



## A FINE COUNTRY HOUSE IN SPECTACULAR SETTING OVERLOOKING LOCH ARD

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ARDROSS HOUSE  
KINLOCHARD, BY ABERFOYLE, STIRLING, FK8 3TL

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Reception hallway ♦ Drawing room ♦ Dining room ♦ Kitchen/breakfast room ♦ Utility ♦ Sitting room ♦ Boiler room ♦ Boot room ♦ Games room ♦ Downstairs bedroom ♦ Shower room ♦ Master bedroom with en suite bathroom and dressing room ♦ 5 further bedrooms (2 en suite) ♦ 2 bedroom apartment ♦ Sun room/Conservatory ♦ Outbuildings ♦ Approx 4 acres ♦ Garden & Lochan

Aberfoyle 4.5 miles  
Stirling 24 miles  
Glasgow 31 miles  
Edinburgh 62 miles

### Directions

From Edinburgh take the M9 northwest towards Stirling. Leave the motorway at Junction 10 and take the A84 west. After about 5 miles turn left onto the A873 signposted to Thornhill and Aberfoyle. Continue straight on, joining the A81 to Aberfoyle.

From Glasgow take the A81 north past Milngavie and Killearn and continue north to Aberfoyle.

From Aberfoyle take the B829 west and follow this road for about 3 miles until just past Altskeith Country House where the driveway to Ardrross House is found on the right hand side.

### Situation

Ardrross House sits in around 4 acres in an enviable elevated position overlooking Loch Ard, it is around 4.5 miles west of Aberfoyle, within the Queen Elizabeth Forest Park, which is part of the Loch Lomond and The Trossachs National Park.

Kinlochard offers excellent leisure facilities including a sailing club, the Go Ape Country outdoor activity centre and the MacDonald Forest Hills Hotel and Spa. The wide range of activities in the area include mountain biking and walking, pony trekking, canoeing, wild swimming, shooting and fishing, and the UK's longest zip wire is at Go Ape, part of the nearby David Marshall Lodge visitor centre. Aberfoyle provides a good range of facilities including a primary school, shops, post office, supermarket and a variety of hotels and restaurants as well as an 18 hole golf course. Secondary schooling is at McLaren High School in Callander, and independent schools are in Bridge of Allan, Dollar and Glasgow.

The Trossachs is at 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 are said to have taken place. The Trossachs has a diversity of wildlife including magnificent golden eagles, osprey, peregrine falcons and red deer, which coexist with creatures such as roe deer, wildcats, foxes, feral goats, badgers and red squirrels.

Writers, poets and artists have all been drawn to the shores of the lochs in this part of Scotland, fascinated by the tales of Rob Roy and the mystery of the "Children of the Mist", the clans who lived amidst these wild hills. William Wordsworth, John Ruskin and James Hogg all savoured its incomparable atmosphere. Nearby Loch Katrine was the inspiration for Sir Walter Scott's Lady of the Lake. Several films including The 39 Steps (1959 version, starring Kenneth More) and Rob Roy (1953, starring Richard Todd) were filmed in the area. Loch Lomond is at the end of the B829 at Inversnaid, opposite the Arrochar Alps and the famous Loch Lomond Golf Club.



## Description

Ardross House is an exceptional country home, finished to an impeccable standard and retaining some wonderful features including parquet flooring, ornate ceiling cornicing and imposing fireplaces. It was built in 1908 as a hunting lodge and designed specifically to take full advantage of its elevated position and breathtaking views of Loch Ard.

The accommodation extends to over 7000sq ft and comprises entrance porch with tiled floor and double storm doors which lead via a door with stained glass into the reception hallway. This has wood panelling, a fireplace with wood burning stove and doors out to a paved terrace.

Off the main reception hallway are the drawing room, dining room, downstairs bedroom and an inner hallway leading to the kitchen/breakfast room, sitting room and games room.

The drawing room has a bay window with spectacular views, further window to the side, parquet flooring, ceiling rose and cornicing and an impressive alcove with ornate carved fireplace with open fire. The dining room also has a bay window, parquet flooring, ceiling rose and cornice and a splendid fireplace with hearth and decorative grate; there is an access door from the dining room to the kitchen. Along with the downstairs bedroom there is a cloakroom and under stair office.

The inner hallway again has wooden wall panelling and a further stairway to the upper floor. To the rear of the house is a cosy sitting room. There is a gun room with steel door; a boiler room/work shop and WC. This part of the house is home to a fabulous breakfasting kitchen by Cameron Interiors, with cream four oven Aga and bi folding doors to the terrace. There is a separate utility room and a door from the kitchen leads to a passageway which has access to the patio and the games room which has its own kitchen/bar area.

From the main reception hallway a majestic staircase rises to the first floor with a window half way up ensuring plenty of natural light. On the first floor there are a further six bedrooms, the master with dressing room and luxurious en suite. Two other bedrooms also have en suite facilities.

There is a self contained two bedroom apartment which can be accessed from the main house which also has its own private entrance from the rear.

A summer house, which is split into a greenhouse and a conservatory, sits above the house to take advantage of the wonderful views.

## Grounds

Ardross House sits in well planted, beautifully landscaped gardens extending to some 4 acres. The serpentine driveway rises from the B829 curving up towards the house. Beautifully maintained rolling lawns descend down from the house and there is a small lochan. The owners have put a gravel service road around the ground of Ardross House to allow for ease of maintenance.

There is a slipway and mooring on Loch Ard and various outbuildings.

## General Remarks

### EPC

Band E

### 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.

### Possession

Vacant possession and entry will be given on completion.

## 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.

## Viewing

Strictly by appointment with Savills – 0141 222 5875

## Purchase price

Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. 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.





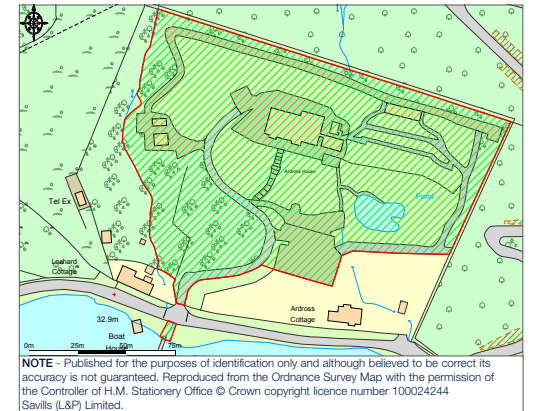


## FLOORPLANS

Gross internal area 659.2.8 sq m (7094.8 sq ft)

For identification only. Not to Scale.

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