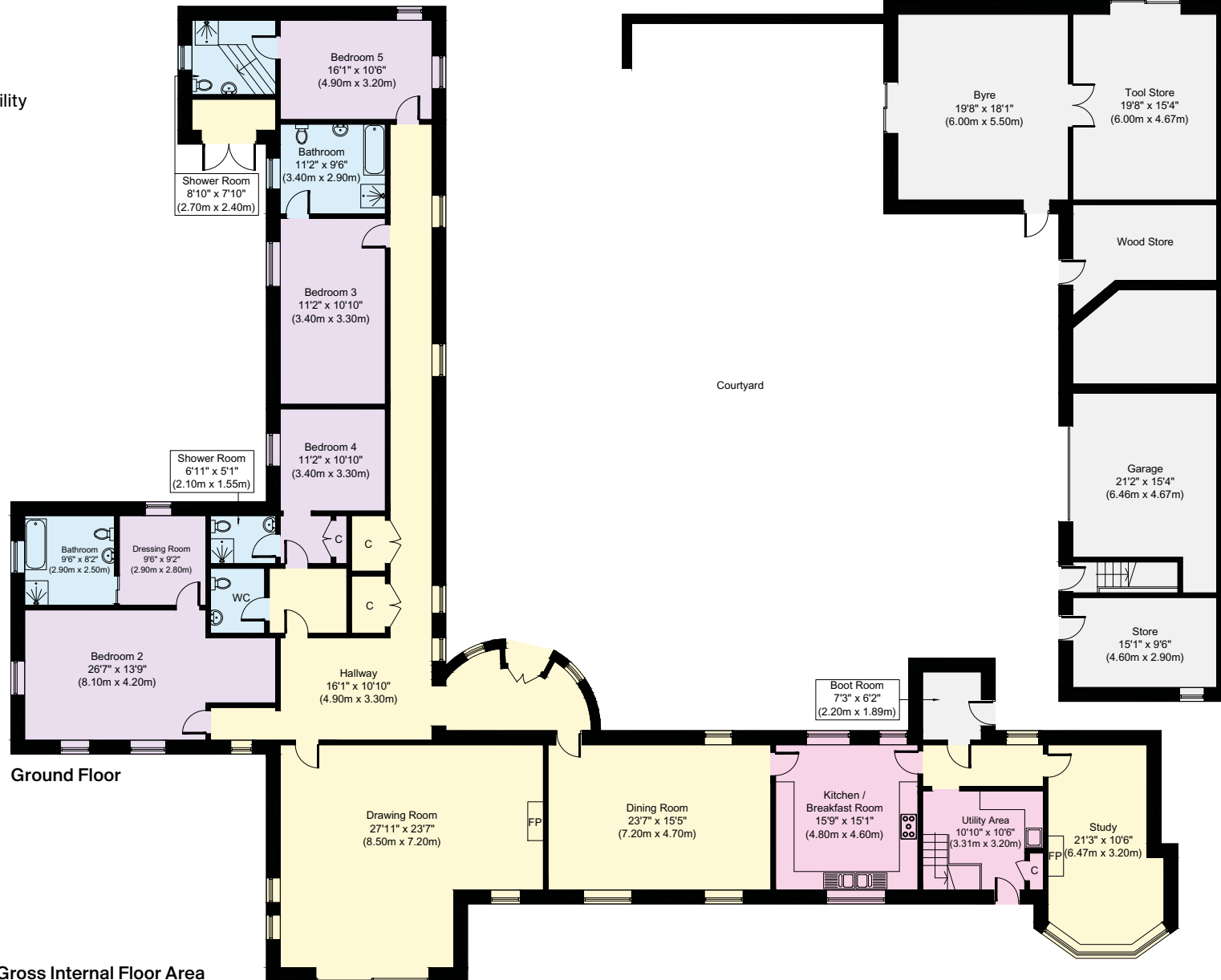
The full accommodation is laid out as follows:

Ground floor: entrance porch, hallway, drawing room (with wood burning stove and doors out to patio area), dining room with sitting area, bespoke kitchen, boot room, utility room, sitting room (with wood burning stove and bay window), principal bedroom with en suite dressing room and bathroom (separate shower), WC, double bedroom with en suite shower room, double bedroom with en suite bathroom (separate shower) and double bedroom with en suite shower room.

First floor: bedroom with en suite shower room.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**Approximate Gross Internal Floor Area
(Excluding Outbuilding)
4,733.9 sq ft (439.8 sq m)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.





Outbuildings, gardens & grounds

Immediately adjacent to the house there is a traditional range of outbuildings including a double garage, store room, wood store, workshop and additional single garage. On the first floor there are two rooms which have been converted into a Home Office.

The policies at The Shireing extend to about 2.53 acres in total and are enclosed with deer and rabbit proof fencing. The gardens are principally down to lawn with a stand of trees in the south west corner providing shelter and amenity. A path leads through the trees to a foot gate onto a track beyond.





The formal lawns continue around the front and side of the house with planted borders edged in stone and a beautiful maple tree. Sliding doors lead out from the drawing room onto an attractive stone terrace. Next to this is a gravel terrace leading around to a sheltered sitting area at the corner of the house and outbuildings. There is a drying green and a further stand of trees beyond to the east.

Within the garden there is also the secret “Hinterwoods” garden with wrought iron fire pit and cauldron stand.

