

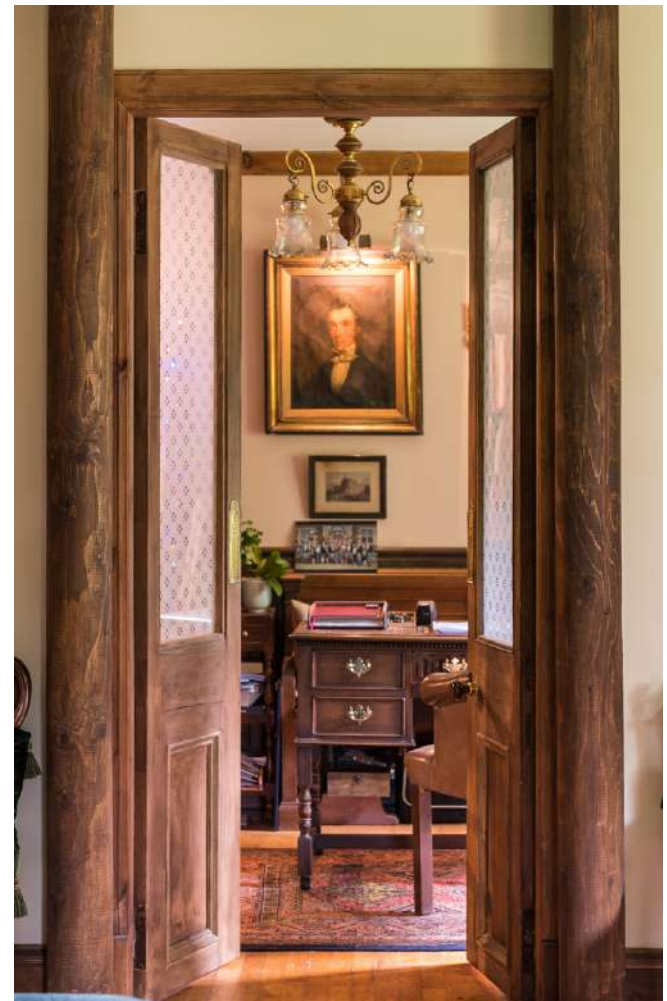


ARDTALLA

I KIRKBURN I SLAMANNAN I STIRLINGSHIRE

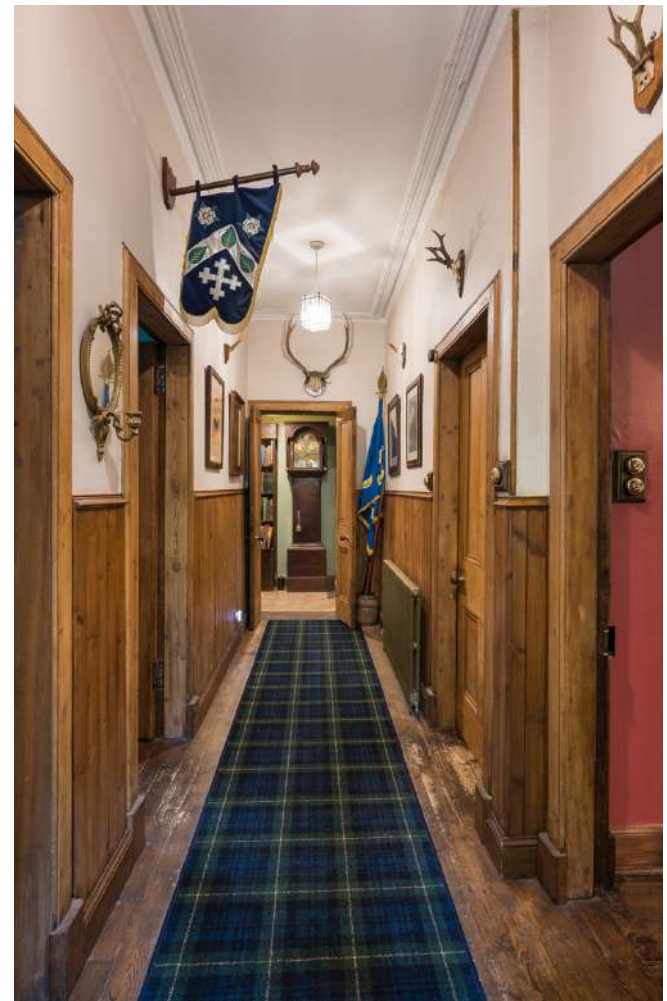


RETTIE



A profoundly charismatic period home, converted from a Victorian police station, which is ensconced within an idyllic and established garden and has been thoughtfully renovated to provide beautifully presented living accommodation.

