



CASSAFUIR FARM, PORT OF MENTEITH, STIRLINGSHIRE

  
SMITHSGORE







## CASSAFUIR FARM

### PORT OF MENTEITH, STIRLINGSHIRE

A farm of high amenity within commuting distance of Glasgow and Edinburgh.

#### APPROXIMATE MILEAGE

Port of Menteith 2 miles • Glasgow 39 miles • Stirling 14 miles • Edinburgh 40 miles

#### ACCOMMODATION IN BRIEF

A productive stock farm on the southern slopes of the Menteith hills with a pretty farmhouse, excellent buildings, good sized field enclosures and shared ownership of Loch Rusky.

A traditional farmhouse with sitting room, living room, study, kitchen, bedroom with en-suite dressing room, 2 further bedrooms and 2 bathrooms.

Stone and slate outbuildings with potential for conversion.

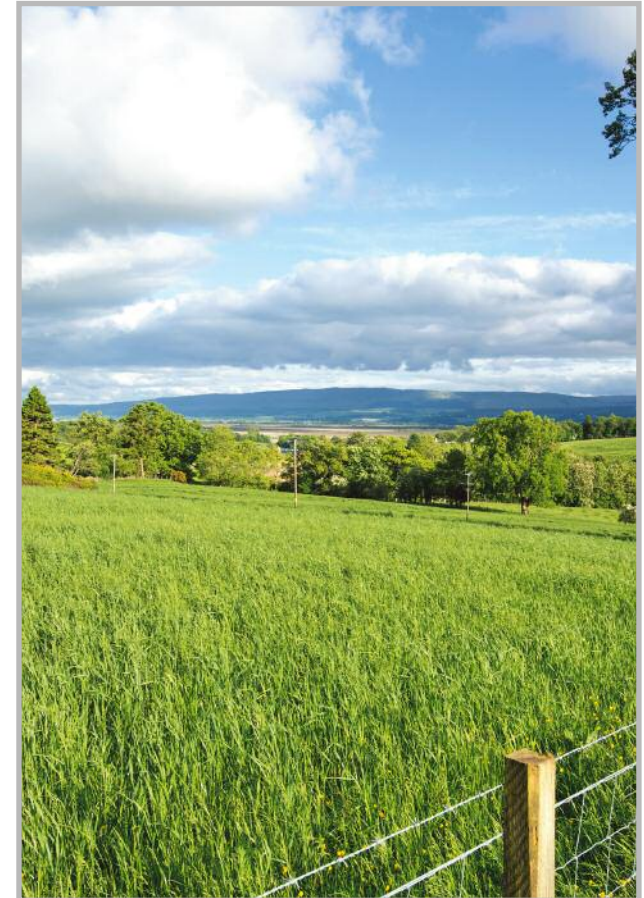
Excellent modern livestock buildings.

Productive grassland and winter grazings.

Sporting and fishing rights included.

Stunning views over the Carse of Stirling to the Gargunnock escarpment.

In all about 148 acres (59.89 ha)



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## SITUATION

Cassafuir, meaning 'crop land' or 'meadow', is situated at the foot of the southern slopes of the Menteith Hills about 14 miles west of Stirling and the M9 and within a comfortable commute of Glasgow and Edinburgh.

The Menteith Hills forms part of the Trossachs, one of the most beautiful and accessible parts of Highland Scotland. The farm lies just outside the Loch Lomond and Trossachs National Park but enjoys many of the scenic benefits.

The two nearest towns are Callander and Aberfoyle where there are good local shops and services and both have excellent golf courses. The lake of Menteith, the only natural lake in Scotland, is also famous for the Bonspiels (outdoor curling) when the ice is thick enough. A full range of shops and amenities can be found in Stirling which also has a main line railway station.

There is a good primary school in Port of Menteith and a high school in Callander (McLaren High School). There are also well known independent schools of Queen Victoria School at Dunblane or Beaconsgrange in Stirling with Strathallan and Glenalmond a little further away offering boarding.

## DESCRIPTION

Cassafuir Farm is an extraordinarily attractive place with Loch Rusky and its surrounding moss in the north, sloping gently down over productive farmland toward the carse to the south.

The south facing land and house lie from 50m to 150m above sea level and from almost everywhere has the most panoramic views from the Wallace Monument to the Kilpatrick Hills in the west.

The farm extends in total to about 148 acres (59.89 ha) of which about 45 acres is cut for silage, 38 acres is permanent pasture, 60 acres of moss and 5 acres of amenity woodland.

