



WEST CROFT COTTAGE

ARGATY | BY DOUNE



RETTIE







WEST CROFT COTTAGE

ARGATY, BY DOUNE, FK16 6EJ

A charming and idyllic country cottage full of character situated amongst attractive countryside with substantial garden grounds and within commuting distance of Edinburgh, Glasgow, Perth and Stirling.

Doane 1.5 miles, Dunblane 4 miles, Stirling 8 miles,
Perth 29 miles, Glasgow 34 miles, Edinburgh 43 miles
(All distances are approximate)

ACCOMMODATION:

Ground Floor: Entrance Porch, Breakfasting Kitchen, Sitting Room, Principal Bedroom, Bedroom 2, Bedroom 3, Bathroom, Rear Porch.

Established and enclosed gardens with generous lawns and an array of shrubs and mature specimen trees. Kitchen garden. Greenhouse. Pond.

Garage. Log store. Large garden shed. Residential caravan.

Large driveway with parking for numerous cars.

Wonderful array of birdlife and red squirrels in garden.

About 1.61 Acres



SITUATION

West Croft Cottage is situated within the grounds of Argaty Estate approx. 1.5 miles from the historic village of Doune. The property is approached through decorative metal gates and stone gate pillars which open to the access drive leading to and past Argaty House and its ancillary outbuildings to the cottage.

Situated on the banks of the River Teith Doune has local grocery stores, health centre, boutiques, a library, tearoom, restaurants, chemist, post office and a primary school. It also has the ruins of an impressive 14th century castle.

Dunblane and Stirling provide a wider range of shops and amenities and Dunblane has a highly regarded Secondary School.

Stirling University Campus is home to the Scottish Institute of Sport and MacRobert Arts Centre. There are railway Stations at Dunblane, Bridge of Allan and Stirling which have regular services to Scotland's major cities and to London. The M9 and A9 provide swift access to the remainder of central Scotland. Glasgow and Edinburgh are about 34 and 43 miles distant.

West Croft is also well placed to enjoy some of Scotland's most attractive scenery, being close to the Loch Lomond and Trossachs National Park, The Queen Elizabeth Forest and local hills including Ben Lomond, Ben Ledi and Ben Venue. Lochs Katrine, Venachar, Earn and the Lake of Menteith all offer opportunities for fishing and water sports. Other attractions nearby include the Argaty Red Kite Centre, Blairdrummond Safari Park, Briarlands Farm Park, the Wallace Monument and Stirling Castle.

GENERAL DESCRIPTION

West Croft is a former estate cottage built of stone construction, set beneath a slate roof with rainwater goods. The cottage occupies a private and elevated position to the rear of Argaty House. The house has been diligently renovated in recent years to an exceptional standard by the current owners to provide the most comfortable living in a delightful rural location. The house has generous, well-proportioned accommodation that offers flexibility of use and a highly specified interior.

There is scope to further upgrade and extend the cottage, extending the existing accommodation (subject to planning consent).

The principal entrance to West Croft cottage is in the south elevation with a part glazed door leading to:

Entrance Porch: Part glazed panels with feature stone walls with archway leading to:

Kitchen 4.14m x 2.95m (13'7" x 9'8"). Range of fitted floor and wall mounted units with wooden worksurfaces incorporating stainless steel sink and drainer, Hotpoint oven and hob with extractor fan above, Worcester boiler, integrated washing machine and tumble dryer. Ceiling spotlights, tiled splashbacks, and twin sash windows.

Sitting Room 5m x 3.66m (16'5" x 12'). Traditional stone fireplace with log burner. Shelled press cupboard. Radiator. French doors to garden area. Timber door to:

Hallway with coat hooks.

Principal Bedroom 4.62m x 3.61m (15'2" x 11'10"). Double Bedroom with recessed pressed cupboard. Twin sash windows. Radiator. Timber door to:





Bedroom 2/Snug 3.61m x 3.28m (11'10" x 10'9"). Traditional stone fireplace with log burner. Sash window overlooking garden area. Radiator.

Bedroom 3 3.38m x 3.33m (11'1" x 10'11"). Double Bedroom with feature stone fireplace (out of use). Internal window to porch. Radiator.

Bathroom Bath with electric shower over. Wash hand basin. WC. Radiator. Rear Porch Stone wall with sash window. Part glazed door providing access to garden area.

GARDEN

The cottage is situated on an elevated and established plot extending to approximately 1.61 acres with splendid views over the surrounding countryside. The garden at West Croft is exquisite and real care and attention has been paid over the past 4 years of ownership. The gardens are predominantly laid to lawn and have been thoughtfully landscaped by the seller.

Special features of the garden are the mature Cherry trees and the substantial Larch tree as well as an array of fruit trees and numerous shrubs which provide colour and interest all year round.

There is a large gravel car parking area to the rear of the house and stone steps leading to a static Caravan with living room, kitchenette, bedroom, and wet room with WC. Adjacent to the Caravan is a large kitchen garden with greenhouse and vegetable beds, bounded by a timber and wire fence. A notable feature of the garden is the pretty pond framed by a stone wall and greenery.





There are a generous and excellent range of outbuildings including a log store, a detached garage and a substantial garden shed with sheltered patio area.

One of the benefits of rural living is the abundance of wildlife living on your doorstep. Red squirrels, pine martens, deer and a variety of birds can be seen on a regular basis within the grounds of West Croft Cottage.

GENERAL REMARKS AND INFORMATION

Viewing

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

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is FK16 6EJ.

