



**THE MILL AT PLANE CASTLE**  
Bannockburn, Stirling, FK2 8SF



## THE MILL AT PLANE CASTLE

*by Bannockburn, Stirling, FK2 8SF*

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Ensconced within idyllic grounds overlooking a former millpond, The Mill at Plane Castle is an imaginatively reinvented former mill house offering approximately 4368 sq. ft. of accommodation\* with a wealth of whimsical charm.

\*Constructed circa 2011, The Mill is understood to require additional work and modifications to obtain a Building Warrant Completion Certificate.

### ACCOMMODATION SUMMARY

Ground Floor: Entrance Hall, Cloakroom with twin WCs, Utility Room, Storeroom, Workshop, and Single Garage.

First Floor: open-plan Sitting and Dining Room, Kitchen/Breakfast Room, Principal Bedroom with en suite Shower Room, Study/Bedroom 4, and WC.

Second Floor: Library/Gallery, Double Bedroom 2 with en suite Bathroom, and Double Bedroom 3 with en suite Shower Room.

Exterior: The Mill is set within verdant and charming grounds of approximately 1.35 acres.





## SITUATION

The Mill at Plane Castle sits amidst the undulating open countryside, approximately six miles to the South East of the historic city of Stirling, in the heart of Scotland's Central Belt.

Nearby, Stirling boasts the generous array of amenities which you would expect from a city of its size, including restaurants, cafés, and bars, a range of professional and banking services, a shopping centre and retail parks, several supermarkets, and an abundance of leisure facilities. The area of Bannockburn, to the South of the city centre, is within a 4-mile drive of the property and hosts a local secondary school, while the small village of Cowie lies approximately a 3-mile drive away and hosts a primary school, as well as local convenience stores.

In addition to the local primary and secondary schools, The Mill is positioned within daily commuting distance to a range of Scotland's leading independent schools, including many of the private schools in Edinburgh and Glasgow, as well as Dollar Academy in neighbouring Clackmannanshire, which runs dedicated school bus services to Bannockburn, Larbert, and Stirling (at the date of publication).

In centuries long past, Stirling and its surroundings were revered for their strategic position at the very seam of the Scottish Highlands and Lowlands and, today, the area's popularity continues to be owed in a large part to its position in the heart of the Central Belt. This corridor of the country has endured lasting popularity with commuters to both Edinburgh and Glasgow, for its enviable communications and easy access into the main arterial motorway networks. The closest main line railway station to Plane Castle is Larbert, approximately four miles away, while Edinburgh and Glasgow Airports are both within an hour's drive, in normal traffic. The appeal of the area is also rooted within the rich and diverse rural landscape which canvases much of Stirlingshire. There is a plethora of local walks, including many scenic routes through the Ochil Hills to the North, and there is reputable salmon and trout fishing on the River Teith.

The celebrated uplands of the Loch Lomond and the Trossachs National Park are reachable in around a half hour's drive of the property. Its great many lochs, including Loch Lomond itself, are renowned for their beauty and some for their water sports facilities – with sailing, windsurfing, water skiing, kayaking, and paddle boarding all on offer. For golf enthusiasts, the golfing opportunities in the local area include courses at Buchanan Castle, Stirling, Dunblane, and Balfron, while the internationally acclaimed Championship courses at The Gleneagles Hotel Resort are approximately a half hour's drive to the North.

## GENERAL DESCRIPTION

The Mill at Plane Castle is a detached house, of singular design, which was constructed in 2011 on the site of an historic mill house. Overlooking a charming millpond to the West, the impressive contemporary building is set beneath a metal sheet roof and is predominantly finished in vertical timber cladding, which has weathered over time – serving to soften its outline and harmonise it with its wooded setting.







The Mill's striking frame extends outwards from a central column in four directions, including wings to the North and South with pitched roofs, and a pair of distinctive, almost conical-shaped projections to the East and West. Internally, the mainstay of the bold structure has been subdivided into three floors and arranged, for impact, in such a way that each successive level has the illusion of being a mezzanine floating above the floor beneath. From the ground floor, the galleried entrance hall extends up to the rafters and a statement open-tread staircase, fashioned from oak and glass, climbs up through the light-filled void to the first and second floor landings.