Cassafuir has been farmed as a livestock unit and has become well known for its top quality cattle production.

The farm steading is centred around a pretty, two storey farmhouse and a range of buildings at the rear forming a sheltered courtyard. Adjacent is a modern set of buildings ideal for a unit of this size with cattle court and general purpose storage.

## THE FARMHOUSE

Cassafuir Farmhouse is a traditional stone built house with a pitched and slate clad roof which has been extended in more recent times. All the main rooms have south facing windows to take advantage of the views. In the last 4 years the kitchen has been replaced a wood burning stove placed in the living room and a solar hot water system has been installed.





## THE GARDEN

There is a pretty, well tended garden with vegetables, fruit trees and bushes, a greenhouse and a magnificent magnolia to the front. There is a lawn with trees at either end with swings and an enclosed space for a hen run with a free range, 40 bird hen flock.

## THE BUILDINGS

Two ranges of traditional stone and slate/tin roofed buildings create a sheltered courtyard behind the house. They both provide excellent storage and include old byres, workshops, garages and lofts.

Plans have been approved to convert the western range into two holiday cottages designed with disabled access. Details are available from the Selling Agent.

Beyond is a group of modern farm buildings which include:

1. General Purpose Shed (25m x 14m) – built by Atcost with a two bay concrete frame and lean-to, part concrete floor.
2. Cattle Court (22.8m x 13.7m) – with concrete frame, corrugated fibre cladding and a raised central feed passage capable of housing up to 80 head.



## THE FARMLAND

The farm extends in total to 148 acres of which 141.14 (57.12ha) are registered by the Rural Payments and Inspections Directorate with approximately 83 acres identified as permanent pasture, and 59.7 acres of moorland providing excellent winter grazing beside Loch Rusky.

The land lies between 50m and 150m above sea level and is mainly south facing and gently sloping. The land is shown to be classified by the Macaulay Institute for Soil Research as mainly Grade 4 and the moss as Grade 5. Water is available to all fields either via a trough supplied by mains water or from natural sources. The average annual rainfall for the area is about 56 inches (1422 mm).

The farm lies within a Less Favoured Area and qualified for livestock allowances at the Severely Disadvantaged rate.

Single Farm Payment Entitlements are available by separate negotiation.

838IACS Field No.	Land Type	Area (Ha)	Area (Ac)
1	Silage Fields	4.21	10.40
2	Permanent Pasture	4.45	10.99
3	Permanent Pasture	3.21	7.93
4	Silage Fields	4.12	10.18
5	Permanent Pasture	2.73	6.74
6	Moss/Rough grazing	24.16	59.70
7	Wood	0.05	0.12
8	Silage Fields	2.91	7.19
9	Silage Fields	3.90	9.64
10	Silage Fields	2.89	7.14
11	Permanent Pasture	3.60	8.90
12	Wood	0.89	2.20
	Other	1.00est	2.47
	Roads, buildings etc.	1.67	4.13
<b>Totals</b>		<b>59.89</b>	<b>148.00</b>

## FARMING

The farm has been run as a livestock enterprise with a Pedigree herd of Luing Cattle which have now been sold. Cattle and sheep on the farm belong to a local farmer who occupies on a seasonal grazing basis who will vacate on the 31st October 2014.

All the land is in grass with fields limed in rotation every other year. About 45 acres are cut for silage/hay each year and in good years it has been cut twice.

## LOCH RUSKY

Loch Rusky is a beautiful loch at the top end of the farm surrounded by moss and forest. The loch is owned by 5 Riparian owners of which Cassafuir is one. Trout fishing on the loch is particularly special and these fishing rights have been leased to Heriot Angling Club until 30th March 2031. The club are also one of the Riparian owners by virtue of their ownership of the boat house and they are responsible for stocking the loch. The annual rent received by Cassafuir is £1,027 and is index linked. Each owner has the reserved right to fish from one boat with up to 2 rods each day.

The loch also provides excellent duck flighting and wild fowling opportunities.

## SHOOTING RIGHTS

The shooting rights are in hand. Roe and Red Deer are often seen on the moss as well as some pheasants and partridge but no game birds are reared and released.

## TIMBER

All timber and growing trees are included in the sale.

## MINERALS

The minerals are included in so far as they are owned.

## SERVICES

Mains electricity and water (metered). Private drainage. Wood fired/oil fired central heating with a solar hot water system.

## ENERGY PERFORMANCE

The EPC rating is Band E.