Ardtalla Lodge enjoys an elevated, edge-of-village position in Slamannan and its location in Central Scotland ensures easy access into the country's arterial transport networks.



ACCOMMODATION

Vestibule, Hall, Drawing Room, Dining Room, Kitchen/Breakfast Room, Library, Sitting Room, Principal Double Bedroom, Wet Room, Double Bedroom with en suite Shower Room, Single Bedroom with en suite Shower Room, Double Bedroom 3 with neighbouring Family Bathroom, Cloakroom/WC, Laundry Room & Boots area.

The garden at Ardtalla is something of a secluded haven, which provides a wonderful setting for the house. It has been thoughtfully planted to provide year-round colour and interest, featuring a wonderful variety of trees, shrubs and bushes. Lawn areas stretch all around the house, each margined by colourful herbaceous borders, and there is a small dell to the East of the house. The lower terrace of the garden features a particularly spacious lawn garden, as well as a traditional greenhouse, a summer pavilion, fruit trees, and a driveway with space for multi-car parking. In addition, there is a generous collection of outbuildings, which include a summer house/annex, a workshop, garden stores, both a log store and a coal shed, and a former chicken run.



SITUATION

Ardtalla Lodge stands within mature and verdant grounds, towards the edge of the village of Slamannan. Despite its rural setting amidst Stirlingshire's undulating farmland, Slamannan's location in the heart of Central Scotland, provides easy access to Glasgow, Edinburgh and Stirling via Scotland's arterial road and rail network.

Slamannan services the community with a range of daily amenities, including two convenience stores, Post Office, chemist, petrol station, Health Centre and Primary School. The town of Falkirk, some seven miles away by road, offers a wider range of facilities and retail opportunities, as well as a rail station with excellent commuter services to Edinburgh (from 21 minutes) and Glasgow (from 18 minutes).

The surrounding area offers a diverse range of cultural attractions and leisure pursuits including the celebrated Falkirk Wheel, the iconic Kelpies sculptures, Callendar House and Park and the Avon Heritage Trail along the Union Canal. To the west, Loch Lomond and the Trossachs National Park is renowned for its natural beauty and excellent water sports facilities.

Both Edinburgh and Glasgow International Airports can be reached within 45 minutes, in reasonable traffic. The cities' private schools, which are amongst Scotland's best, are within daily commuting distance. In addition, the internationally renowned Dollar Academy is a twenty-six-mile drive from Ardtalla and has a dedicated school bus service from nearby Falkirk.

GENERAL DESCRIPTION

Ardtalla Lodge is a detached, period home, which is secluded within its own wonderful and verdant garden, and has operated in recent years as a boutique Bed & Breakfast – earning a 9.3* rating on Booking.com.

The elevated plot of land on which Ardtalla has been developed has a storied history, documented on Canmore as Castle Hill. The Old Statistical Accounts of Scotland (1791-1799) refer to a castle having stood on the site in medieval times and the land is understood to have been granted to Lord Livingstone by James II.

Acquired by the Stirling and Clackmannanshire Constabulary in the 1870's, the Victorian building which forms the mainstay of the house to this day originally built as the village police station. It was completed in 1877, as per the prominent datestone set into the principal elevation, and served the local community until it was decommissioned after the Second World War (c. 1949).

The accommodation at Ardtalla Lodge remains much informed by the building's heritage - the 19th Century rooms governed by handsome period proportions and the pair of Victorian jail cells, with their archetypal barrel vaulted ceilings, reimagined as a spacious double bedroom and a luxurious bathroom. Having been extended over the passage of time, the present owners have worked diligently to marry the more modern appendages with the original stone building, lending them authenticity with features such as pitched roofing, complete with stone crow-stepped gables and the scotch slate tiles, so intrinsic to the vernacular of Central Scotland.





The layout of the accommodation has been configured to lend the home towards entertaining, as well as contemporary trends in family living. The country kitchen, the library, the sitting room and the dining room are interconnected, creating a sociable through-flow to the accommodation.

