



## **MAINS OF BOQUHAPPLE**

*Thornhill, Stirlingshire, FK8 3QN*







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**A traditional farmhouse with adjoining bothy which offers generously proportioned accommodation with substantial garden ground.**

**The house is situated in a rural setting with stunning views to the Campsie Hills in the South, Ben Lomond in the West and Ben Ledi to the North.**

### Summary of Accommodation:

**Ground Floor:** Entrance Vestibule, Dining Kitchen, Office, Living Room, Dining Room open plan to the Sitting Room, Family Bathroom, Rear Porch

**First Floor:** Principal Bedroom with en-suite Shower Room, 3 Double Bedrooms, WC

**Exterior:** Generous wrap around garden with orchard. Two small adjoining paddocks.

Bothy with corrugated iron roof and concrete floor

Wonderful views overlooking the surrounding scenery.

**Approximately 0.72 acres (0.30 Ha) in total.**



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### Situation

Mains Of Boquhapple is situated adjacent to the delightful village of Thornhill, approximately 9 miles northwest of Stirling. The village offers a local shop, a traditionally owned country hotel, pub, restaurant, community centre and a regular bus service to Stirling. The city of Stirling provides more extensive shopping with a range of high street retailers, train station and easy access to motorway links for Glasgow, Edinburgh and Perth. The villages of Kippen and Gargunnoch are close by which both also cater for everyday needs. There is a well regarded local primary school which has a 72 children, across 4 classes and Mains Of Boquhapple is situated within the McLaren High catchment area. The high school was awarded the Scottish Secondary School of the year 2024 by the Sunday Times. In addition, there are a wide range of private schools available including Dollar Academy to the east of Stirling, Fairview International in Bridge of Allan and further schools in Edinburgh, Glasgow and Perthshire.

Stirling is the principle city of the Central Scotland region and has a wide variety of retail, professional and leisure facilities. Locally both the M80 and M9, and a main line rail service gives good access to Glasgow, Edinburgh and Perth as well as to Glasgow and Edinburgh Airports via the motorways.

The area is extremely popular with families taking advantage of the excellent local schooling and with commuters to Glasgow, Stirling and Edinburgh.

The Loch Ard Forest in Aberfoyle (approx. 9 miles away) has numerous walks and cycle tracks and forms part of the larger Queen Elizabeth Forest Park. Aberfoyle also has a scenic 9-hole Golf Course.

Loch Lomond and Trossachs National Park, which include a number of 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 Gleneagles and Loch Lomond Golf Course which is hosts many international events.





### General Description

Mains of Boquhapple is a traditional Farmhouse dating back to the 19th Century, situated in a delightful semi-rural location with fantastic views overlooking Ben Ledi and the surrounding countryside. The house has generous, well-proportioned accommodation, however, requires upgrading and modernisation.

Located off the A873, the house is accessed via a shared entrance driveway that sweeps up towards the house. There is private parking with turning area to the front of the house. A solid door opens into the Entrance Vestibule giving access to the principal rooms on the ground floor.

A part glazed door provides access to the large Dining Kitchen which is the heart of the house; an excellent reception room that is flooded with natural light. The Kitchen has been fitted with a generous array of kitchen units providing ample storage with worktops and benefits from a traditional pulley. The unit incorporates a dual Belfast sink. There is ample space for a dining table to allow for sociable and relaxed family living.

From the entrance vestibule a door opens to the Office with ample shelving and a separate door provides access to the Living Room with recessed shelving units and a traditional fireplace with stone surround.

There is a rear corridor with coat hooks giving access to the rear porch with twin sash windows.

Accessed off the corridor, a door opens to the Dining Room open plan to the Sitting Room which is generously proportioned. There is a recessed cupboard with shelving and the traditional fireplace with stone surround provides a heartening focal point. A door with glazed panels opens to the rear garden.

Completing the Ground Floor accommodation is an understairs cupboard and the Family Bathroom with bath unit, walk-in shower cabinet, WC and wash hand basin with mirror above.

The ground floor accommodation is ideal for entertaining with 2 flexible reception rooms alongside the more informal living space of the large Dining Kitchen.

An ornate staircase with mahogany handrail rises to the first-floor landing with natural light emanating from the large picture window and gives access to the bedroom accommodation and the WC. Accessed off the landing is the Principal Bedroom with en-suite Shower Room which is well proportioned with original fireplace. The en-suite has a walk-in shower cabinet, WC and wash hand basin.

Across the landing is Double Bedroom 2 with a traditional fireplace. Completing the first floor are two further Double Bedrooms and the WC with wash hand basin.