Residential Schedule

Property	Occupancy	Services	Council Tax	EPC Rating
The Shireing	Owner Occupied	Mains electricity, oil-fired central heating, mains water supply and private drainage	H	D

Directions

Take the M9 north past Stirling and leave at Junction 10, taking the A84 signposted to Doune/Callander/Crianlarich. Take the first exit at the roundabout and continue for about 4 miles before taking the left hand turning onto the A873 signposted to Thornhill. After about 2 miles, the entrance to Wester Spittalton can be seen on the left hand side.

WHAT3WORDS

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Solicitors

Anderson Strathern Solicitors, 1 Rutland Court, Edinburgh, EH3 8EY
Tel: 0131 625 7237 Email: Jemma.Richardson@andersonstrathern.co.uk

Local Authority

Stirling Council, Viewforth, 14-20 Pitt Terrace, Stirling, FK8 2ET
Tel: 01786 404040



Entry

Entry is available by arrangement with the seller.

Access

The access road leading off the main road is owned by Coldoch Estates. There is a formal right of access in favour of The Shireing.

Fixtures and fittings

All curtains, fitted carpets and light fittings are to be included in the sale. Additional items of furniture may be available for sale by separate negotiation.

Health and safety

Given the hazards of a rural property we ask you to be as vigilant as possible when making your inspections, for your own personal safety.

Viewing

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

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.

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.

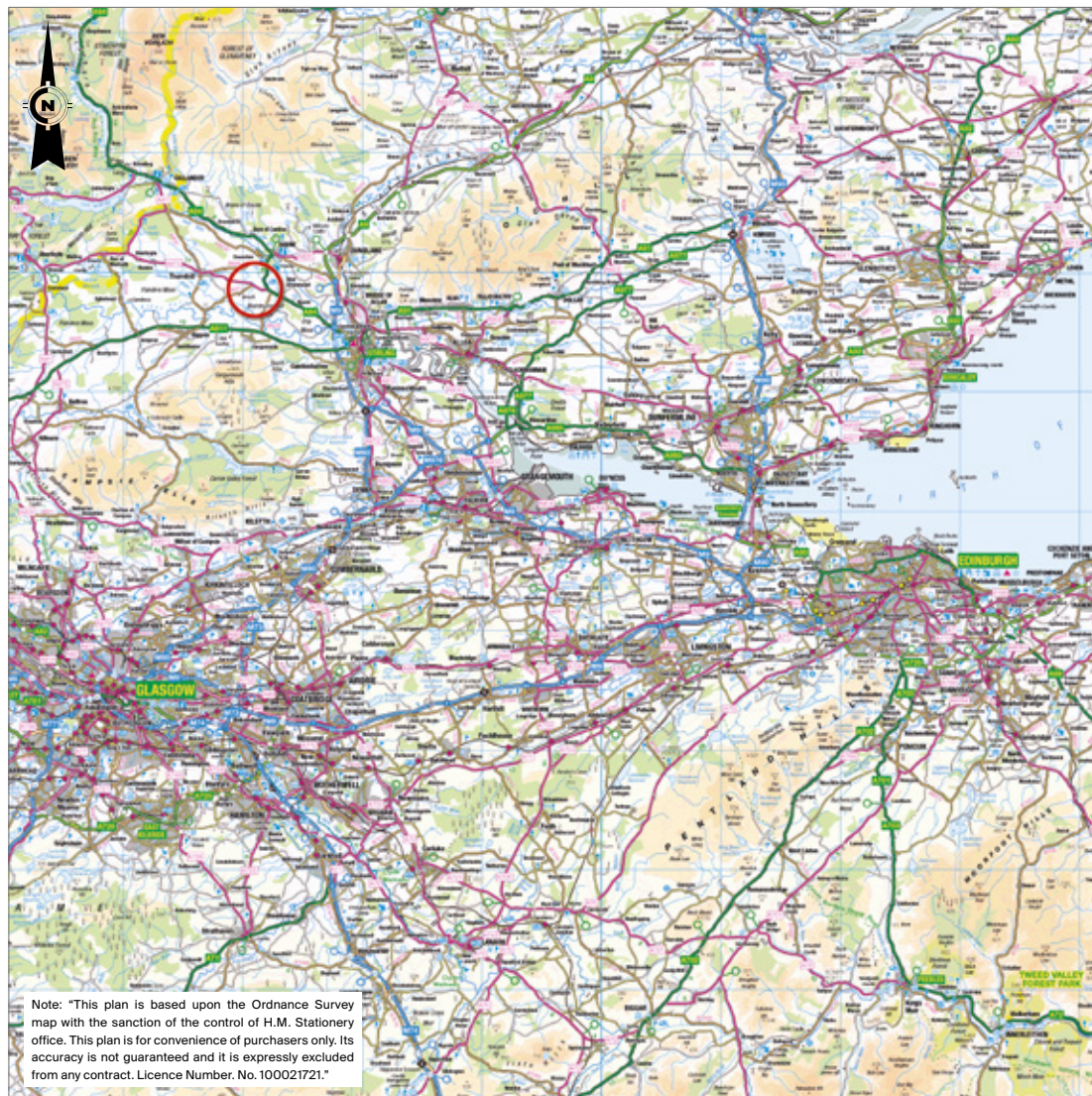
Overseas purchaser(s)

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.





Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."

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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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2022. Photographs dated May 2022.

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