The interior has been renovated extensively, with a keen eye for heritage design and quality, to accent the home's existing collection of period features, including high skirting boards, traditional wooden flooring and cornicing. A catalogue of singular vintage pieces, including light switches, doors, chimneypieces, and traditional radiators – many sourced from Scottish salvage yards and antique stores – foster veritable charm and atmosphere. In addition, bespoke carpentry, such as timber panelling reclaimed from Tillicoultry Railway Station and cornicing rescued from a decommissioned church, alludes to the attention to detail and passion with which the interior has been curated.

In particular, the installation of timber-framed, double glazed windows in recent years has enhanced the property's energy efficiency, while remaining sympathetic to the building's character.

On approach to Ardtalla Lodge, an impressive stone pillared entrance gives access onto a private tarmac driveway, margined by additional gravel parking bays. A charismatic, wrought-iron gate leads from the driveway onto a set of stone steps, which rise to the garden surrounding the house. Orientated to face south east, the principal elevation of the house has a handsome stone façade, trimmed by pretty cornicing and, well-stocked borders.

The main door opens into a traditional entrance vestibule, which has a pair of double doors, inset with glass panels, inviting into the main hall. The hall is welcoming and immediately impresses the character of the house, with a high ceiling, timber panelling to dado height, cornicing, and timber flooring.

The hall is welcoming and immediately impresses the character of the house. The collection of handsomely proportioned public rooms at Ardtalla offer a superb balance of elegant entertaining spaces and more comfortable, atmospheric rooms for day-to-day living.

The dining room is ideal for formal occasions, with ample room for a full dining suite, wooden flooring, and painted cornicing. It has a tall, double window with a private outlook over the garden to the Southeast.

The drawing room is conveniently interconnected with the dining room and is dual-aspect, with two of the windows providing an elevated outlook over a charming dell. It is finished with timeless maple flooring and boasts a splendid working fireplace, with an ornate timber chimneypiece and cast-iron insert. The space is ideal for entertaining larger parties, when occasion demands, with a set of enamouring double doors framed by two wooden pillars opening into the neighbouring library.





A third flexible reception room, the library is a fitted for its purpose with wall-mounted bookshelves and is decorated with heritage wall panelling and maple flooring. Notably, the room benefits from a set of French doors inviting out to the garden.

The country kitchen is linked with the library via glass Art Deco panelled double doors, suiting modern lifestyle trends and enhancing the impression of space. It offers quintessential rural charm with traditional oak style wall and floor units, accented by wooden worksurfaces, a Belfast sink, display cabinets and shelving, traditional tiled splashbacks, and timber wall panelling and flooring. It is well-appointed for culinary enthusiasts and the operation of B & B accommodation offering: a statement range cooker with seven gas hobs, three ovens, and a warming drawer - all set beneath an extractor hood; a 3-in-1 boiling water tap; an Indesit dishwasher; and an American style fridge/freezer. There is also ample room for a table, to allow for sociable day-to-day dining.

A corridor extends from the library, forming something of a private wing, which is ideal for the operation of a guest house or B & B. There is a traditional walk-in pantry with fitted shelving, which provides supplementary culinary storage, as well as a laundry which houses the hot water tank and has ample room for white goods. The laundry provides access into a timber-panelled boots area, which has coat hooks, a shoe bench, and an exterior door providing access out to a courtyard.





The principal bedroom is located at the end of the corridor and is neighboured by a walk-in dressing room. The bedroom is dual-aspect and has a window overlooking the side of the property, a window framing an outlook over the rear garden, and a charming stained-glass window, enhancing the character of the room. The bedroom benefits from proximity to a recently re-appointed wet room - a light-filled space, set beneath a Velux ceiling window, which is finished with classic limestone style tiling to the walls and complimentary floor tiling, as well as a pedestal wash hand basin, WC, and shower. Off the corridor, there is also a fifth single bedroom, which is currently utilised as a sewing room and has a window overlooking the side garden.

Off the main hall, there is a fourth atmospheric reception room, which is utilised as a sitting room. It exudes character, featuring a woodburning stove, which is nestled within an original stone recess with a pitch pine overmantle. The wooden flooring adds to the rustic charm. A set of vintage double door, inset with glass panels, open out onto a spacious terrace – the ideal spot for alfresco dining when weather permits, with delightful views across the surrounding garden.