Mains of Boquhapple extends to about 2507sq ft (232.2sq.m) The accommodation is spacious, and clever use has been made of large windows and part glazed doors all maximising natural light and views overlooking the garden grounds and the surrounding countryside.



## GARDEN

The garden surrounds the house attractively and is bounded by traditional stone walls and timber fencing. The garden is predominately laid to lawn with established borders and beds with numerous spring bulbs, which provide year-round colour and interest. There is a large patio area to the rear of the house providing an ideal space for al fresco dining in the warmer months and a washing green to the front. The garden is something of a protected haven providing a sense of privacy and seclusion.

There is a former orchard to the rear of the house which offers potential development opportunities, subject to planning.

Adjoining the house is the Bothy with corrugated iron roof and concrete floor. The bothy could be utilised for a number of uses.

## GENERAL REMARKS AND INFORMATION

The Farmhouse has vehicle access down the track adjacent to the washing green.

### Viewing

Viewing is strictly by appointment with the Selling Agents.

### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is FK8 3QN

### Fixtures and Fittings

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

### Local Authority

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

### Classifications

Council Tax - Band G  
EPC Rating - Band F

### Tenure

Freehold

### Services

Mains water and electricity. Oil fired central heating. Drainage to a septic tank.







THE BOTHY



THE BOTHY



THE BOTHY





### Offers

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

Properties and other properties offered by Rettie & Co can be viewed on our website at as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

### 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.

### Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

### 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 agents, 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.

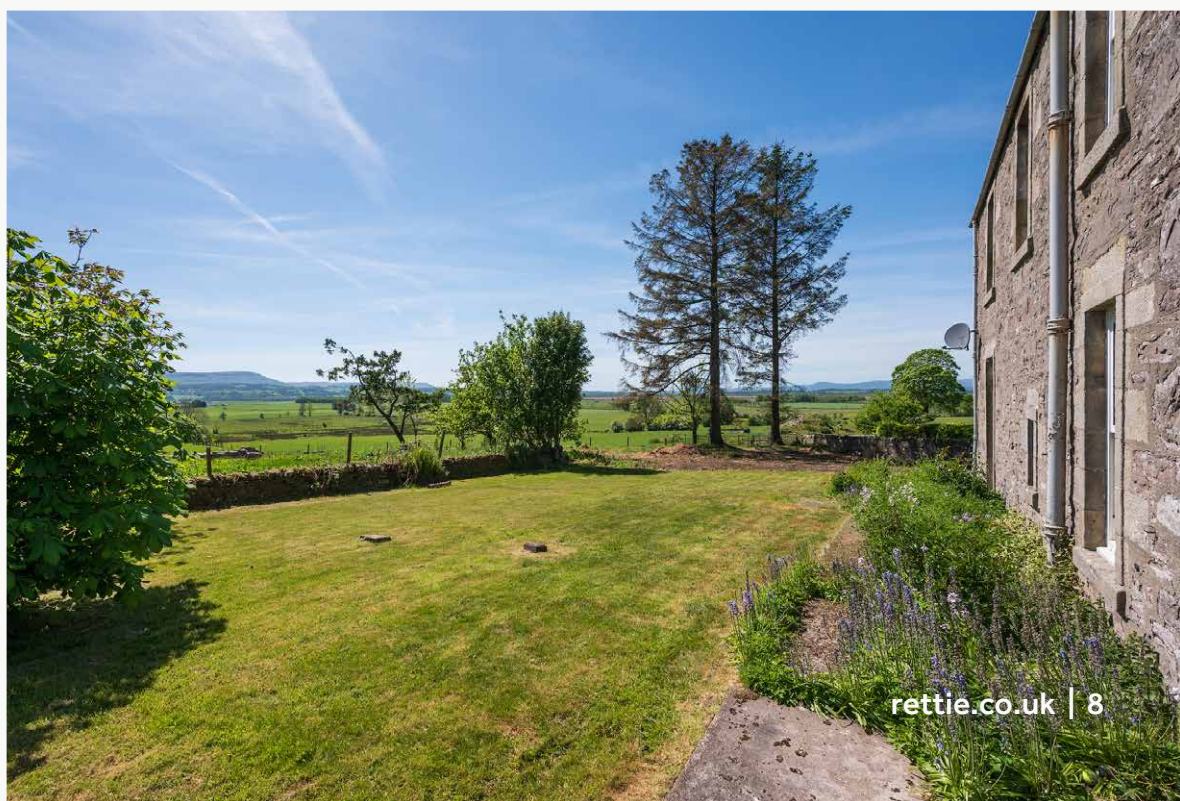
### Important Notice

Rettie & Co give notice that:

