



THE PARSONAGE

Dunmore Park, Airth, Falkirk, FK2 8LU





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An architecturally distinguished country house, forming part of the historic Dunmore Park, set in a spectacular parkland setting, with private grounds extending to approximately 14 acres.

The Parsonage is replete with opportunity for development or reinvention and has been granted full planning permission for its conversion into landmark, luxury Wellness Retreat.

Accommodation Summary

Ground Floor

Entrance & Rear Vestibules, Hall, Drawing Room, Dining Room, Lounge, Study, (former) Kitchen/Living Room and Pantry, Ball Room and Home Gym.

Three Double Bedrooms (one with WC).

Office & Storerooms.

First Floor

Four Double Bedrooms with accompanying rooms for en-suite Bath or Shower Room facilities.

Two Double Bedrooms sharing an adjoining room for a Jack-and-Jill en-suite Bath/Shower Room.

Double Bedroom 7 and 8, (former) Family Bathroom, and former Service Bedroom (accessed via separate staircase).

Grounds

Approximately 14.8 acres in total.

Parkland setting, gated entrance and tree-lined driveway, formal garden with extensive patio terrace, traditional courtyard, and mature woodland copse. Outbuilding/Formal Garage Block.



Situation

The Parsonage lies amidst the former Dunmore Park estate, on the South bank of the River Forth, a short distance to the South West of the conservation village of Dunmore and the rural village of Airth.

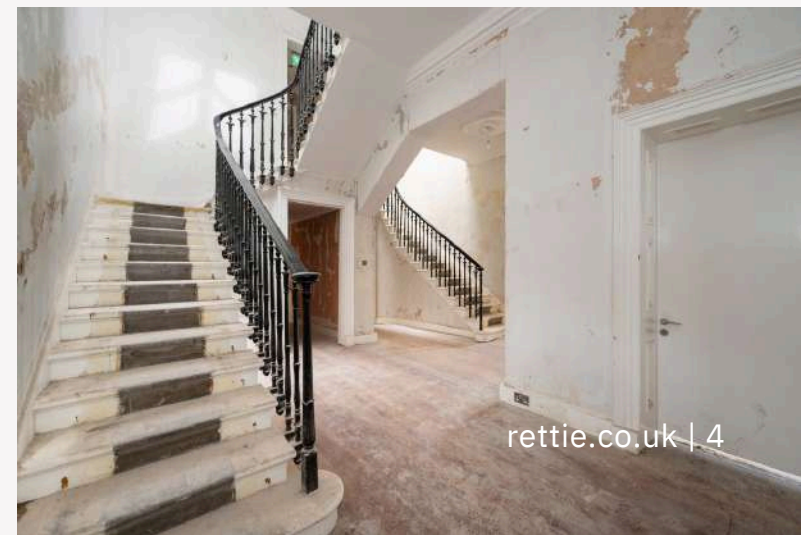
Dunmore's position in the heart of Central Scotland is most convenient for communication links and the country's arterial motorway network, with access to the M9 (Junction 7) within a 5 mile drive. The village is almost equidistant to both Edinburgh and Glasgow, with the capital's airport is reachable in around a thirty minute's drive, in reasonable traffic. Nearby, Larbert, Falkirk and Stirling have train stations with regular commuter services to both cities.

The 19th Century settlement was established by Catherine Herbert, widow of the 6th Earl of Dunmore, whose benevolence towards the local community inspired her to commission an Anglian-style village, intended to elevate the workers' standard of living and quality of life. A collection of stone-built houses were set around a traditional village green, and serviced by an Inn, Post Office, school and smithy. Through the intervening century, Dunmore has retained its aesthetic appeal and has cultivated a strong community. Today there is an active village committee, responsible for organizing the local calendar's seasonal events, and a Bowling Club.

Nearby, the village of Airth offers local amenities including a convenience store, a bakers, and a golf driving range, as well as a primary school. Falkirk and Stirling are both approximately 8 miles away and support the local offering with a wider range of services. Stirling offers all of the cultural attractions and leisure facilities you would expect from a city of its size, including a cinema, a shopping centre and a number of retail parks.

Secondary education is available at Larbert High School and St Mungo's High School in Falkirk. There are also independent schools within daily reach, including the internationally-renowned Dollar Academy, which is approximately 13 miles away.