There are three further bedrooms at Ardtalla, which are currently employed as B & B guest rooms. The first of the bedrooms is beautifully presented and can easily be imagined as a delightful principal bedroom. The room features a tall double window, with a private outlook to the front of the house, high skirting boards and a handsome fireplace – all of which are enhanced by tastefully coordinated paintwork. The accompanying en suite shower room is accessed through charming double doors and has been finished in a heritage image with timber panelling to dado height, a Sanitan white porcelain wash hand basin with a blue floral design, and a matching WC with a high level cistern. It also has a Victorian-style deluge shower, finished with attractive tiling, quality stone floor tiling and a heated towel rail.

A rear hall extends off the main hall, providing access to the remaining bedroom accommodation. The rear hall also benefits from a shelved linen cupboard and a neat WC, complete with a small wash hand basin. The third double bedroom is located within one of the old Victorian jail cells. It is a bright, dual-aspect room with tall windows at either end of the room and has a lofty, barrel-vaulted ceiling. A vintage radiator, open wardrobe, and traditional wood burning stove further the character of the room.

The second of the Victorian jail cells has been thoughtfully converted into a luxurious bathroom, which has a great deal of ambience - with a barrel-vaulted ceiling and timber panelling to dado height. The bathroom has been finished to a high standard and showcases a roll top bath with ball and claw feet and a corner shower, as well as a Sanitan wash hand basin and WC – both with Victorian-style blue floral detailing.

There is a fourth, single bedroom off the rear hall, complete with an en suite shower room. It is appointed with an inbuilt cupboard and has a tripartite window with an excellent view over the garden. The en suite has a corner shower cubicle, with both deluge and handheld attachments, and a Victorian-style Sanitan pedestal wash hand basin and matching WC.

The house is ensconced within a garden that is of a sort and size rarely found with comparable modern homes and extends to approximately half an acre. It is something of a verdant idyll which is afforded a genuine sense of seclusion and privacy by a combination of mature trees, leafy shrubbery, and traditional stone walling.