## RIGHTS OF WAY & WAYLEAVES

The sale is subject to all existing rights way, public rights of access. In particular the proprietor of Cassafuir has a right of access over the private road leading to the farm between points A & B marked on the sale plan with a maintenance obligation of 50%. There is also a water main which crosses the farm and an electricity telephone wayleave.









### FIXTURES AND FITTINGS

The seller reserves the right to remove or sell items normally treated as fixtures and fittings in the buildings. Carpets and curtains in the house are included in the sale.

### SUBSIDIES & GRANTS

The sellers have been claiming Single Farm Payments over an area of 55.81 ha. Cassafuir has a SGRPID farm code of 719/0023

### INGOING VALUATION

The purchaser will be required to purchase any unexhausted manure, oils, fire wood in addition to the purchase price. The valuation will be carried out by the vendors' agents whose decision will be final.

### LOCAL AUTHORITY

Stirling Council 0845 277 7000

### DIRECTIONS

From Stirling and the M9 take the A84 west past the entrance to Blair Drummond Safari Park and after about half a mile branch left on to the A873 to Aberfoyle. Continue for about 7 miles through Ruskie and into the hamlet of Blairhoyle where the private drive to Cassafuir is on the right.

### VIEWING

Strictly by appointments with the Selling Agents on 0131 344 0880

### CLOSING DATE

Offers should be submitted in Scottish legal terms to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.

### ENTRY

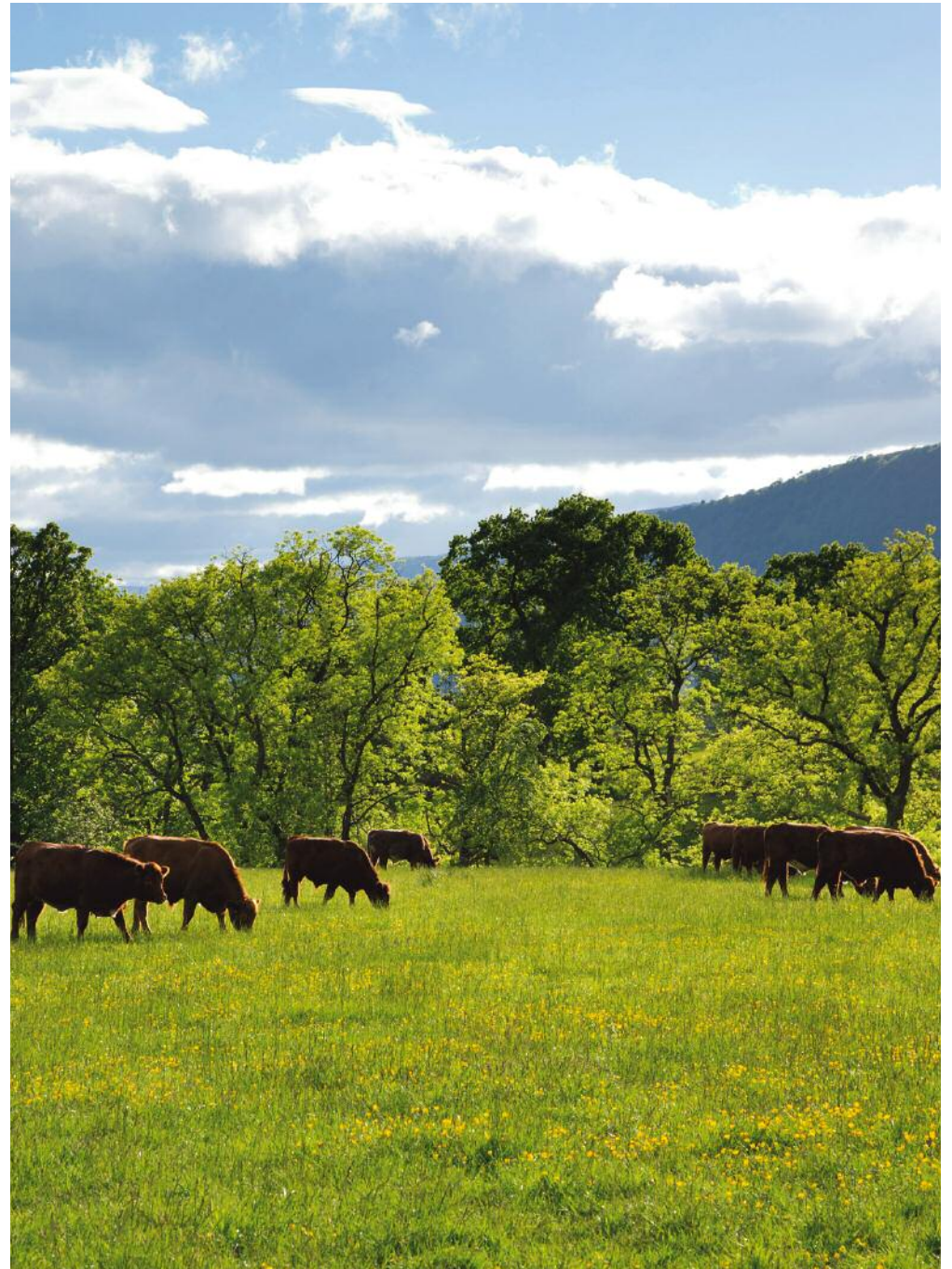
Entry will be available by agreement.