The surrounding countryside hosts a wealth of outdoor pursuits and leisure activities. Locally, Dunmore Park, home to the famous Pineapple folly, is a popular attraction and there is a vast network of walking routes and cycling in the Ochil Hills to the North. Slightly further afield, the Loch Lomond and Trossachs National Park boasts 21 Munros and 22 lochs, and there are many golf courses in the area including Glenbervie.







General Description

The Parsonage is a magnificent, early-19th-century mansion house, which is believed to have been built originally as the vicarage for the illustrious Dunmore Park estate. Designated with a Category B-Listing by Historic Environment Scotland, the house is notable for its distinctive Tudor style. It is thought to have been designed in deference to the imposing, gothic image of the now ruinous Dunmore Mansion. The statuesque, sandstone façade of The Parsonage is lent definition and character by a multitude of gables and a collection of impressive bay windows with stone mullions, which provide the public rooms with splendid views over the surrounding parkland setting. Notably, the slate roof is crowned by towering chimney stacks which articulate the skyline in an archetypal Tudor manner.

Over the passage of time, the historic building has been adapted to serve a variety of purposes, having been utilised as both a country home and a hotel/wedding venue. Most recently, it has been granted full planning consent for its transformation into a luxury Wellness Retreat & Spa. Designed with imagination and flare by the experienced architectural firm, BHA (Bobby Haliday Architects), the plans propose the conversion of the circa 8574 sq. ft. house into a statement, 8-bedroom wellness facility, set in the splendour of the Dunmore Park estate, accompanied by six guest lodges, spa and gym pavilions, and a circular Yoga Studio and natural swimming pool.

Located within the Designed Landscape of Dunmore Park, the planning application was supported by a detailed Landscape Design Statement by the highly regarded firm, rankinfraser landscape architecture, who were entrusted to create plans for the historic setting which preserve its character, while creating a landscape befitting of a market-leading, luxury wellness retreat and fostering biodiversity.

In service of the property's regeneration, the current owners have undertaken extensive work to improve the fabric of the house, effectively preparing the property for further development. The program of renovations has included work to the roof and windows, as well as specialist damp and timber works. The bath and shower rooms have been stripped to allow for their renovation, the floors have been prepared for the installation of the new floor coverings, and many of the walls have been plastered in preparation for decoration.

The accommodation is governed by the generous proportions typical of homes of its period and stature, incorporating a collection grand public rooms and a remarkable inner hall showcasing a pair of impressive staircases. Lending itself to use as either a family home or a commercial venue, the kitchen has ample room for both lounge and dining furniture or a professional kitchen.

