



MID TORRIE FARM

CALLANDER | STIRLINGSHIRE



RETTIE



**Farmhouse:**

Ground Floor: Entrance Porch, Hall, Sitting Room, Library, Conservatory, Dining Room/Study, Kitchen, Utility room, WC.

First Floor: Landing, Principal Bedroom, two further Double Bedrooms, Family Bathroom.

Bothy:

Ground Floor: Porch, Kitchen, Dining Room, Double Bedroom, Shower Room.

First Floor: Sitting Room, Double Bedroom.

Studio:

Ground Floor: Studio with open plan Kitchen and mezzanine gallery above, Shower Room and separate WC.

Exterior:

The grounds at Mid Torrie extend to approximately 39.40 acres (15.95Ha) and are principally suitable for cattle and sheep or equestrian purposes. There are several outbuildings, a Lochan and outside WC.

Substantial rear garden of notable colour and diversity. Timber shed and log store.

Large courtyard with rockery garden.

Approx. 39.40 acres (15.95 Ha)

For sale as a whole.

MID TORRIE FARM

CALLANDER, STIRLINGSHIRE, FK17 8JL

A rarely available compact farm of approximately 39 acres, with a traditional farmhouse, bothy and studio set in a charming rural location with outstanding views.

Located in the Central Belt, the setting affords all the charm of rural living, as well as convenient access to Scotland's arterial transport network.





SITUATION

Mid Torrie Farm is accessed via a private farm track and is situated in a delightful rural position with spectacular open views of the surrounding countryside and hills of Loch Lomond and Trossachs National Park. The property lies close to the popular town of Callander and around 12 miles from Stirling.

The setting is characterised by the Campsie Fells to the south, Loch Lomond to the west and the Trossachs to the north. Callander and Doune provide an excellent range of local amenities including banks, post offices, local shops, village pubs, restaurants, and hotels.

The area is extremely popular with families taking advantage of the excellent local schooling and with commuters to Glasgow, Stirling, and Edinburgh. In addition, there are a wide range of private schools available including Dollar Academy to the east of Stirling, Fairview International School in Bridge of Allan and further schools in Edinburgh, Glasgow, and Perthshire.

The Trossachs, which include several Munros and Corbetts are a short drive away boasting challenging routes for walking and climbing enthusiasts. Loch Lomond, part of Scotland's first National Park, is also nearby and is well known for its water sports including wind surfing, sailing and excellent water skiing. Fishing enthusiasts have the choice of Loch Lomond, the Lake of Menteith and the Rivers Endrick, Forth and Teith which run nearby. There are also a number of golf courses in the area including Loch Lomond Golf Course which has hosted the Scottish Open and other international events.

GENERAL DESCRIPTION

Mid Torrie is a traditional cattle and sheep farm, extending to approximately 39 acres, situated in a private yet accessible setting, amidst undulating countryside. The pasture is set around a traditional stone farmhouse with separate bothy and studio, served by two generous cattle byres, a couple of portacabins and a Lochan. The outbuildings are suited to a wide range of potential uses and, overall, the property is replete with opportunities for further development, subject to acquiring any necessary consents.

The farm track leads up from the public road and separates into two driveways which sweep towards a large courtyard area to the front of the house providing ample parking and approach to the Bothy and Studio. The house has generous, well-proportioned accommodation in need of considerable modernisation.

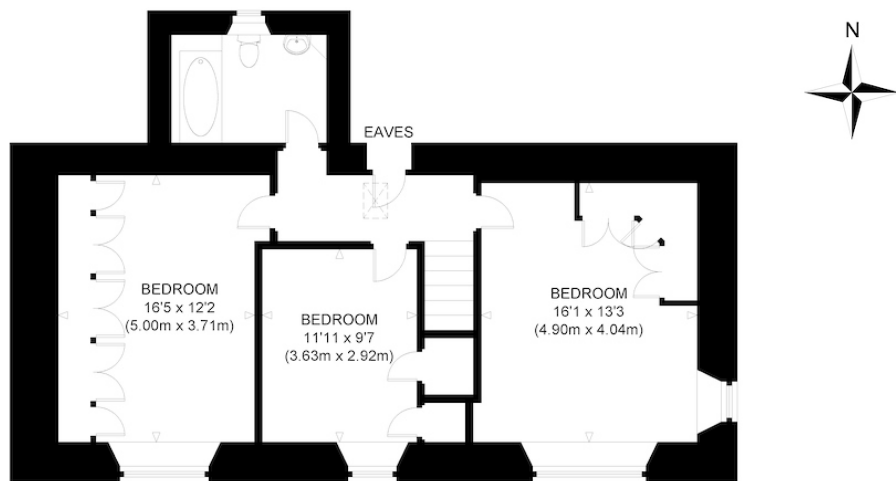
In more detail the accommodation can be described as follows:

