



PLAY VIDEO

The Stables, Ballagan, Strathblane, Stirlingshire


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# An attractive country house **situated at the foot of the impressive Campsie Fells** with hill ground, woodland and a wonderful walled garden close to Glasgow.

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## Summary of accommodation

### Ground Floor

Entrance Hall | WC. | Study | Utility room | Bedroom with en suite shower room | Living room | Dining kitchen | Dining room (with wood burning stove) | Drawing room (with wood burning stove)

### Upstairs Flat (First Floor)

Bedroom with sitting area and en suite shower room

### First floor

Landing | Bedroom with en suite bathroom with connecting bedroom/dressing room | Double bedroom | Family bathroom  
Double bedroom with en suite shower room | Office  
Principal bedroom with en suite bathroom

### Outbuildings

Integral double garage and single garage  
An additional detached double garage with workshop

### Distances

Milngavie 5 miles, Bearsden 7 miles, Glasgow 10 miles, Stirling 28 miles, Edinburgh 50 miles  
(All distances and times are approximate)

### Outside

Front courtyard with south facing patio area | Formal gardens to rear with planted borders | Attractive Ballagan burn with foot bridges

An attractive walled garden extending to about 0.5 acres including greenhouse, formal lawns, flower beds, ornamental garden, and ancient yew tree

2.62 acres of hill ground above house with fine views | 11.61 acres of mixed mature woodland with woodland paths | Potential to create a pony paddock by roadside

Former pavilion building with development potential | including a tennis court

**About 15.72 Acres in total**



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## Situation

The Stables at Ballagan is situated in a private position at the foot of the Campsie Fells and was originally the stables for Ballagan Estate, dating back to the mid-18th century. The Ballagan Burn, which descends through the well-known Spout of Ballagan, winds down through the gardens of the property.

The property is situated just outside the village of Strathblane and only five miles north of the town of Milngavie. Strathblane has a good range of local amenities including several well-stocked local shops, two hotels, a primary school with a bus service provided to secondary school, as well as a village hall, tennis club, bowling green and hotel. The town of Milngavie is only a ten minute drive away and has a more extensive range of services, including a Boots, a Tesco, a Marks & Spencers and many independent shops. Milngavie also has a railway station, from which the park and ride facility runs to Glasgow four times an hour.

The city of Glasgow is only 10 miles away, offering a wide range of services including shopping centres, hospitals, museums and three universities. There is also a good selection of private schools including the High School of Glasgow, Hutcheson's Grammar, St Aloysius, Glasgow Academy and Kelvinside Academy. Glasgow a national culture hub, as home of the Royal Scottish National Orchestra, the Scottish Ballet, the Scottish Opera, the National Theatre of Scotland, and the Glasgow School of Art. Edinburgh is 50 miles to the East and is easily accessible by the M9 motorway and by direct train from Milngavie.

The Loch Lomond and Trossachs National Park is only a few miles to the northwest of The Stables, encompassing an area of about 720 square miles. The National Park boasts world-famous scenery and offers everything for the outdoor enthusiast, including hill walking, mountain biking and climbing. The southeastern shore of Loch Lomond at Balmaha offers a variety of water sports. The West Highland Way also passes nearby, providing a dramatic walking trail through varied terrain all the way up to Fort William. For fishing, the Endrick and other tributaries of the Clyde are close by, and both shooting and stalking are available to rent on a number of nearby estates.









For the golfer, there are many courses in the area including the courses at Milngavie, Drysden, Bearsden and Lennoxton, whilst the world famous courses at Loch Lomond and Gleneagles are within easy driving distance.

Glasgow airport (17 miles) is only a 40 minute drive, with easy parking and regular flights throughout the UK as well as to a wide range of international destinations.

## Historical Note

The Strathblane Valley has a historic past, in which Ballagan Estate has been involved since early times. When the Romans occupied the valley, it was the province of the Cymry and the Levenax (later changed to Lennox). The Estate has been a witness to many battles competing for the territory; while cutting for the railway in 1861, a large mound of human and horse bones was uncovered in the fields opposite Ballagan Estate. The great stones in the field between Ballagan and Broadgate are thought to signify the graves of Cymric heroes from these wars.