The interior has a playful charisma, by virtue of its esoteric design and eclectic curation of vintage fixtures – many carefully collected from antiques warehouses and salvage dealers, including Art deco style light fixtures and wagon wheel chandeliers.

Beyond the threshold, the entrance hall has a welcoming atmosphere, in spite of its great ceiling height, owing to a charming Arts and Crafts style fireplace inset with a wood burning stove, an exposed stone wall, and traditional stone effect floor tiling.

The principal living accommodation is located on the elevated first floor level, accessed via an open tread staircase. The remarkable principal reception space is finished with oak flooring and incorporates both a spacious formal dining hall and a handsomely proportioned sitting room. The vast open-plan space is ideal for both sociable day-to-day living and entertaining larger parties, when occasion demands, and the kitchen is conveniently positioned to one side. The ceiling of the dining room features timber beams, while the sitting room is set beneath the vast half-conical shaped roof void, complete with a striking stained-glass mural suspended from the ceiling.

Protruding out towards the garden to the West, the sitting room has a generous fenestration of tall windows, framing idyllic views over the garden in five directions, and a compass has been crafted into the oak floor. A set of glazed double doors which invite out to the spacious patio terrace. Designed to appear as though floating over the pond, the terrace is the ideal spot for alfresco dining and entertaining, against the charming backdrop of the water.

The kitchen is set beyond a wall fashioned from vintage timber panelled partitions and doors, which are inset with art deco style windows and adorned with ornate handles and push plates. It has a generous and eclectic assortment of units, which predominantly comprise of repurposed and refashioned cabinets – with one particularly large central piece serving as a kitchen island.

The kitchen also accommodates ample room for a dining table and has triple aspect windows, which capitalize on the rooms elevated position on the first floor – offering elevated views over the driveway and the garden, to the fields beyond. It is equipped with: a traditional Belfast sink; an electric cooker; and a range of white goods.

The northernmost wing of accommodation on the first floor is accessed via vintage double doors with Art Deco style, coloured windows. The doors open into a central hall, which is finished with oak-style laminate flooring and features walls inset with stained glass internal windows - some salvaged from an old public house. It leads to a study or bedroom and a separate cloakroom/WC, as well as the principal bedroom suite.

The principal bedroom is a generously proportioned double room, similarly finished with oak-style laminate flooring, and has fitted wardrobes. It has three windows with private outlooks into the woodland copse to the North, a narrow floor-to-ceiling window to the East, and a pair of windows to the West. The en suite is finished in the style of a wet room with an open-tray shower with limestone effect wet walling, a WC, and a wash hand basin set within a vanity stand fashioned from natural timber.

On the second floor, the spacious central landing serves as library, with fitted book shelving on two walls. It has glass and timber balustrading and views down into the entrance hallway and living room.

There are two ensuite double bedrooms, accessed off opposing sides of the library. The larger room is coombed and has two generous dormer windows to the West, as well as a picture window in the gable end, looking into the woodland to the North. It is accompanied by a bathroom. The second bedroom has a picture window to the South, as well as a Juliet balcony traditional metal balustrade and glazed double doors overlooking the driveway and the neighbouring field. Its ensuite has a corner shower finished with limestone style wet walling, as well as a pedestal wash hand basin, and a WC.

The ground/lower ground floor has a series of service rooms. Off the hall, there is a cloakroom with two cubicles housing WCs, which leads onto a utility room. Off the utility room, there is a sizeable workshop, suitable for housing smaller gardening machinery and equipment, as well as a single garage which has double timber doors out to the driveway and houses the boiler. There is also a separate storeroom to the rear.

#### Exterior

The grounds at The Mill are something of an idyllic haven, set around the mill pond from which the property takes its name. Extending to approximately 1.35 acres, the verdant pocket of land features a wonderful array of mature deciduous and coniferous trees and surrounds the building - creating an attractive setting and affording it a high level of privacy. The mill pond provides a charming focal point, around which the grounds have been enthusiastically landscaped and planted. The pond itself has a small boathouse and the water floods over a small dam and down a cascade, past the mill. A generous patio terrace margins the house and overlooks the pond and there is also a pergola with a bench seat. There are lovely walking routes through the garden, which features avenues of trees and, seasonally, a colourful carpet of daffodils and snowdrops.