Entrance Porch: External lantern lights and part glazed door provides access to:

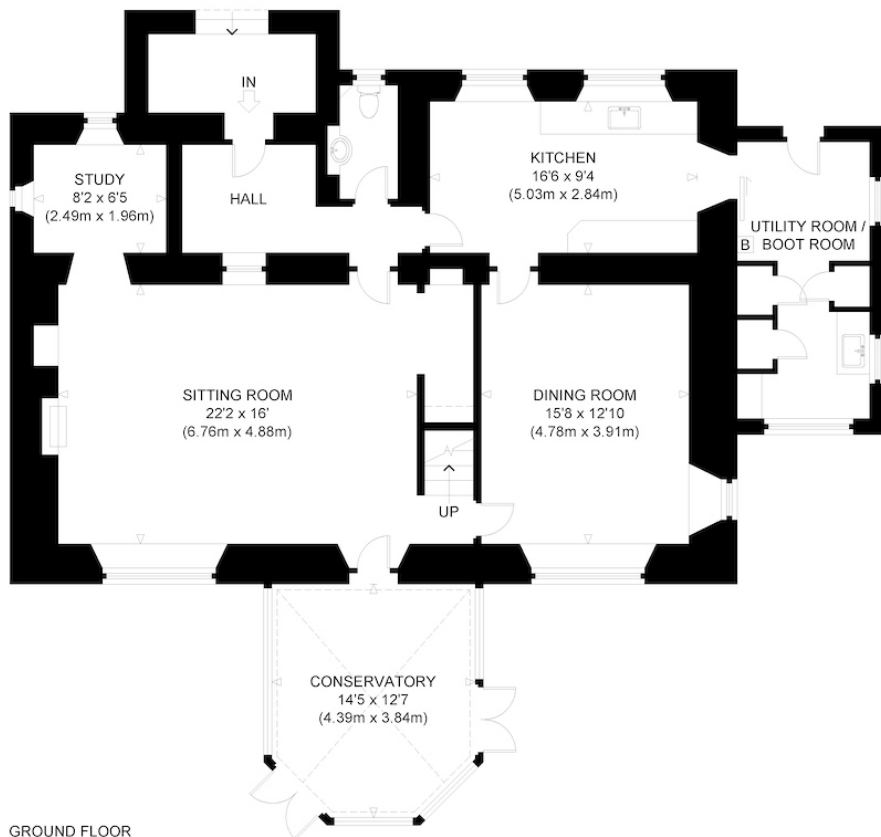
Entrance Hall: Recessed shelving unit with storage cupboard below.

WC: Wash hand basin and towel rail.





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 728 SQ FT / 67.6 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1426 SQ FT / 132.5 SQ M

Sitting Room: Large glazed window providing views overlooking the rear garden. Traditional timber beams, recessed cupboard, and log burner with stone hearth. Part glazed door providing access to the Conservatory. Alcove provides access to:

Library: Ample fitted wall units.

Conservatory: Double glazing and polycarbonate roof. Two sets of French doors leading out to the rear garden.

Dining Room/Study: Traditional timber beams, decorative wall mounted lights and a dual aspect view of the garden grounds. Door to:

Kitchen: Generous array of kitchen units providing ample storage with worksurfaces. The units incorporate a stainless steel sink and drainer.

Utility Room: Stainless steel sink and drainer and two large storage cupboards. Door providing access to the courtyard area.

FIRST FLOOR

From the Sitting Room, a timber staircase rises to the first-floor landing with natural light emanating from the skylight. The first-floor landing provides access to the Bedroom accommodation. Accessed off the landing is the:

Principal Bedroom: Dual aspect view, recessed shelving units and integrated wardrobes.

Bedroom 2: Double Bedroom with integrated wardrobe with hanging rail and separate storage cupboard with shelving.

Bedroom 3: Double Bedroom with casement window and fitted wardrobes.

Family Bathroom: Bath unit with shower over. WC, wash hand basin with mirror and vanity lights above. Wall mounted towel rails.

THE BOTHY

Accessed off the courtyard area a timber door provides access to:

Entrance Porch: Coat hooks and door to:

Shower Room: Walk-in shower cabinet, wash hand basin with mirror above, recessed shelving units, WC and heated towel rail.