In 1174, King William the Lion created a new earldom of Lennox – during the 12th century, the Earl of Lennox owned a castle at Ballagan, just north of the current walled garden. The old castle stones were later used to build the walled garden in the mid-19th century, with the magnificent yew tree being the last memorial to the old lairds of Ballagan.

The Earl of Lennox gifted the property to William Stirling of Glorat in gratitude for his assistance in battle – nine generations of Stirlings occupied Ballagan until 1756, when the Estate was sold as it was burdened with debt. Four generations of the Grahams (descendants of the original Thomas Graham, Merchant of Glasgow) then succeeded to Ballagan, after which the Estate changed hands a few times until present day, with a number of changes and improvements being made along the way.

In 1973, the Estate was bought by a developer and split into separate properties, all of which have been extensively enlarged and improved over the years. The splendid yew tree, dating back three to four hundred years, still thrives today, and Ballagan retains its atmosphere of tranquillity.















## Description

Ballagan itself is an exclusive enclave of nine properties containing the Ballagan mansion house, which has been subdivided into five large conversions, in addition to The Lodge, The Barn, The Cottage and the largest of the properties, The Stables.

The property is approached via the shared driveway that runs past Ballagan House, over the attractive Ballagan Burn, terminating in a tarmac parking area to the side of the house. The property is situated in a scenic position with the backdrop of the Campsie Fells.

The Stables is understood to date back to 1903 with an extension added in the 1970s. Constructed of local stone beneath a pitched slate roof, The Stables is a beautifully designed property, centred around a stone flagged south facing courtyard. Whilst it has been modernised and refurbished by the current owners, it has retained many period features throughout including beautiful woodwork, stone walls and beamed ceilings. The living room has full wood panelling on three walls and exposed stone wall on the remainder. The dining room is an elegant room with a wood burning stove and first floor balcony. A door leads through to the L-shaped drawing with focal point wood burning stove, floor to ceiling windows, and doors leading out both sides into the garden and courtyard. The dining kitchen benefits from wonderful views overlooking the hill ground above.

The full accommodation is arranged over two storeys as follows:

Ground floor: entrance hall, WC, study, utility room, bedroom with en suite shower room, living room, dining kitchen, dining room (with wood burning stove), drawing room (with wood burning stove).

Upstairs flat: (first floor): large bedroom and sitting area with en suite shower room.

First floor: landing, double bedroom with en suite bathroom with connecting bedroom/dressing room, double bedroom, family bathroom, double bedroom with en suite shower room, office, principal bedroom with en suite bathroom.

