



CLASHMORE

By Aberfoyle, Stirlingshire



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A rarely available traditional country cottage dating back to the 18th century full of character and charm situated in the heart of the Loch Ard Forest with substantial garden grounds and outbuildings.

Summary of Accommodation

Ground Floor: Entrance Porch, Entrance Hall, Open plan Kitchen/ Dining Room, Sitting Room, Bathroom

First Floor: Two Double Bedrooms

Exterior: Generous garden grounds with ample car parking, lawns, adjoining stable and outbuildings. Summerhouse.

Located off a quiet forest road with a spectacular backdrop of the Trossachs.

Picturesque and peaceful setting with stunning views.

About 3.62 Acres.



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HISTORICAL NOTE

A detailed historical note is available on request. Paraphrasing it states: on the farm of Clashmore is a lonely hollow called the 'sharping howe'. This hollow derives its name from the custom of the early northern raiders halting there to rest and sharp their dirks and sabres before sweeping down on the smore fertile plains of the Levenax. Here the English soldiers concealed themselves to await young Rob Roy McGregor. The soldiers had scarcely been concealed when the well-known white pony and its doomed rider trotted down into the valley. McGregor was led to the farmhouse of Clashmore where he had his hands secured behind his back and a straw rope used to bind his feet. Turning to the farmer Mr Blair and his family at Clashmore the captive chieftain said 'Na,na; I am done for noo'.

Aberfoyle has connections to many historical figures such as Rob Roy and Mary, Queen of Scots. Robert Roy MacGregor was born at the head of nearby Loch Katrine, and his well-known cattle stealing exploits took him all around the area surrounding Aberfoyle. It is recorded, that in 1691, the MacGregors raided every barn in the village of Kippen and stole all the villagers' livestock. There currently stands a tree in the village that MacGregor was reputed to have climbed and hid in to escape the clutches of the law. Mary, Queen of Scots visited nearby Inchmahome Priory often as a child, and during her short reign. She also used the priory during her short reign, particularly in 1547, where she felt safe from the English Army.

More recently Clashmore has featured in Dr Finlay's casebook.



SITUATION

Clashmore was originally a 200-acre small farm on what was the Montrose Estate. It is now situated amidst the thousands of acres of Loch Ard Forest – owned by Forest Scotland – and about 3 miles from the village of Aberfoyle in the heart of the Loch Lomond and Trossachs National Park.

The village centre with its supermarket, cafes, butcher, medical centre, pharmacy, petrol station and other local services is within a 10-minute drive as is the village Primary School. Secondary schooling is available at McClaren High School in Callander, which provides a wider range of local services and amenities. 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 and Glasgow. Nearby Gartmore also has a thriving community, Forest Theatre Company and modern village hall.

Stirling is approximately 20 miles away and in addition to its historical attractions such as Stirling Castle, the Wallace Monument and Bannockburn, offers a wide range of retail, sports and other leisure opportunities. These are supplemented by those available in Glasgow (about 28 miles), Scotland's largest city. Stirling University has an arts centre and sports facilities. Both Edinburgh and Glasgow airports are within about 1-1.25 hours driving time of Aberfoyle.

The surrounding countryside in the Loch Lomond and Trossachs National Park offers a wealth of outdoor recreational opportunities including walking and cycle trails, jogging and running routes as well as hill-walking opportunities. The well-known Rob Roy Way passes Clashmore and takes its name from the Scottish folk hero and outlaw Rob Roy MacGregor. This long-distance footpath traverses countryside that Rob Roy knew well and travelled frequently. The surrounding Loch Ard Forest has numerous walks and cycle tracks and forms part of the larger Queen Elizabeth Forest Park.

Nearby, Go-Ape provides treetop adventures and Loch Ard has a Sailing Club and Watersports Centre. Aberfoyle has a scenic 9-hole Golf Course and there is a variety of other courses in the district including the famous Loch Lomond Golf Club.

GENERAL DESCRIPTION

Clashmore is a hidden gem situated in the middle of the Loch Ard Forest which offers spectacular scenery on your doorstep. The idyllic cottage is situated on a small ridge and is south facing overlooking the neighbouring woodlands towards the Campsie Fells and can be accessed via a private forest track located about 3 miles south of Aberfoyle in the Loch Lomond and Trossachs National Park. Clashmore dates from the 1600s and has considerable history dating back to the time of Rob Roy MacGregor.

Set back from the track, Clashmore is approached via a private gated entrance which opens out into a generous gravel driveway that sweeps towards the house providing ample car parking. The main entrance into the house is via a solid timber door that opens into the Entrance Porch with natural light emanating from the sash windows and feature circular window above. There are ample coat hooks. A part glazed door provides access to the accommodation on the ground floor.