Kitchen: Generous array of kitchen units providing ample storage with worksurfaces. The units incorporate a stainless steel sink and drainer, integrated oven with electric Hot Hob and extractor fan above. Kitchen area houses the Ideal boiler. French door providing access to the garden grounds. Door to:

Dining Room: Ideal entertaining space with sash window.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1347 SQ FT / 125.1 SQ M

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 704 SQ FT / 65.4 SQ M

MID TORRIE FARM
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2154 SQ FT / 200.1 SQ M
EXTERNAL OUTBUILDING FLOOR AREA 2051 SQ FT / 190.5 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
TOTAL COMBINED FLOOR AREA 4205 SQ FT / 390.6 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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Understairs cupboard and door to:

Bedroom 1: Double Bedroom with sash window and part glazed door leading to the courtyard area.

From the Kitchen, a timber staircase rises to the First-Floor landing providing access to:

Sitting Room: Sash windows, feature stone wall, part glazed door providing access to stone steps that lead to the rear garden.

Bedroom 2: Double bedroom with skylight and integrated wardrobe unit with hanging rail.

THE STUDIO

Adjacent to the Bothy, a part glazed door provides access to the open plan Kitchen with ample worktops that incorporates a Leisure Rangemaster oven with gas hob, hot plates, and extractor fan above. Double stainless-steel sink and drainer. Worcester boiler.

There is a hatch with a loft ladder that provides access to the mezzanine gallery above the Kitchen.

The Studio is an exceptional space which can be utilised for many purposes. The Studio features a double-height ceiling, enhancing the impression of space. Natural light emanates from a series of Velux windows, a collection of sash windows and a French door which provides access to the large courtyard area. A notable feature of this room is the gallery window, affording a wonderful view across the fields and rolling countryside beyond. The log burner with slate hearth provides a heartening focal point. A timber door provides access to:

Shower Room with walk-in shower cabinet. Sliding door provides access to the WC with ceiling spotlights, wash hand basin and heated towel rail.