### DEPOSIT

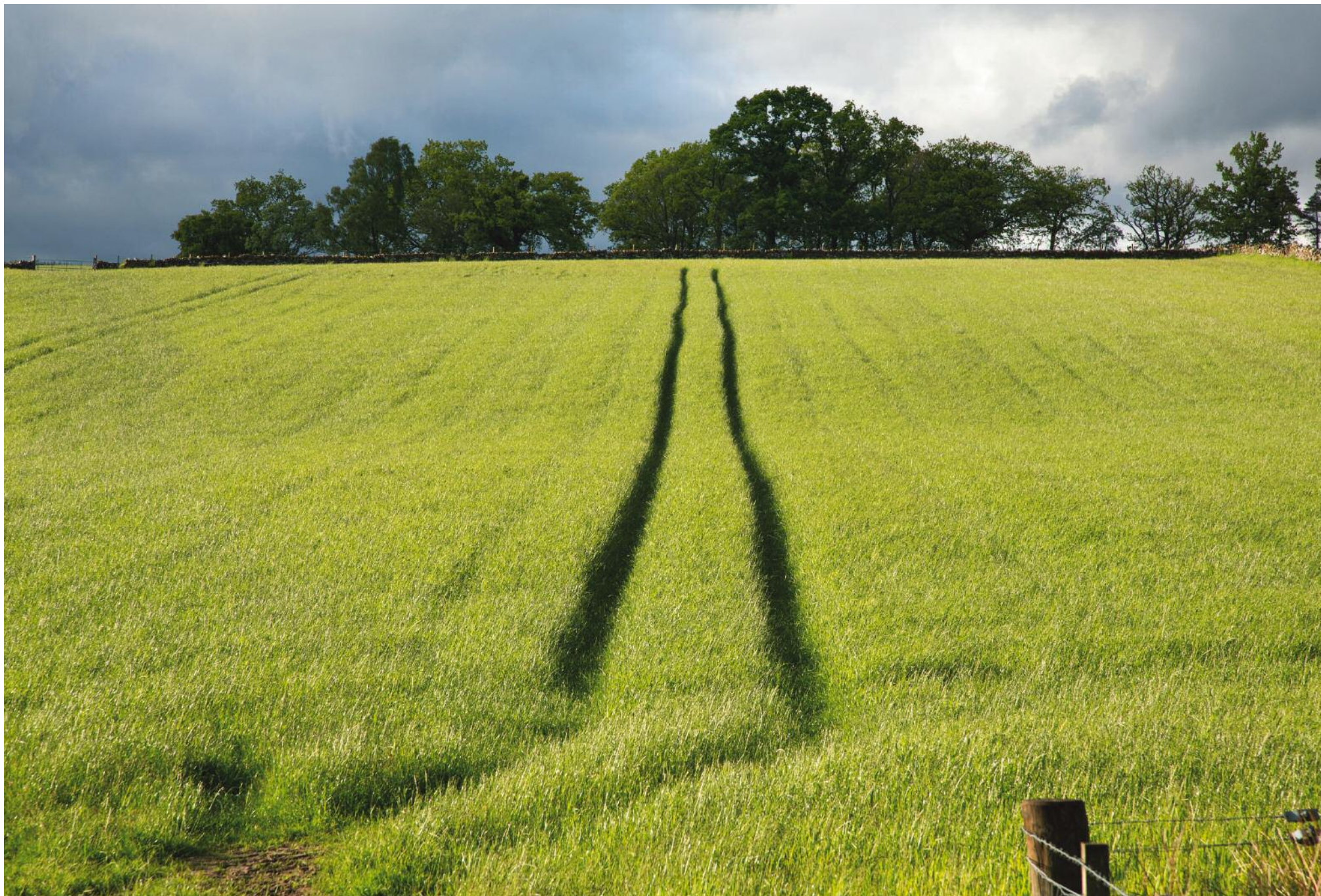
On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance payable at the date of entry. This deposit will be non-returnable in the event of the purchaser failing to complete the sale for reasons not attributable to the Seller or their agents.