Directions

From the A9 at Dunblane, leave signposted to Callander, Doune and A820. After about 1 mile, take the second turning on the right. Immediately, take a left fork in this road and after about 2 miles, turn right at the T Junction. This road will be signposted to Argaty Red Kites. Follow this road for about 1 mile and the stone entrance pillars and gates leading to Argaty House will be clearly identifiable on your left-hand side. Continue up the house drive, passing to the side and rear of the house and outbuildings, whereupon you will find a parking area to the rear of the cottage.

Fixtures and Fittings

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

Entry & Possession

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

Services

Mains electricity. Private water and drainage. Oil-fired central heating.

Local Authority

Stirling Council, Viewforth, Stirling FK8 2EJ. Tel: 01786 404040

Burdens

Council Tax Band E.

EPC Rating

Band D.



Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

Offers

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

Solicitors

McDougall McQueen
20 High Street
Penicuik

EH26 8HW

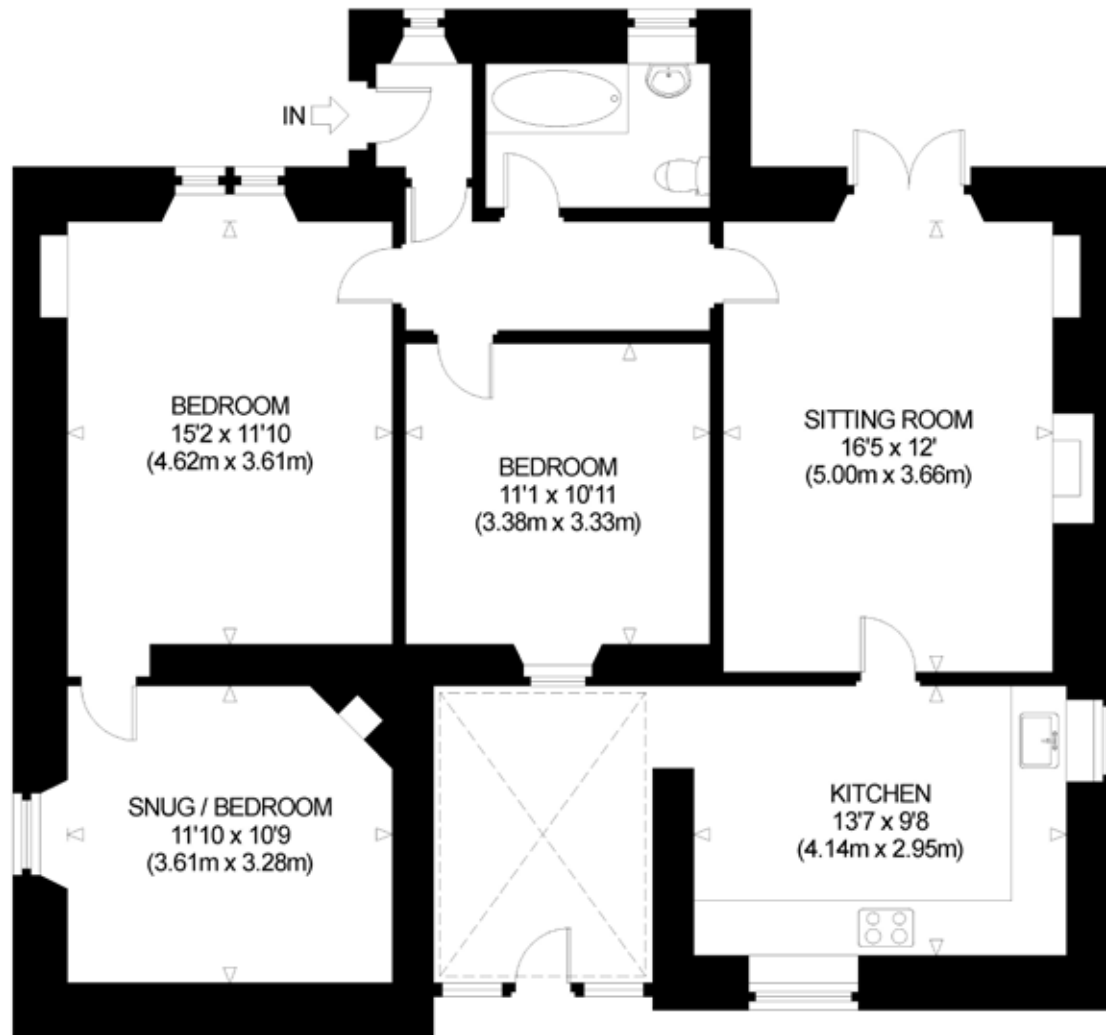
Tel: 01968 675694

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.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1070 SQ FT / 99.4 SQ M

WEST CROFT COTTAGE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1070 SQ FT / 99.4 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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Date:- 07/2023
 Scale:- 1:1000
 Paper Size:- A4
 Drawing Ref:- 90605/CI/v1 Sale plan

CPS County Property Searches

Tel: 01738 567566
 Fax: 01738 567565
 Email: enquiries@countypropertysearches.co.uk

First Floor Office Suite
 48 Scott Street
 Perth
 PH1 5EH

www.countypropertysearches.co.uk

Key

Extent (1.610 acres; 0.652 hectares)

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 Distances scaled from this plan may not match the distances between the same points on the ground

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-RettieTownandCountry, Twitter.com-RettieandCo, Instagram and LinkedIn.

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 mis-statement 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 mis-statement 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

11 Wemyss Place,
Edinburgh, EH3 6DH

0131 220 4160
mail@rettie.co.uk

www.rettie.co.uk

Edinburgh

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Melrose

Berwick Upon Tweed

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.