Accessed off the Hall, a solid timber door provides entry to the Sitting Room with large bay window with seating area providing a wonderful outlook over the garden grounds and countryside beyond. The Sitting Room benefits from a wall mounted corner cupboard, wall mounted bookshelves, an integrated storage cupboard and a drinks cabinet with fold out serving table which is ideal for entertaining guests. A heartening focal point is the notable traditional fireplace with timber mantle and stone surround. A panelled ceiling and dado add to the character and the natural light is enhanced by the mirrors mounted either side of the window. Across the Hall is the Kitchen with Dining area. The Kitchen has been fitted with units providing useful storage with worksurfaces. The units incorporate a stainless-steel sink and drainer, integrated oven and separate oven and grill above and an electric hob. The Dining area with ample worksurfaces and storage units provides an ideal space for both sociable family living, as well as entertaining larger parties when occasion demands. A notable feature of this room is the impressive fireplace with timber mantle and steel surround. A timber door provides access to the rear Porch and Bathroom. The Bathroom was renewed 6 years ago and is well proportioned with bath unit, walk-in shower cabinet, wash hand basin with storage cupboard below and vanity mirror above, WC and wall mounted towel rail. The Bathroom has underfloor heating and benefits from ceiling spotlights and twin sash windows. Completing the ground floor accommodation is the large storage cupboard housing the oil-fired boiler. A part glazed stable door provides access to the driveway.

From the Hall, stairs rise to the linen cupboard and 2 Double Bedrooms both with sash windows, integrated wardrobes, and storage cupboards. These rooms have partly coombed ceilings.

Clashmore is a unique country cottage steeped in history and exudes character and heritage charm. The cottage has well-proportioned accommodation, and the Kitchen open plan to the Dining area provides an ideal space to relax or entertain augmented by external seating areas.

The sellers occasionally use a local caretaker and handyman who they are happy to recommend.

GARDEN

Clashmore enjoys a private and peaceful setting situated in generous grounds of about 3.62 acres with splendid views overlooking the Queen Elizabeth Forest Park to the Campsie Fells beyond. The garden is a particular asset of the property, with undulating lawns surrounding the house. Sheltered by mature trees and burgeoning shrubbery, it is a protected haven providing a sense of privacy and seclusion. The garden grounds are populated with a range of shrubs and specimen trees which provide year-round colour and interest.

The ponds are a feature of note and in the past have been stocked with rainbow trout.

There is a Greenhouse and a charming Summer House with clock tower which offers ideal entertaining space in the warmer months. The garden benefits from a decking area and three well established ponds.

The garden features a variety of native trees such as Aspen, Downy Birch, Alder and mature Sitka Spruce. The neighbouring forest is home to a large variety of birdlife and wildlife which is evident in the garden grounds.

The wildlife includes red squirrels, otters, pine martens and mink as well as roe and red deer.



Layout.