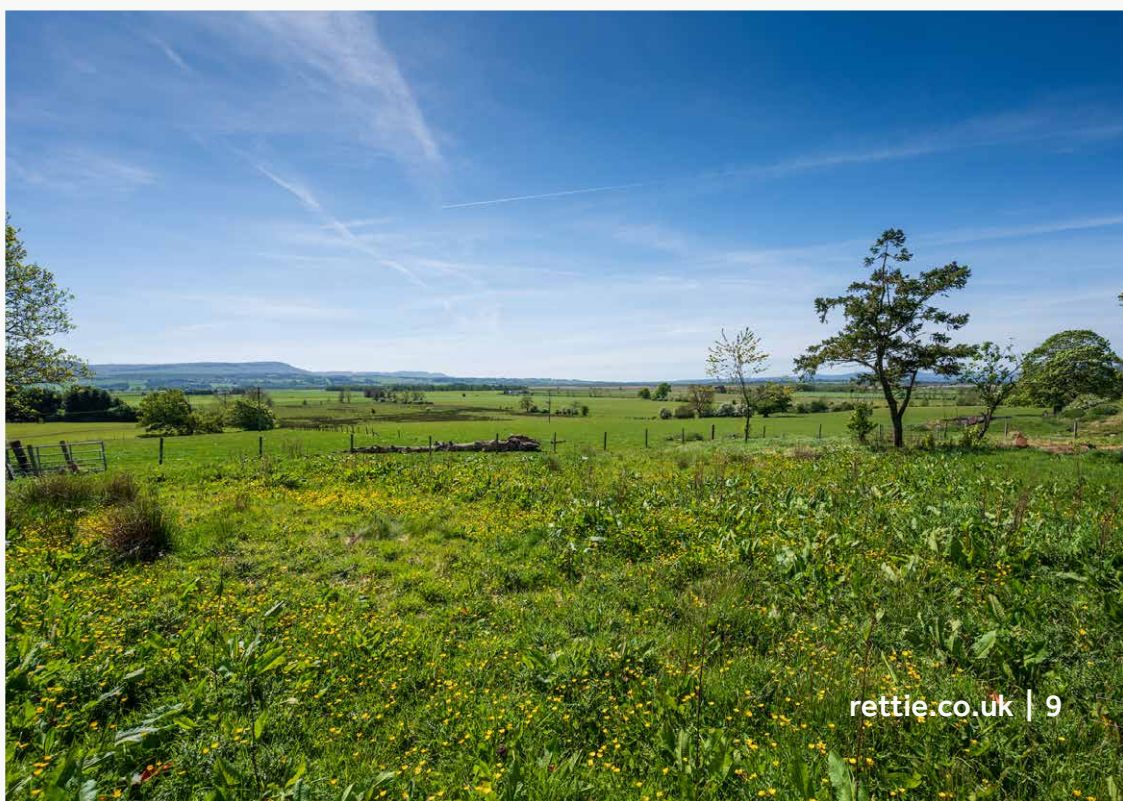
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract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



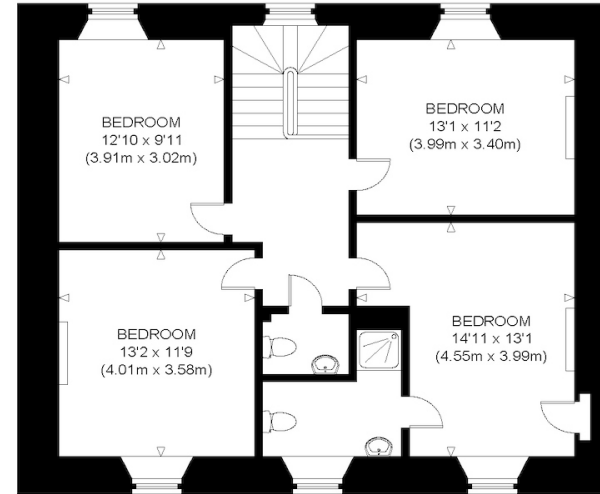
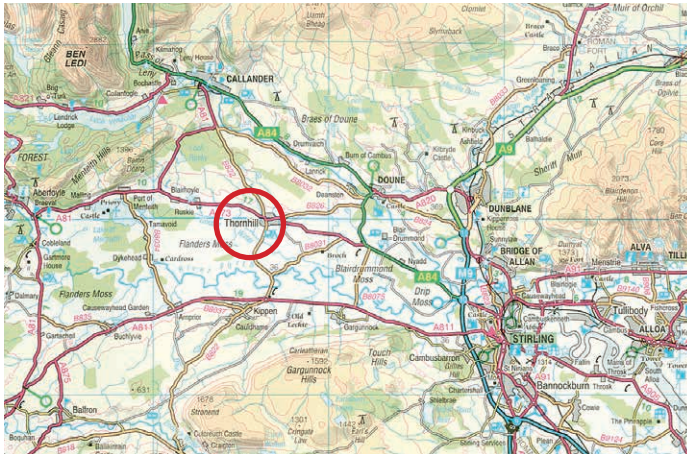
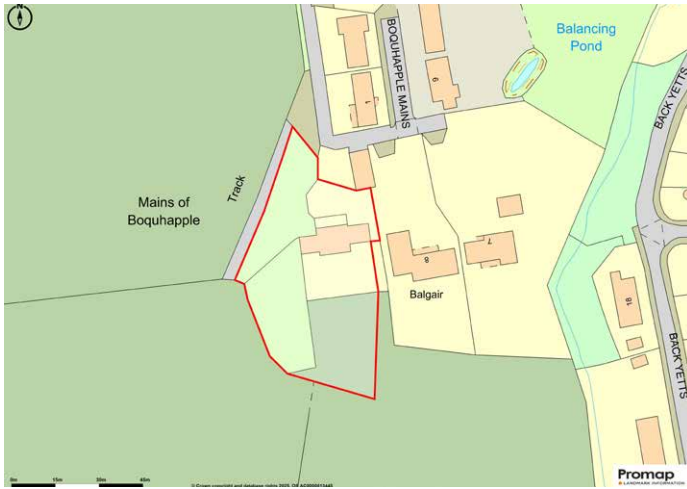