Accessed from the East off a country lane, the main entrance leads onto a spacious gravel driveway to the front of The Mill, with two large timber sheds.



## GENERAL REMARKS AND INFORMATION

### Special Note

The Mill House is available for sale with Plane Castle and Guard's Cottage. Our clients are unlikely to entertain offers for The Mill, until a deal has been agreed for Plane Castle.

### Viewing

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

### Navigation

The property's postcode is FK2 8SF

### 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 water and electricity. Private septic tank. Roof-mounted Solar PV Panels.

### Council Tax

Band G

### EPC Rating

Band TBC

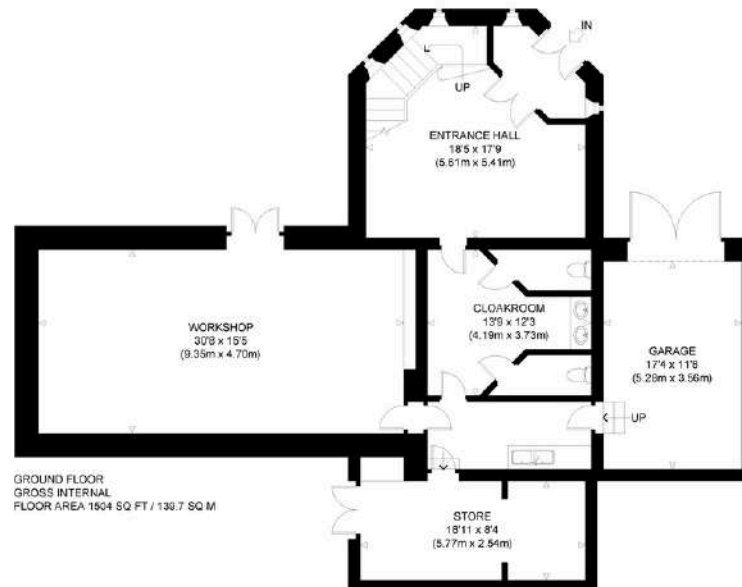
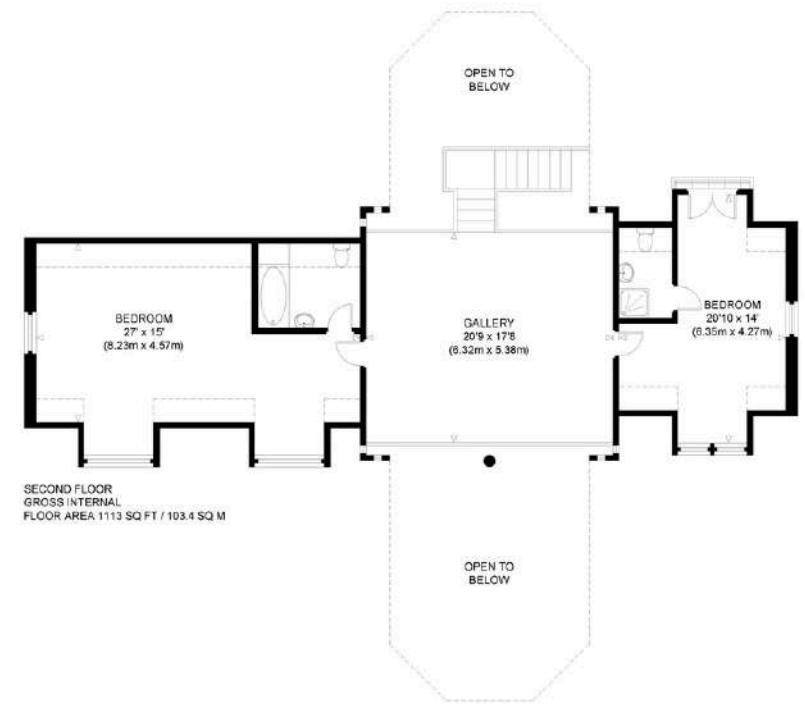
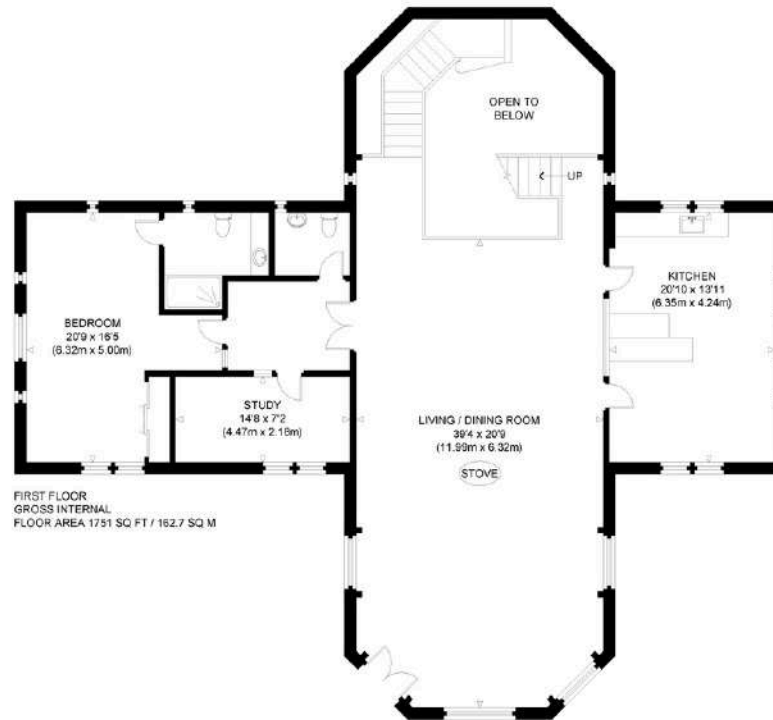
### Offers