### DATE OF INFORMATION

Particulars prepared - March 2014  
Photographs taken – July 2013





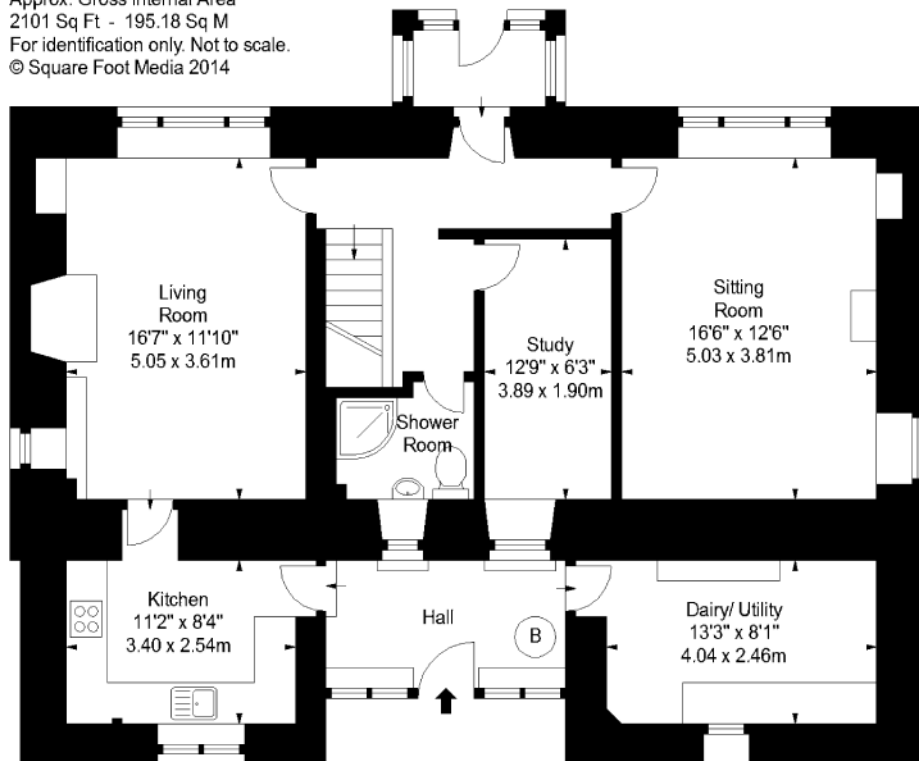




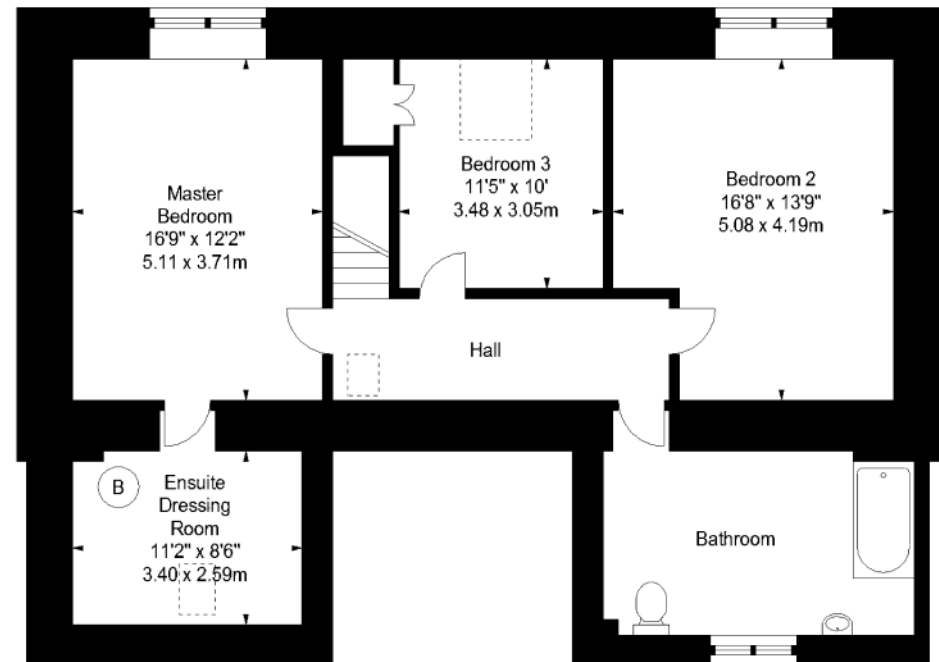
# CASSAFUIR FARM PORT OF MENTEITH, STIRLINGSHIRE