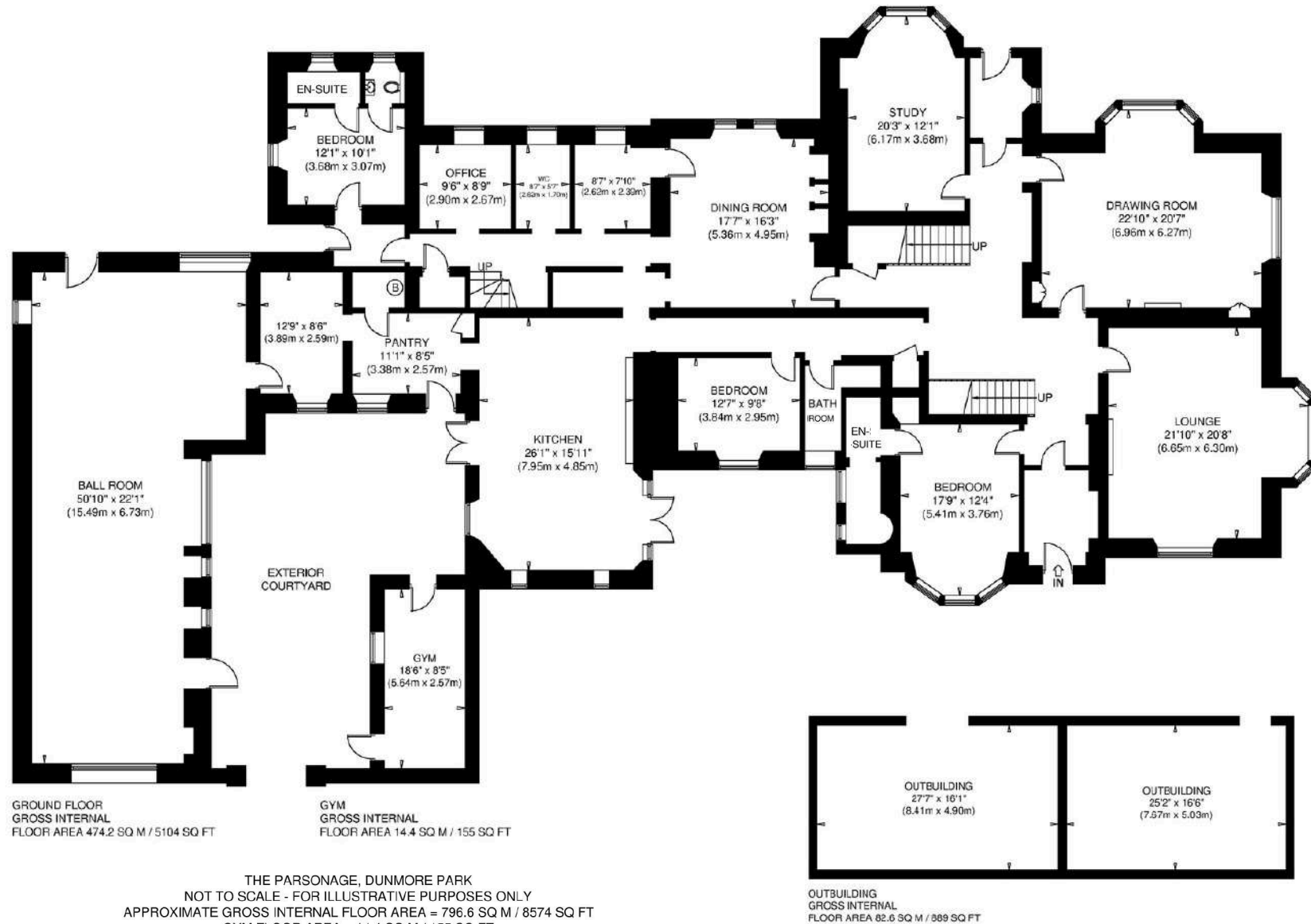
Meanwhile, off the sheltered courtyard, the former ballroom can be imagined either as a function suite or a games/entertainment room. The first floor hosts five double bedroom suites with accompanying rooms plumbed for the installation of a shower or bathrooms.

Garden and Grounds

The grounds at The Parsonage befit a property of its stature and extend to approximately 14.8 acres, affording the house a wonderful setting and a high level of privacy and amenity.

A tree-lined driveway passes through stone pillars with wrought iron gates and sweeps through the parkland setting and up to the front of the house, where there is a large gravelled parking area. The areas of lawn and paddock grazing to the north, east, and south of the house are lent character by banks of traditional rhododendrons and mature trees. To the north west of the house, there is an outbuilding which was previously used as garaging, which could be converted back, or redeveloped to provide stabling or annexe accommodation, subject to necessary consents. The formal garden lies to the west of the house, where there is an expansive paved patio terrace with an outlook across the lawn and into the woodland along the western boundary.