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

### 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.





**THE MILL HOUSE**  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 4368 SQ FT / 405.8 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT / EXCLUDING OPEN TO BELOW)  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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### 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.

### 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.

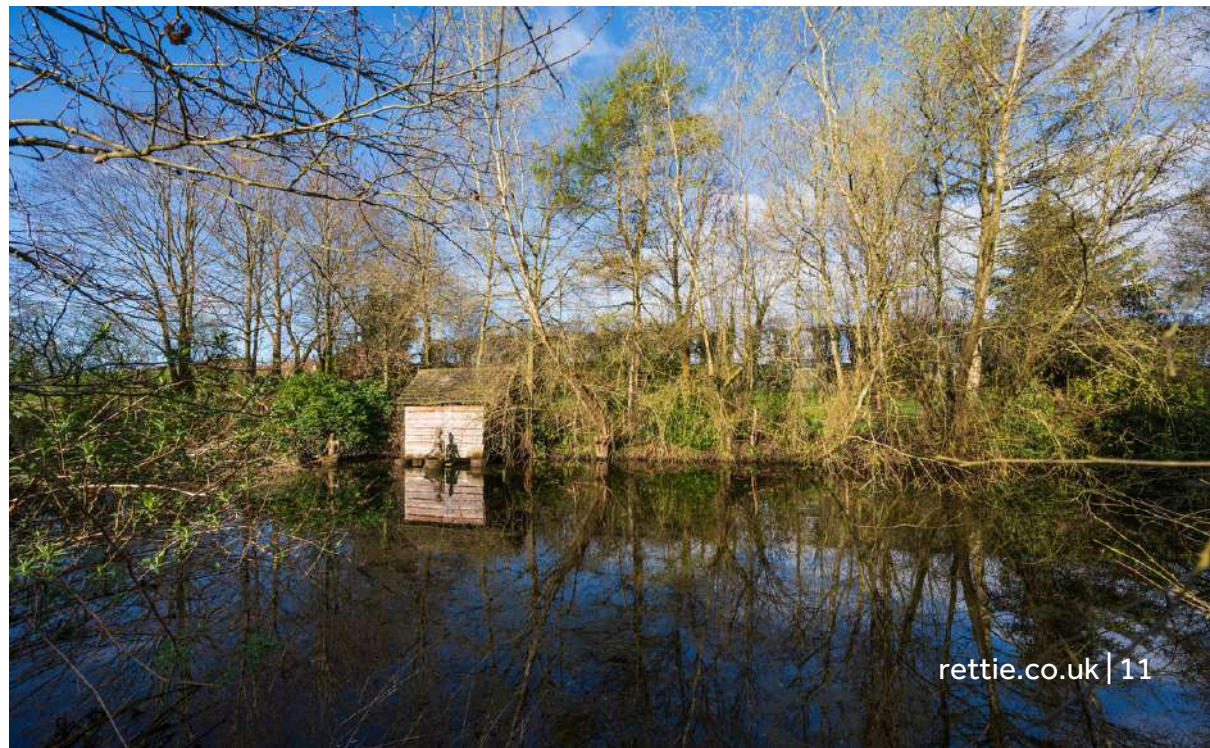
### Internet Websites

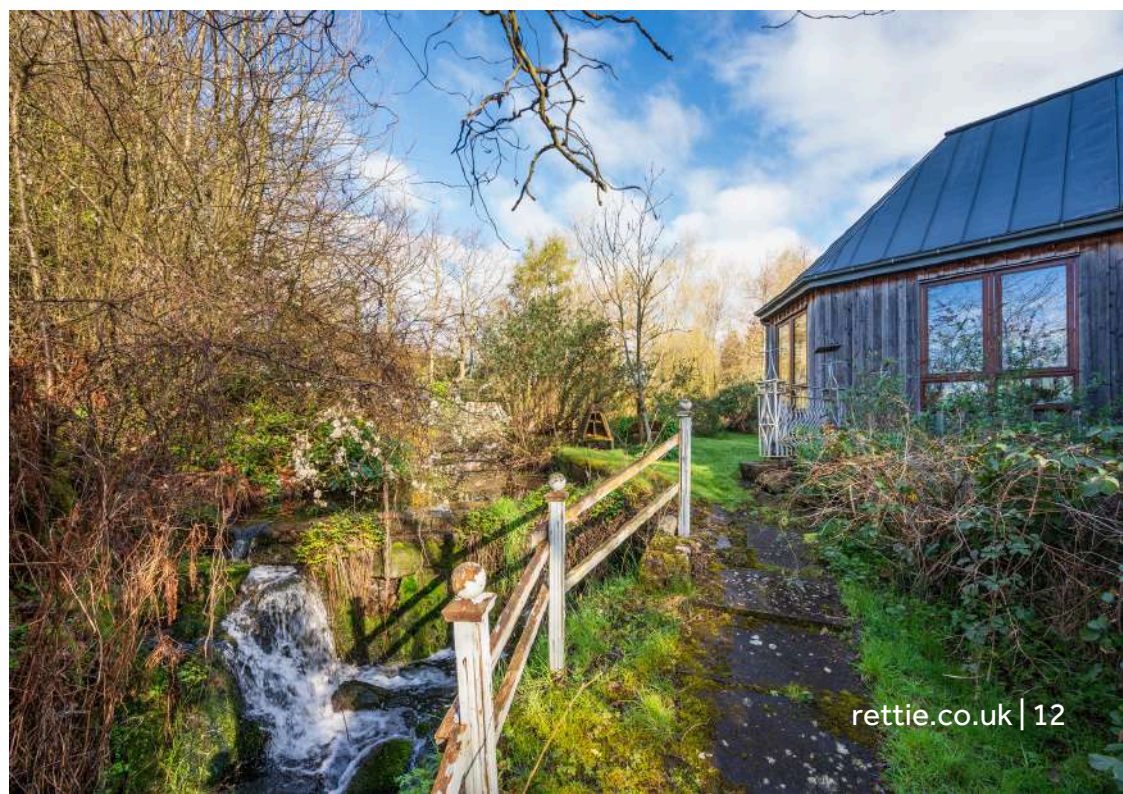
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### Important Notice

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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.





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.

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