Approx. Gross Internal Area  
2101 Sq Ft - 195.18 Sq M  
For identification only. Not to scale.  
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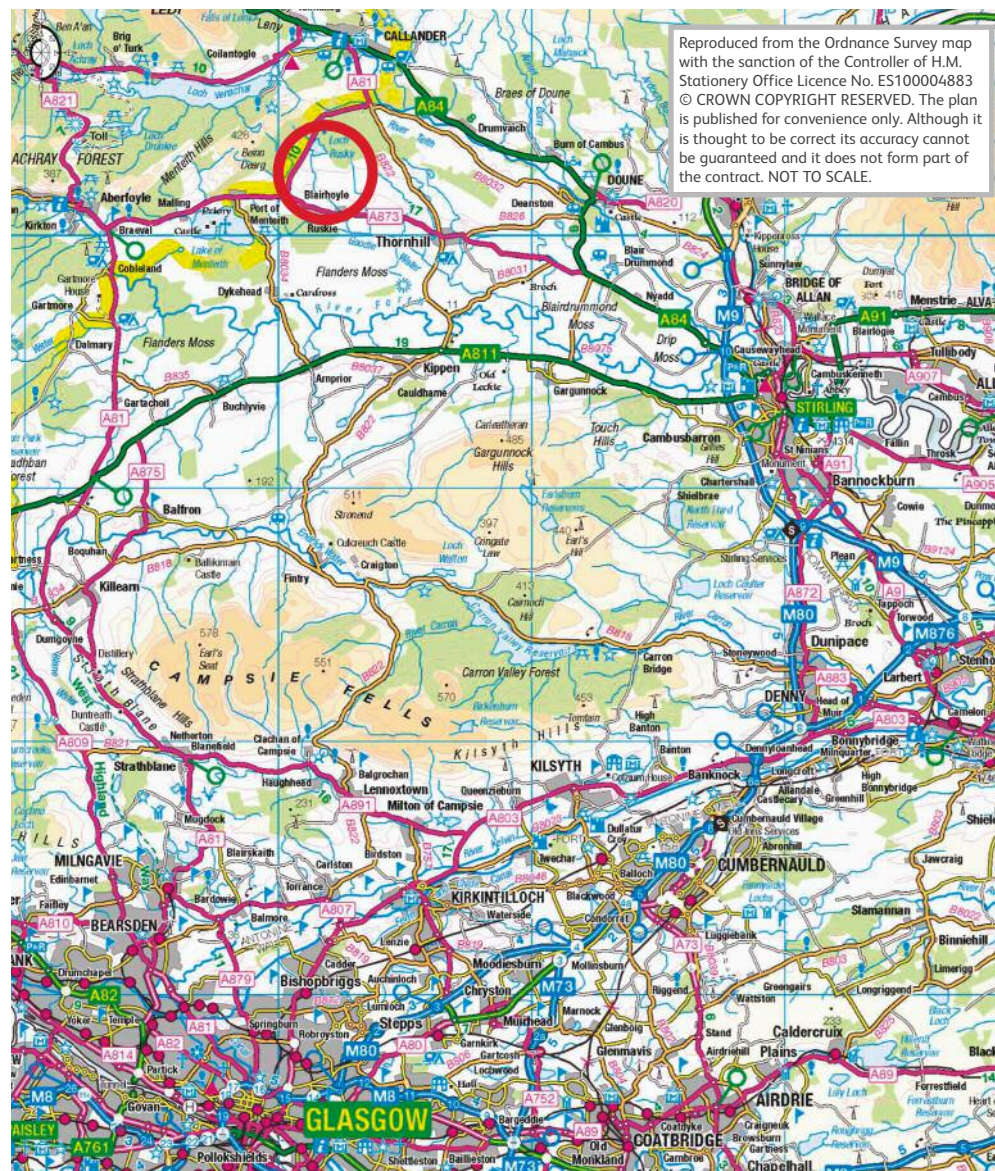


Ground Floor



First Floor





## IMPORTANT NOTICE





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