



BALQUHATSTONE HOUSE

SLAMANNAN, FALKIRK

DELIGHTFUL PERIOD COUNTRY HOUSE WITH PR



PRIVATE SETTING IN MATURE WOODED GROUNDS

BALQUHATSTONE HOUSE

SLAMANNAN, FALKIRK, FK1 3JB

Falkirk 7 miles, Stirling 20 miles, Glasgow 23 miles, Edinburgh 31 miles

Hall, drawing room, morning room, dining room, study, kitchen, laundry

7 bedrooms, 4 bathrooms, dressing room, billiards room

Courtyard with garages, workshop and stores

Extensive lawns, pond, Walled garden, woodland, grazing

Gate Lodge

Ruined cottage

About 16 acres in all

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DIRECTIONS

From the M9 between Edinburgh and Stirling, leave the motorway at Junction 4 and take the A801 south. Turn right onto the B825 signposted to Avonbridge. In Avonbridge turn left at the T junction and then right and continue on the B825 following signposts to Slamannan. On entering the village, at the war memorial, turn left onto the B8022 to Limerigg. The gates and driveway to Balquhatstone House are on the left hand side about 150 yards along the road.

From Glasgow, leave the M8 at junction 8, then merge onto the A89. Follow this road through Coatbridge and Airdrie and continue to Caldercruix. Turn left onto the B825 and continue to Limerigg. At Limerigg, next to the Black Loch, turn left onto the B8022 following signposts to Slamannan. The gates and driveway to Balquhatstone House are on the right hand side at the bottom of the hill.

SITUATION

Balquhatstone House has a wonderful setting in its own wooded grounds in rolling farmland. The property is on the edge of the small village of Slamannan but is given complete privacy by its own woodland.

Slamannan is midway between Edinburgh and Glasgow, with good accessibility to both the M8 and M9 ensuring quick access to both Scotland's major cities and also north to Stirling. The property is ideally placed for commuting to any situation in central Scotland. In addition to the excellent road links there are railway stations at Falkirk and Polmont with commuter services to both Edinburgh and Glasgow. In December 2010 new railway stations are scheduled to open at Caldercruix, Blackridge and Armadale as part of the Airdrie – Bathgate Rail Link Project on the Edinburgh to Glasgow line. Edinburgh Airport is only 24 miles distant, on the near side of the city, and Glasgow Airport is 29 miles away.

Falkirk provides a wide range of shops and supermarkets. All the private schools of Edinburgh and Glasgow are within easy reach as is Dollar Academy which is 24 miles to the north via the Clackmannanshire Bridge. Local recreational facilities include the Falkirk Wheel, Palacerigg Country Park and the Scottish Shooting School. There are livery stables on the neighbouring Balquhatstone Mains Farm and several riding stables in the vicinity.

DESCRIPTION

Balquhatstone Estate has belonged to the present owner's family since the time of James IV (1473 – 1513). The house originates from the 18th century, has been extended by subsequent generations and was remodelled in the Victorian era.

The house is a period home of great individual character, with well balanced accommodation for modern day occupation. The impressive central hall has a beautiful Victorian drawing room to one side and a double reception room to the other, currently used as morning room and dining room. There is a study and a kitchen behind. There are seven bedrooms and four bathrooms with different stairways adding great flexibility to the way that the accommodation can be used. On the first floor there is a billiard room, with a train room beyond.

The courtyard that adjoins the house to the side provides extensive garaging and storage as well as potential for creating additional accommodation.



ACCOMMODATION

Solid wooden storm door to:

Hall Oak flooring, decorative cornice, bay window with working window shutters. Marble fireplace with wood burning stove on slate hearth. Wooden staircase to first floor.

Drawing room Oak flooring, marble fireplace, tiled surround, slate hearth. Ornate cornicing and central ceiling rose. Bay window with working window shutters, press cupboard.

Morning room Plain cornice, open fireplace with marble mantel, slate surround and hearth. Bay window, working window shutters. Folding double doors to dining room, which are currently prevented from opening by the fitted carpet.

Dining room Plain cornice, bay window with window seat beneath. Working window shutters, glazed doors with wooden steps to garden, natural wood flooring, open fireplace with tiled surround and hearth.

Under stairs storage, used as wine cupboard.

Study Natural wood flooring, plain cornice, working window shutters.

Rear porch Wooden strong door to garden, glass-panelled inner door. Fitted coat hooks.

Rear staircase to mezzanine level and first floor.

Two steps down to:

Bathroom Bath, WC, wash basin, shower above bath, part tiled walls.

Under stairs storage

China cupboard

Kitchen Two sash and case windows with working window shutters overlooking south lawn. Fitted work surfaces and wall cupboards, granite work surface either side of four door Aga, clothes pulley, Hotpoint dishwasher, shelving. Door to:

Rear corridor with doors leading to:

Laundry Double Belfast sink. Plumbed for washing machine. Fitted wall cabinets and shelving.