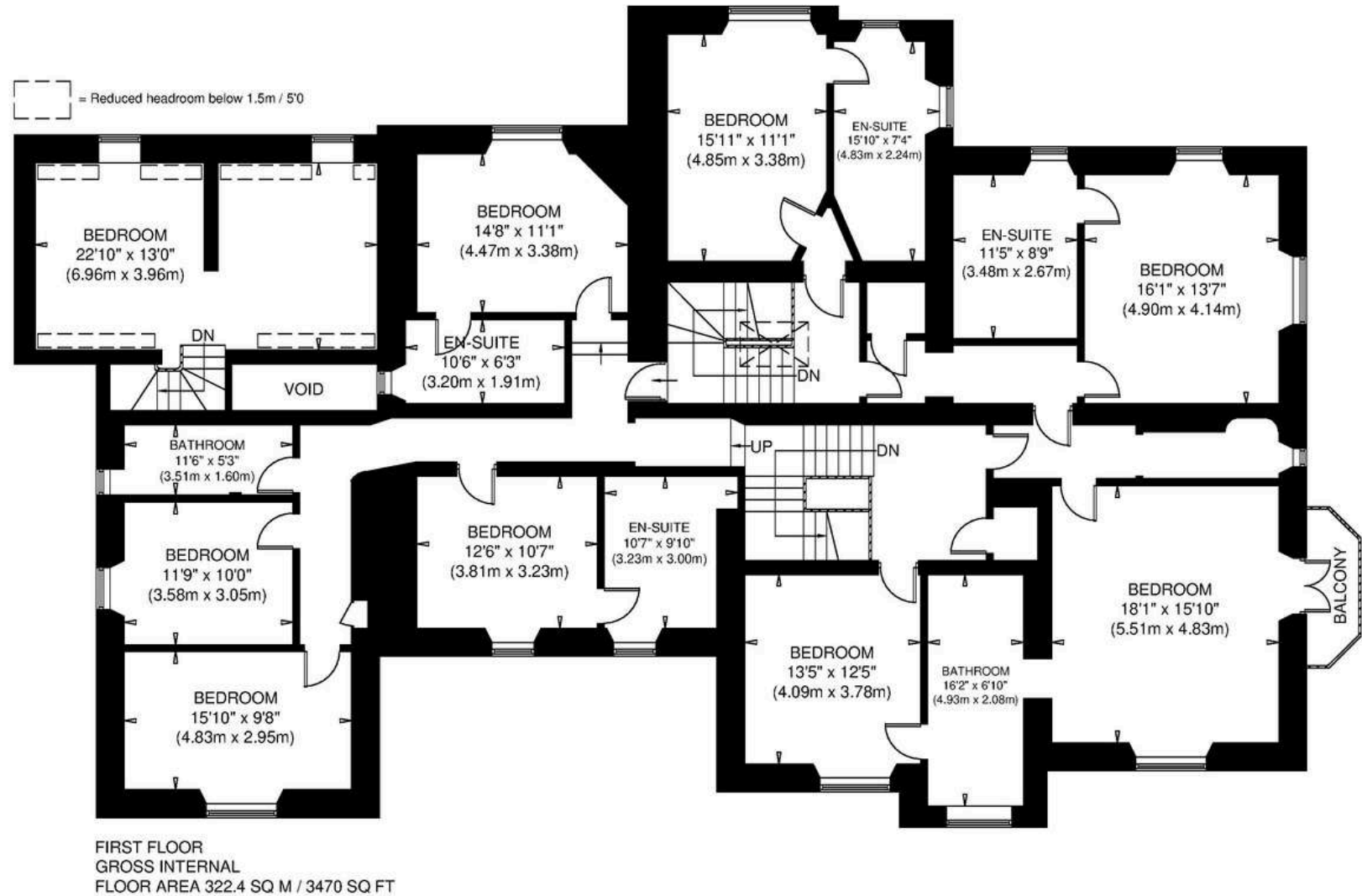


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THE PARSONAGE, DUNMORE PARK
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 796.6 SQ M / 8574 SQ FT
GYM FLOOR AREA = 14.4 SQ M / 155 SQ FT
OUTBUILDING FLOOR AREA = 82.6 SQ M / 889 SQ FT
TOTAL COMBINED FLOOR AREA = 893.6 SQ M / 9618 SQ FT (EXCLUDING EXTERIOR COURTYARD)
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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NB: Rooms marked as Bathrooms/En-Suites on the Floor Plan are plumbed but without sanitaryware, fixtures, fittings, and finishes.



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Ochil Hills Retreat

Summary of Proposed Accommodation

The Parsonage

Entrance and Rear Porch, Reception, Hall, Dining Room, Lounge, Nook/Snug, Living/Tea Room with Double Doors to Courtyard.

2 x WC/Cloakrooms.

8 Double Bedroom suites with Bath or Shower Rooms.

Spa with Reception, Waiting Area, Cloakroom/WC, Relaxation Area, and Four Treatment Rooms.

Kitchen and Courtyard Store Room.

Staff Locker Room, Shower Room, and Lounge/Kitchen.

Manager's Office and Manager's Suite with Bedroom, WC, and Shower Room

Spa Pavilion.

Gym Pavilion.

Yoga Studio

6 x 1 and 2-Bed Lodges.

Planning Reference Number: P/23/0535/FUL

Further planning documentation and plans will be made available on request.



View of South West corner of Spa Pavillion looking from proposed woodland path.



View of proposed new development as seen from south west corner of The Parsonage.