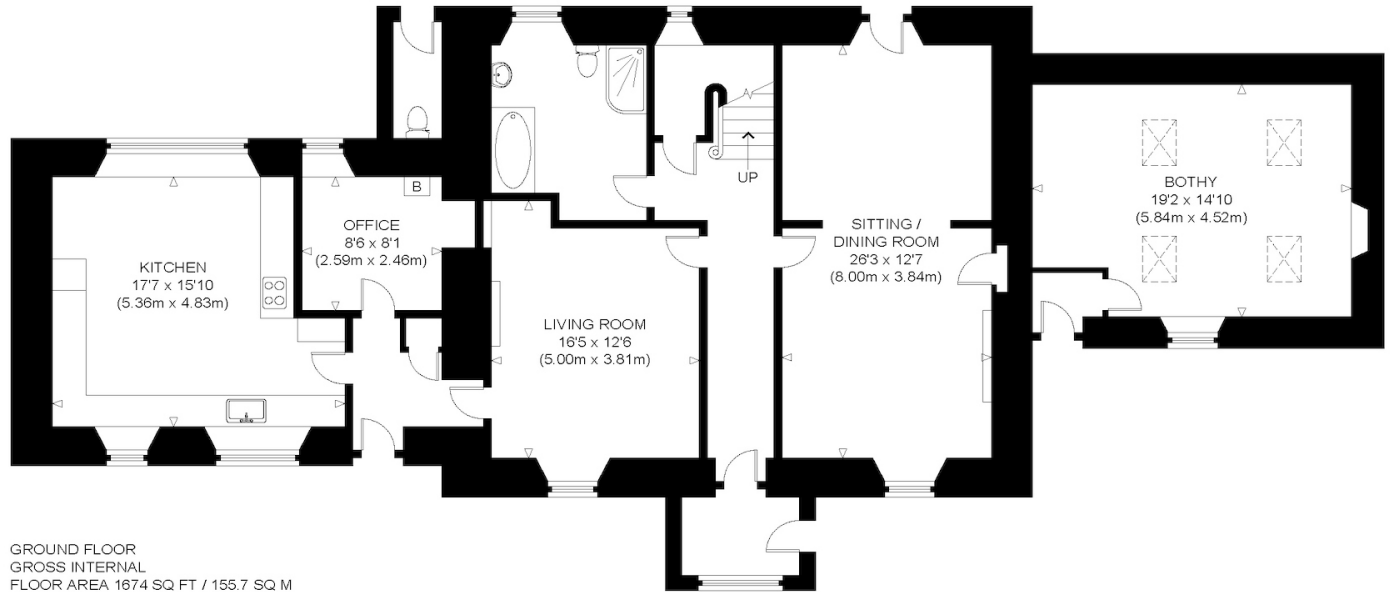








FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 833 SQ FT / 77.5 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1674 SQ FT / 155.7 SQ M

MAINS OF BOQUHAPPLE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2507 SQ FT / 233.2 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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RETTIE

☎ 0131 624 4183  
✉ [mail@rettie.co.uk](mailto:mail@rettie.co.uk)  
🏠 11 Wemyss Place  
Edinburgh  
EH3 6DH