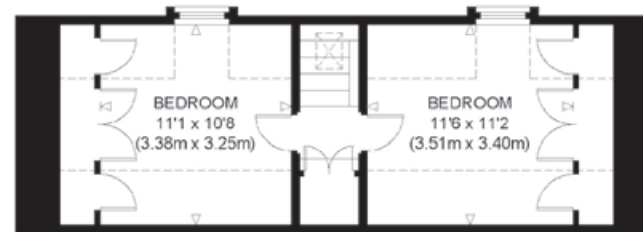
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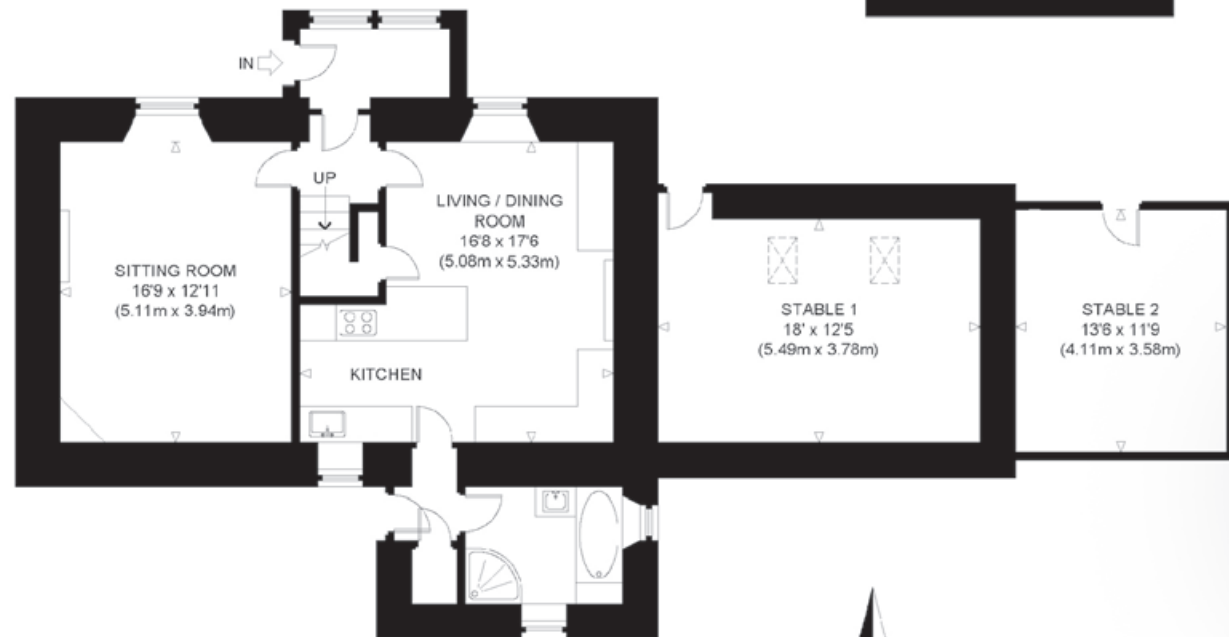
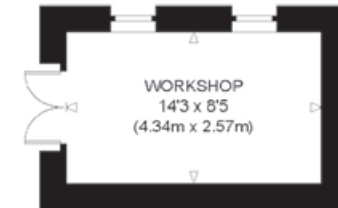
mail@rettie.co.uk

11 Wemyss Place
Edinburgh
EH3 6DH

Plan produced for Rettie & Co. in accordance with RICS International Property Measurement Standards.
All plans are for illustration purposes and should not be relied upon as statement of fact.
Please note areas within curved and angled walls are approximated.



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 345 SQ FT / 32.1 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 684 SQ FT / 63.5 SQ M



CLASHMORE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1029 SQ FT / 95.6 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
EXTERNAL SUMMER HOUSE AREA 53 SQ FT / 4.9 SQ M
EXTERNAL WORKSHOP AREA 120 SQ FT / 11.2 SQ M
EXTERNAL STABLES AREA 411 SQ FT / 38.2 SQ M
TOTAL COMBINED FLOOR AREA 1613 SQ FT / 149.9 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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The birdlife includes goldcrests, goldfinches, numerous tits, woodpeckers, swallows, wrens, nuthatches, herons and ospreys. Clashmore is on a woodcock flighting path and there are also a number of rare moths in the locality.

A watercourse runs through a small gully located in the rear garden.

OUTBUILDINGS

There are a range of outbuildings that include:

- Adjoining Stables with concrete floor and timber beams
- Stone and slate outhouse with electric light and power
- Timber Shed

GENERAL REMARKS AND INFORMATION

Special Note

Approximately 2.62 acres of land within the grounds at Clashmore is subject to a clawback arrangement, whereby a share in the uplift of value must be paid to the Forestry Commission if development on the land occurs prior to 19th November 2035. The purchaser will be required to enter into a Minute of Agreement with The Scottish Ministers and grant a standard security in their favour to give effect to this in a similar way to those granted by the current proprietor.

Historical Note

Historical Note on Rob Roy MacGregor can be made available on request.

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 FK8 3XH

Directions

Drive through Aberfoyle village until the crossroads with the new Coop car park on left and Dukes Pass on right.

Turn left onto Manse Road and continue over stone bridge over River Forth and pass all the houses on right and ruined church on left; another 100 yards at the Y Junction take the right fork (ignore sign for authorised vehicles only); 100 yards beyond pass a Forestry Commission Depot on the right and Balleich Cottage (the last house on the left) before the forest drive. Carry on into the forest, drive straight for about two miles until a wide T Junction take the left fork and Clashmore is 300 yards at base of the hill with white gates.

What3words

///evolution.donation.decimal

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included in the sale price. The ground floor curtains and blinds are specifically excluded as is the antler light fitting.

Entry & Possession

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

Services

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

Solicitors

Allingham & Co, 9-15 Bridge Road, Colinton, Edinburgh, EH13 0LH. Tel: 0131 447 9341.

Local Authority

Stirling Council, Viewforth, Stirling, FK8 2ET (Tel: 0845 277 7000)

Council Tax

Band D

EPC Rating

Band F



Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property.

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.