CGI of Proposed Lounge



CGI of Proposed Spa Reception



CGI of Proposed Lounge



CGI of Proposed Dining Room



CGI of Proposed Nook



CGI of Proposed Double Bedroom



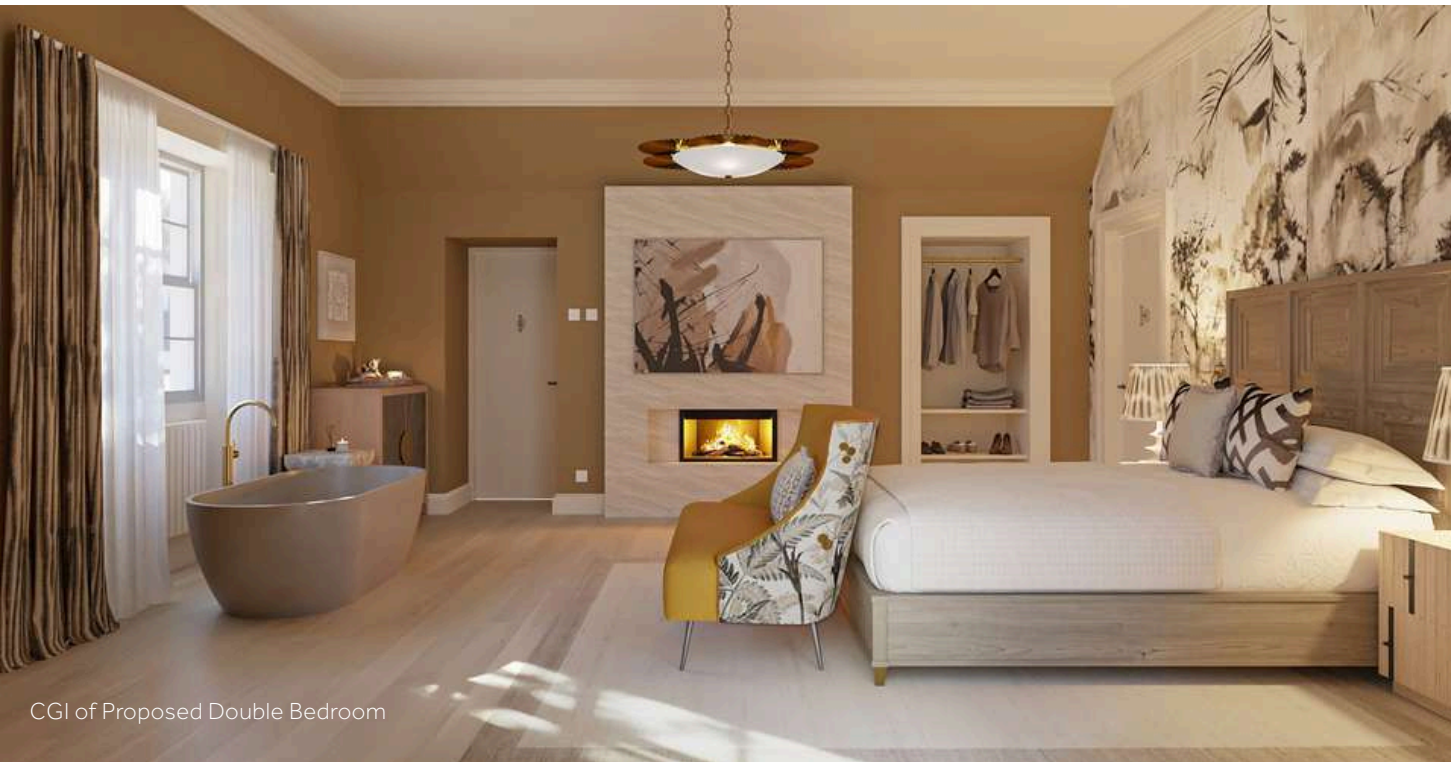
CGI of Proposed Bathroom



CGI of Proposed Double Bedroom



CGI of Proposed Double Bedroom



CGI of Proposed Bathroom





View of Western elevation of Yoga Studio

GENERAL REMARKS AND INFORMATION

Special Note

The particulars include a selection of 'virtually furnished' images, where CGI/rendering has been used to create the photographs. Room finishes have been altered. These images are for illustrative purposes only.

Miscellaneous - A gas main pipe passes through the grounds at The Parsonage.

Viewing

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

Directions

The property's postcode is FK2 8LU. Utilising the postcode, Satellite Navigation is inaccurate. From Airth, follow the main road (A905) out of the village to the north-west. The entrance to The Parsonage is on the left-hand side after approximately 0.5 miles. WhatThreeWords: ///notes.snug.shelved

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, gas, electricity and drainage. The boiler for central heating is not in working order.

Council Tax Band/Rateable Value

TBC

EPC Rating Band

E

Historical Listing

Category B Listed Building.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country 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.




Promap
LANDMARK INFORMATION

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Plotted Scale - 1:2250. Paper Size - A4

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Not to scale.
For illustrative purposes only.

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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