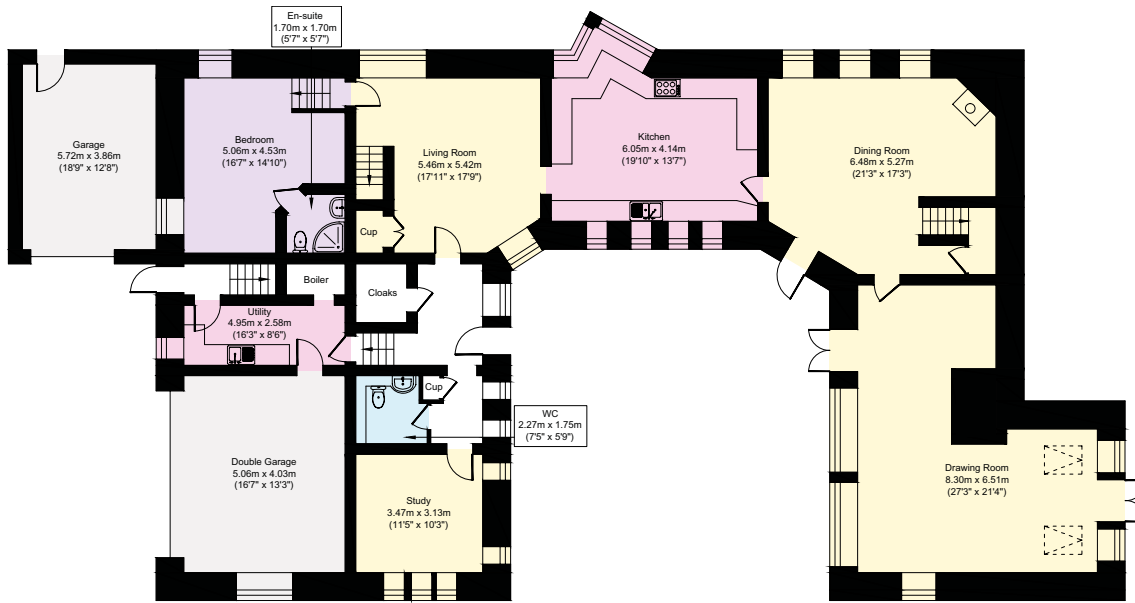


**Approximate Gross Internal Floor Area:**

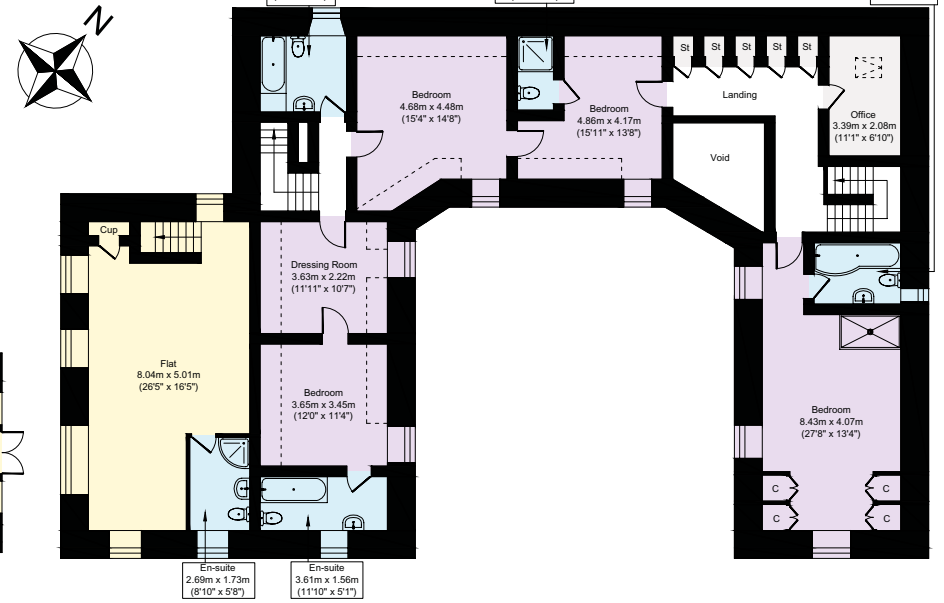
**5016 sq ft / 466.01 sq m**

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.

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



**Ground Floor**



**First Floor**







## Outbuildings, gardens & grounds

There is an integral double garage and single garage. Doors open out from the drawing room to a south-facing, stone flagged courtyard.

There is an enclosed garden to the side of the house with the attractive Ballagan burn forming a border together with mixed mature woodland. There are two footbridges which cross the burn.

A short distance to the south of the house, there is a wonderful, productive walled garden extending to about 0.5 acres. It comprises beautifully maintained lawns and flower beds, as well as an ornamental garden and an ancient yew tree. The walled garden also grows a variety of fruit trees, soft fruit bushes and vegetables. There is also a greenhouse and wood store. Next to the Walled Garden there is an additional double garage with workshop.

From the back of the house there is an area of open hill ground to the northwest which extends to about 2.6 acres and rises to a high point of about 160 metres above sea level. Between the hill ground and the burn, there is an area of woodland which forms part of the Ballagan Glen which is designated as a Site of Special Scientific Interest (SSSI) due to its outstanding natural beauty.