Internet Websites

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

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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

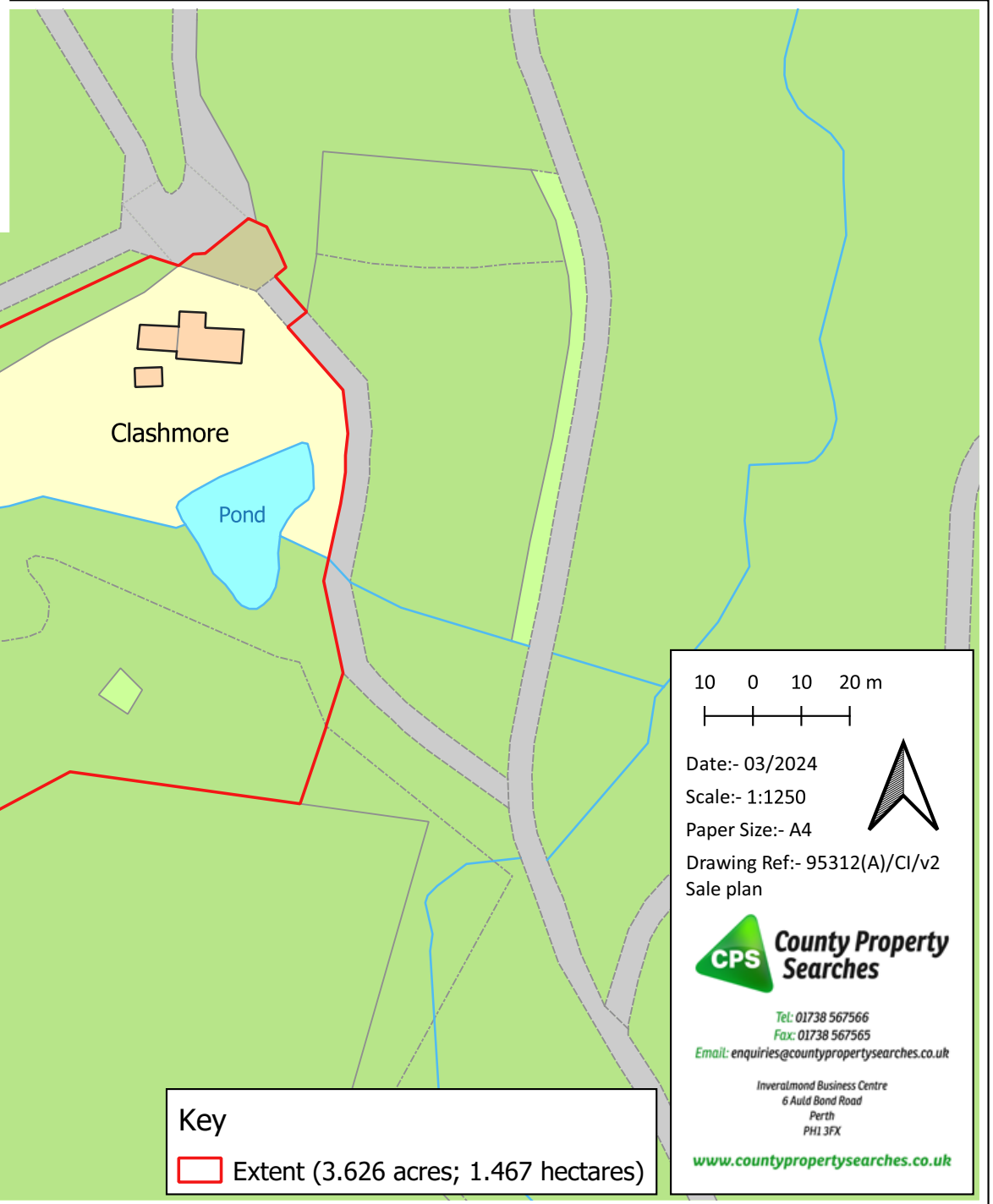
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Distances scaled from this plan may not match the distances between the same points on the ground

Key

 Extent (3.626 acres; 1.467 hectares)

10 0 10 20 m

Date:- 03/2024

Scale:- 1:1250

Paper Size:- A4

Drawing Ref:- 95312(A)/CI/v2

Sale plan



Tel: 01738 567566


Fax: 01738 567565

Email: enquiries@countypropertysearches.co.uk

Inveralmond Business Centre
6 Auld Bond Road
Perth
PH1 3FX

www.countypropertysearches.co.uk





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.

RETTIE

☎ 0131 624 4183
✉ mail@rettie.co.uk
🏠 11 Wemyss Place
Edinburgh
EH3 6DH