Bathroom Bath, WC, wash basin, part tiled walls and splashbacks.

Pantry Fitted shelves and wall cupboards. Stone floor.

Vase store Fitted shelves and wooden floor.

Rear porch 2 Fitted coat hooks, wooden storm door to courtyard.

Cook's room/Bedroom 8 Fireplace with tiled surround, plain cornice, working window shutters.

Cloak room Fitted coat hooks, door to:

Store/Maid's room 1 In need of repair, wooden floorboards, working window shutters, fireplace. Formerly access to courtyard. Door to:

Store/Maid's room 2 In need of repair, wooden floorboards, working window shutters.

First floor

From **reception hall** staircase with wooden banister and handrail leads to **first floor landing**.

Bedroom 1 Bay window overlooking front lawn, plain cornice, working window shutters, shelved press cupboard. Two radiators. Door to:

Dressing Room Plain cornice.

Bedroom 2 Plain cornice, press cupboard. Bay window overlooking front lawn.

China cupboard

Bathroom Bath, WC, wash basin, plain cornice, radiator and electric towel rail.

Master bedroom Plain cornice, fireplace with wooden mantel and tiled surround. Bay window. Working window shutters.

Upper Landing Accessed by a short stairway is a small upper landing with doors to:

Bedroom 3 Plain cornice, two storage cupboards either side of large window with working window shutters overlooking the front lawn.

Bedroom 4 Fireplace with cast iron surround and wooden mantel, two storage cupboards either side of the sash and case window with working window shutters. Door to:

Bedroom 5 Fireplace with wooden mantel. Unusual arch topped window. Door to corridor from upper landing to billiard room.

En suite bathroom Bath, washbasin, part tiled splashbacks, part wood panelled walls. Door to small landing with separate WC off.

Corridor from upper landing with steps down to a **part landing** with door to:

Turret WC WC, wash basin.

Billiards room Wooden floorboards, vaulted ceiling with varnished pine cladding, two Velux windows, fireplace with cast iron surround and wooden mantel. Dual aspect windows with working window shutters. Two storage cupboards. Door to:





Train room Wooden floorboards and wooden clad ceiling. Window overlooking courtyard.

Second floor

A secondary staircase from outside the master bedroom leads up to a small landing with a skylight above and doors to:

Box room

Bedroom 6 Bay window overlooking front garden with safety bars over the lower portion. Wooden flooring.

Attic room Currently used for storage. Fireplace, skylight and access by ladder to an area of flat roof.

At mezzanine level, off the rear staircase, is a workshop and boiler room housing the oil-fired boiler and hot water cylinder. Wooden flooring.

COURTYARD

Adjoining the house to the side is a traditional, stone built courtyard. The buildings are used as a garage block with sliding wooden doors, workshops, mower store, log store, coal store with hayloft above and a trailer shed behind. There is also a washhouse with a double Belfast sink, oil tank, and gardener's WC. The air source heat pump is situated outside the back door to the house.

GARDENS AND GROUNDS

Balquhatstone House is for sale with mature wooded grounds and grazing extending to just over 16 acres.

Wrought iron gates set in stone gate piers give access to a long granite-chipped driveway leading up through the trees to the house. The house is set in a formal garden with lawns to the front, side and rear backed by rhododendrons and mature trees which give great privacy and shelter. There is a terrace and a path around the house. One lawn has been levelled for use as a bowling green. Beyond it are a rockery and a pond with a waterfall fed by a small stream.

Along the western boundary a stone wall separates the policies from the road. Beyond the courtyard there is a derelict cottage called Bennie Green and a timber double garage.

To the northeast of the house is a walled garden with greenhouses and stores including a tomato house, a plant house, a vine house and a potting shed. Oil fired heating from the boiler house behind.

There is grazing in the fields to either side of the driveway.





THE LODGE

The lodge is a traditional building, with a date stone of 1863, constructed of stone under a slate roof with a flat roof extension. The accommodation comprises two bedrooms, sitting room, kitchen, bathroom and attic room. There is a private, predominantly lawned garden.