To the east of the Ballagan burn, there is a block of mixed mature woodland extending to about 11.61 acres. There is a woodland walk which passes the ruin of a building called the Pavilion, which has development potential (subject to planning consent). The southern end of the woodland adjoins the main road, with a gate giving access to rough grazing that could be turned into a pony paddock.

As well as the owned private grounds, the nine properties share the all-weather tennis court and surrounding meadowland.

## Residential schedule

Property	Occupancy	Services	Council Tax	EPC
The Stables	Owner occupied	Gas central heating, mains water supply and private drainage	H	C









## Directions

Travelling from Glasgow, specifically Milngavie, take the A81 Strathblane Road out of Milngavie, past the Nuffield Health Milngavie Fitness & Wellbeing Gym. Follow this road as it meanders through the hamlet of Craigmaddie and rises to the top of the hill and moorland. Follow the road as it drops down into the village of Strathblane. At the Kirkhouse Inn Hotel, on the right-hand side, turn right at the roundabout as signposted for Lennoxton onto Campsie Road. Follow this road for about half a mile and turn left into Ballagan at The Lodge. Forking to the right and crossing over the bridge, follow the driveway past the westerly side of Ballagan House and follow it as it crosses over the second bridge. This then becomes the driveway for The Stables which you follow to the right as it leads to the property.

what3words: ///automatic.shed.supper









## Solicitors

Harper Macleod Solicitors  
The Ca'd'oro  
45 Gordon Street  
Glasgow. G1 3PE

Tel: 0141 227 9666

Email: Karen.Lang@harpermacleod.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.

## Designations

Part of the hill ground is designated as the Ballagan Glen Geological Conservation Review Site and also Ballagan Glen Site of Special Scientific Interest (SSSI).