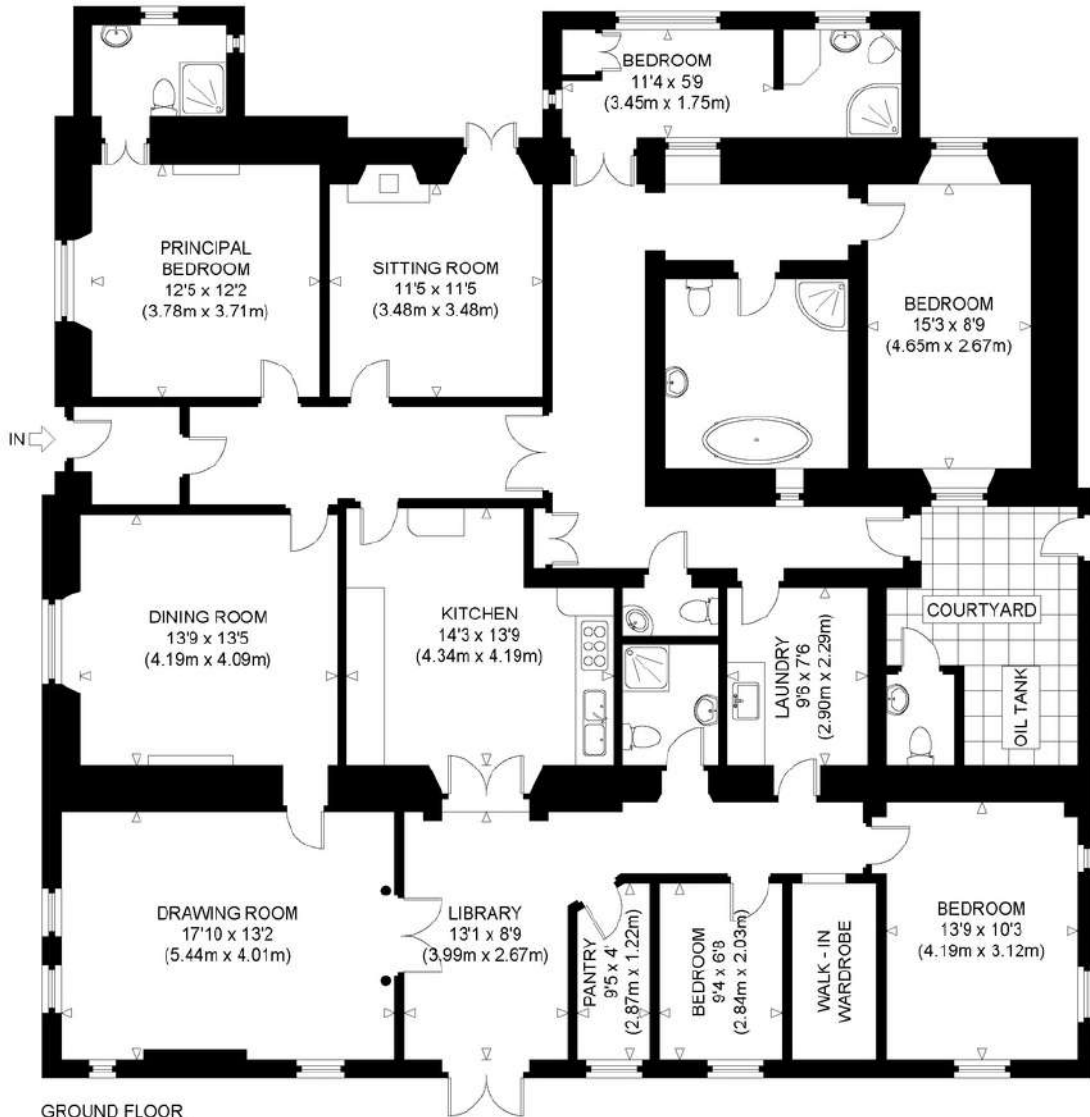


The garden has been landscaped and planted with enthusiasm and there are several defined pockets of garden set around the house, each with their own appeal, including several lawn areas. The lawns are all bounded by lush borders, featuring a wonderful array of plants, which bloom in a multi-coloured display, from season to season. The variegation of flowers, ornamental shrubs and specimen trees would appeal to any amateur horticulturalist and create a wonderful setting, featuring Honeysuckle, Rose, Hydrangea, Clematis, and fragrant Philadelphus, as well as Laburnum, Photinia, Bay, Oak, and Birch.

Extending into the easternmost corner of the plot, there is a small and sheltered wooded dell, which features burgeoning borders stocked with Bamboo and Rhododendron, to name but a few.

There is a particularly spacious lawn garden set to the side of the driveway, on the lower terrace. It is ideal for garden sports and entertaining and features a summer pavilion, which is serviced with electricity and neighbored by a charming collection of trees, including Apple, Pear and Blackcurrants. Overlooking the lawn from an elevated terrace, there is a traditional Victorian greenhouse appended to the stone retaining wall. It is timber framed and has glazed doors at either end.

Ardtalla is accompanied by a fantastic collection of functional yet charming outbuildings. There is a summer house/annex, which is utilised as self-contained guest accommodation, a workshop, a garden shed (formerly utilised as part of a chicken run), a storage shed, a log shed and a coal store. Some of these buildings are all serviced with electricity. There is also a gardener's loo, set within the courtyard to the rear of the property.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 2541 SQ FT / 236.1 SQ M

ARDTALLA, KIRKBURN
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2541 SQ FT / 236.1 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

Copyright © exposure
www.photographyandfloorplans.co.uk

GENERAL REMARKS AND INFORMATION

Viewings

Viewing is strictly by appointment through Rettie & Co. 11 Wemyss Place, Edinburgh, Midlothian, EH3 6DH. Tel: 0131 220 4160.

Services

Mains electricity and water. Oil-fired boiler for central heating and hot water. Mains sewerage. LPG bottles for stove.

Fixtures

Only items specifically mentioned in the sales particulars are included in the sale price. Some of the light fittings are excluded from the sale - please contact the selling agents for further details.

Council Tax Band

E

EPC Rating

TBC

Tenure

Freehold

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co. & Rettie LLP's. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Internet Website

This property and other properties offered by Rettie & Co. & Rettie LLP's. can be viewed on our website at www.rettie.co.uk as well as Rightmove, Zoopla, On The Market and The London Office.

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.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co. or Rettie LLP's, 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 they have not entered into contract in reliance on the said statements, that they are satisfied themselves 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, 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. All Rettie floorplans are drawn to RICS standard. 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. & Rettie LLP's 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

Glasgow

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.