Balquhatstone House, Station Road Slamannan, Falkirk, FK1 3JB

Gross internal area (approx):

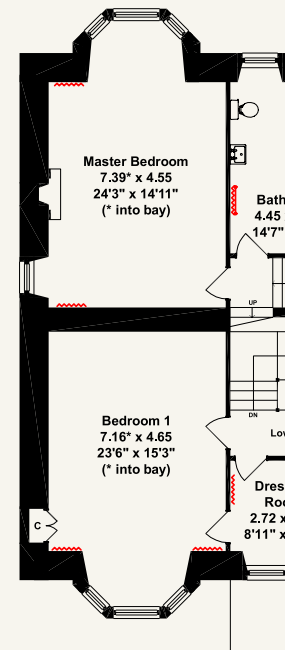
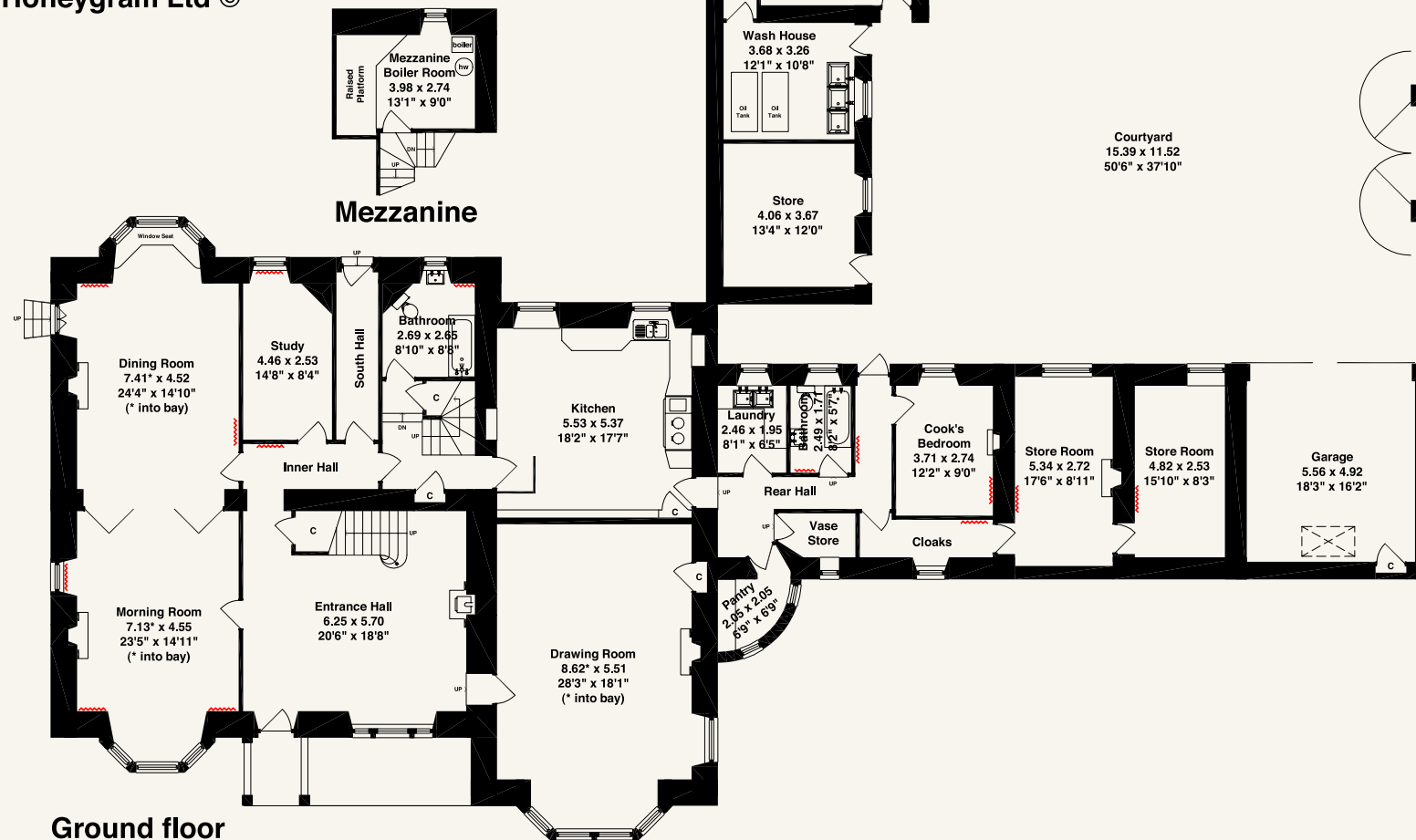
House = 662m² (7,125sqft)

Courtyard Outbuildings = 163m² (1,754sqft)

Greenhouses & Potting Shed = 110m² (1,184sqft)

For identification only. Not to scale.

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GENERAL REMARKS

Services

Mains water, electricity and drainage. Heating and hot water from an air source heat pump (with oil fired boiler as an alternative). Electric night storage heaters in some areas.

Local Authority

Balquhatstone House is in Falkirk Council Band H.

Fixtures and Fittings

Some curtains are excluded as are the troughs and all furniture in the garden.

Energy Performance Certificate

A copy of the full Energy Performance Certificate is available on request.

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.

Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents.

It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

Solicitors

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VIEWING

Strictly by appointment with Savills - 0131 247 3700.

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