## Fixtures and Fittings

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

## 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.

## Conditions of sale

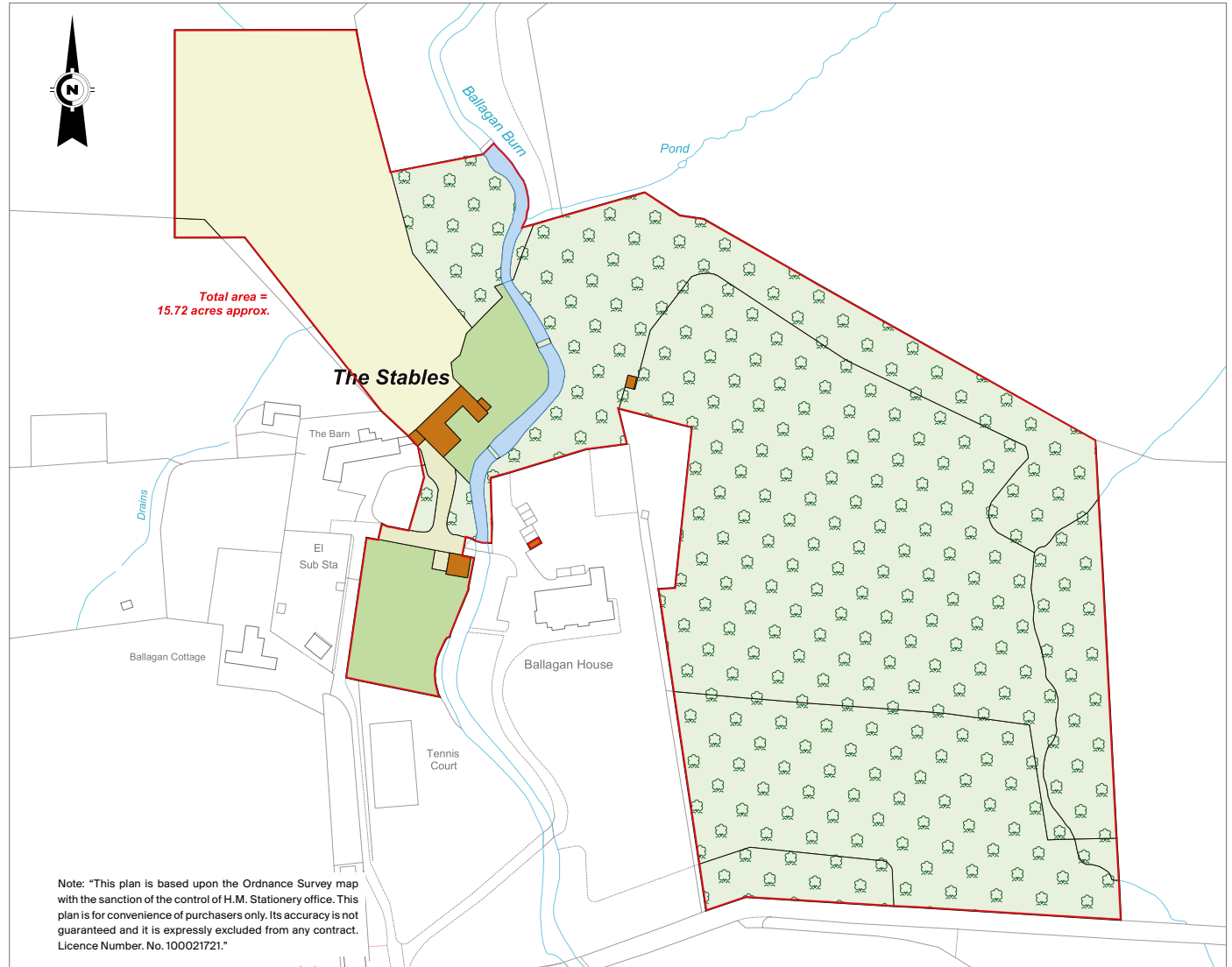
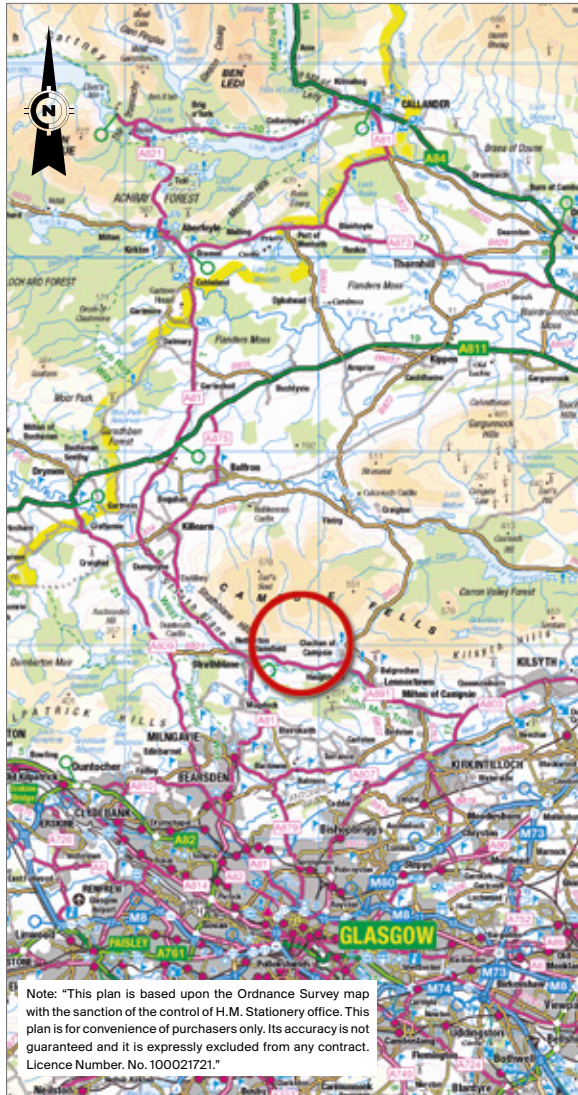
### 1. Title

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.





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 August 2022. Photographs dated August 2022.

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