THE STUDIO



THE STUDIO



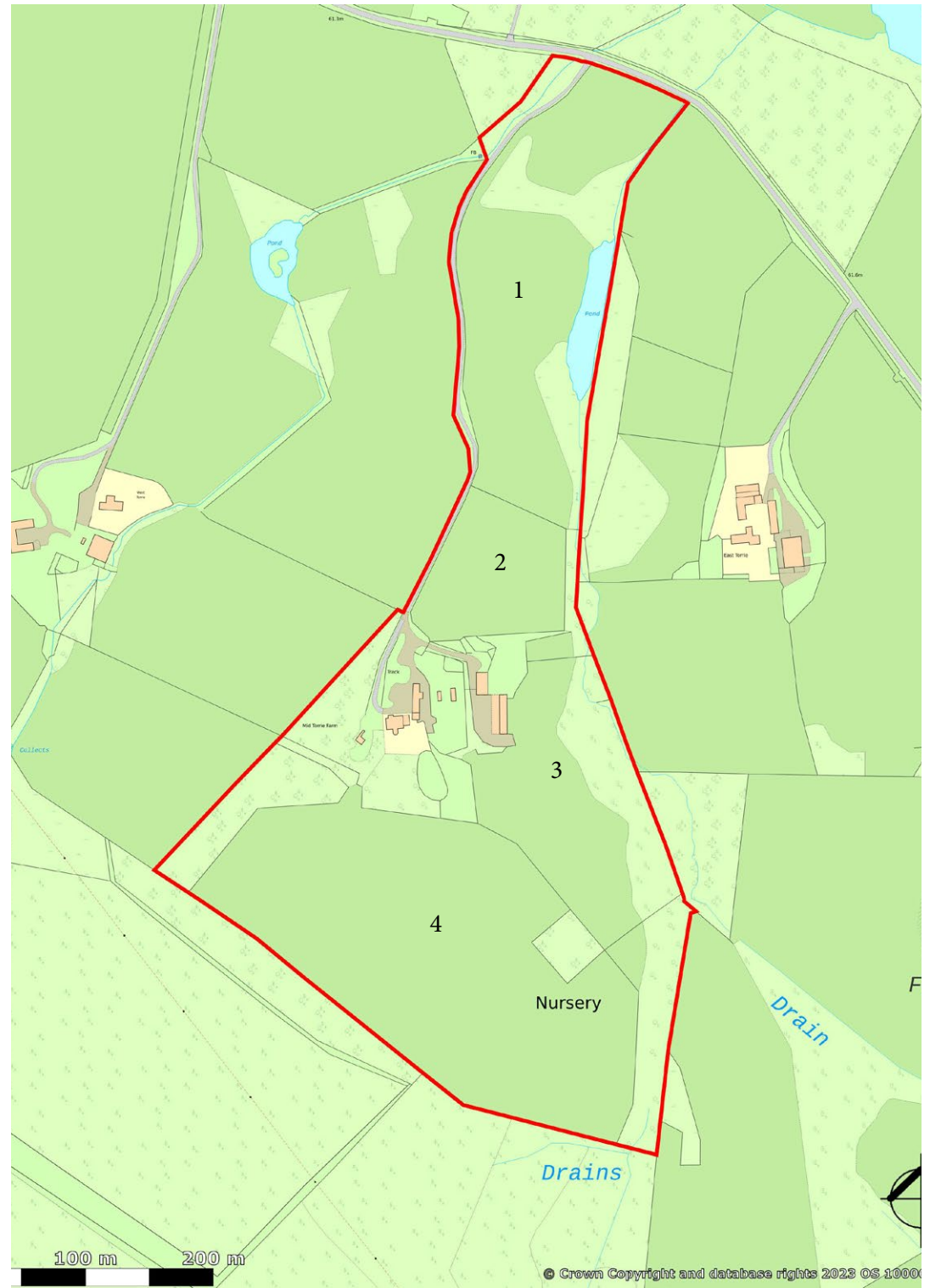
THE STUDIO



THE STUDIO



THE STUDIO





GARDEN

To the rear of the house, the garden is well established with a range of mature trees, bushes, and plants, which are intersected by paths. The array of verdant shrubs includes Willow, Acer, Fir, Conifer, Scots Pine, Foxglove, Lilly, Poppy, and Buddleia and provide interest and colour all year round. A notable feature of the garden is the pond with stone banking. The garden has the potential to become a truly exceptional Plantsman Garden.

A stone path wraps around the house and located to the side of the house is a timber shed which offers excellent storage for garden machinery. Set back from the house is a sheltered log store.

The large courtyard area to the front of the house provides ample parking and benefits from an attractive rockery garden and an in and out drive.

OUTBUILDINGS

The agricultural outbuildings at Mid Torrie sit separately to residential buildings allowing for a separation in access. The buildings are modern and practical for livestock handling and storage. They comprise:

Cattle Shed - 11.8m x 29.65m. Hardcore floor with raised concrete feed passage. Steel portal frame with cement fibre roof panels. Water and electricity supply.

Storage Shed – 9.03 x 16.92m. Hardcore floor. Block built with timber frame and sheeted roof. Electricity and water supply.

Log Shed.

Two portacabins.

Solar panels – Feed-in Tarrif received.



LAND

The land at Mid Torrie is classed as Grade 4.2 by the James Hutton Institute meaning that it is capable of producing a narrow range of crops in area but would mainly be defined as grazing land. The fields are bounded by a mixture of Rylock and barb fences which may need repaired in places.

The ground is steep in places but is useful as grazing for cattle, sheep and horses. All of the fields are accessible from the steading or access road. A summary of the fields are below:

Field	Ha	Ac	Description
1	3.57	8.82	Grazing
2	1.14	2.82	Grazing
3	2.4	5.93	Rough Grazing
4	6.05	14.95	Grazing
Woodland	1.54	3.81	Woodland
RYB	1.25	3.08	RYB
Total	15.95	39.40	

GENERAL REMARKS AND INFORMATION

Note: There are solar panels which benefit from a quarterly feed-in tariff payment.

Viewing

Viewing is strictly by appointment with the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160

Entitlements

Mid Torrie Farm is IACS registered under the Main Location Code: 89/717/0084.

The farm is classified as Severely Disadvantaged with Less Favoured Area status. Entitlements are included in the sale on a pro-rata basis with 12.6 units.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is FK17 8JL

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included in the sale price.

The entire contents of The Bothy are included in the sale.

The cattle handling gates and crush in the smaller agricultural shed will be available to the purchaser if wanted by separate negotiation.

Entry & Possession

Please note that this is an executory sale and the Executors will not be able to conclude missives until they have received confirmation from the Sheriff Court. This is anticipated towards the end of 2023.

Entry and vacant possession will be by mutual agreement and arrangement.

Services

The property benefits from main electricity, mains water and private drainage to septic tank.



Local Authority

Local Authority: Stirling Council, Viewforth, Stirling, FK8 2ET Tel: 0845 277 7000

Burdens

The Farmhouse – Council Tax - Band G
The Bothy – Rateable value - £2,700 (Exempt from payment)
EPC rating – Band G

Solicitors

Kerr Stirling, 10 Albert Place, Stirling, FK8 2QL.
Tel: 01786 463414

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH.

Servitude Rights, Burdens & 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 or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites and Social Media

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com](https://www.facebook.com), [RettieTownandCountry](https://www.twitter.com), [twitter.com](https://www.twitter.com), [RettieandCo](https://www.instagram.com), [Instagram](https://www.linkedin.com) and [LinkedIn](https://www.linkedin.com).

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.







RETTIE

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Newcastle Upon Tyne

London

Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.