



ARDCHOILE

Lochard Road, Aberfoyle, Stirlingshire, FK8 3TD



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A superb, Tudor style country house, nestled amidst the splendour of the Lomond and Trossachs National Park, affording tasteful family living accommodation in a refined period setting, overlooking the meandering River Forth.

The compact, country estate extends to approx. 85.3 acres of wonderfully diverse policies, with highlights including: an outstanding landscaped garden with a heated swimming pool; a two-bedroom cottage and a range of adaptable outbuildings; some 81.4 acres of hill land and mature mixed woodland; a stretch of riverbank along the River Forth; and a boathouse on Loch Ard.

Accommodation

Main House:

Ground Floor: External Porch, Reception /Sitting Hall, Cloakroom with WC, Lounge, Dining/Living Room, Garden Room, Kitchen/Breakfast Room, Rear Hall, Utility Room, Store and WC.

First Floor: Main Landing, Principal Bedroom with Dressing Room and en-suite Bathroom, Double Bedroom 2, and Family Bathroom. Hallway, Double Bedrooms 3 and 4, and Shower Room.

Cottage:

Ground Floor: Open-plan Kitchen / Living Room, Cloakroom, WC, Double Bedroom with walk-in wardrobe and en-suite Shower Room, and Double Bedroom 2 with en-suite Shower Room.

Boiler Room.

Garden and Grounds:

3.9 acres of formal, landscaped garden of notable maturity and diversity, features including an area of amenity ground on the banks of the river Forth.

Spacious lawns, verdant herbaceous borders, flagstone patio terraces, rockeries, and an outdoor, heated swimming pool with pool housing and sun deck.

Kitchen garden and orchard area with Polytunnel frame.

81.4 acres of hill land and mature mixed woodland.

A boathouse on the banks of Loch Ard.

Outbuildings:

Traditional, triple-garage and workshop with lean-to greenhouse and potting shed. First-floor loft providing copious storage.

Garden pavilion/summerhouse with veranda, garden room area, and changing room, as well as plant room.

Timber garden shed.

A collection of log-stores and a machinery shed.



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Situation

Set at the foot of the Aberfoyle Hills, with a backdrop of natural deciduous and evergreen woodland and the rocky Crags of Craigmore to the north, Ardchoile enjoys delightful open aspects to east, south and west across the valley of the River Forth to fields to the forest and distant hills beyond.

The historic village of Aberfoyle lies within a quarter of a mile and is well-serviced with local amenities including a convenience store, cafes, butcher and delicatessen, medical centre, pharmacy, petrol station and village Primary School. Secondary schooling is available at McClaren High School in nearby Callander, which has a wider range of services, including a vibrant principal thoroughfare with an eclectic mix of independent shops.

Stirling is approximately 20 miles away and, in addition to its historical attractions such as Stirling Castle, the Wallace Monument and Bannockburn, it offers all of the services and facilities one would expect from a city of its size, with a broad array of services, including High Street shops, restaurants/bars, and leisure opportunities, including Stirling University's internationally-acclaimed sports campus. 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 is within striking distance 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, forming part of the larger Queen Elizabeth Forest Park, has numerous walks and cycle tracks. "Go-Ape" in Aberfoyle provides treetop adventures, and Loch Ard has a Sailing Club and Watersports Centre. Aberfoyle has a scenic 18-hole Golf Course and there is a variety of other courses in the district including the famous Loch Lomond Golf Club.





Historical Note

Queen Victoria's renowned favour for the rugged Highland scenery of the Trossachs area inspired her to frequent the district regularly during her reign. Remarkably, the splendid, landscaped gardens which ensconce Ardchoile, there is a great oak tree bearing a plaque marking the spot where, on Thursday 2nd September 1869, Queen Victoria is recorded to have picnicked. Today, the area around Aberfoyle and the Trossachs is designated as the Queen Elizabeth Forest Park and associated planning controls preserve the outstanding scenic beauty of the landscape.

General Description

Ardchoile is a most impressive country house, which is rich with heritage character and set apart by its glorious position and mature policies, extending to approximately 85.3 acres in all. Lying at the foot of the Aberfoyle Hills with a backdrop of natural deciduous woodland and the rocky Crags of Craigmore to the north, Ardchoile enjoys delightful open aspects to east, south and west across the valley of the River Forth to fields and forest beyond.

Set beneath a traditional slated roof, the detached, mansion is distinguished by Aberfoyle red sandstone masonry and lent distinction by its Tudor style architectural details, including half-timbered, eaves-breaking gables and over-hanging eaves with painted timber bargeboards. Aggrandized by a first-floor turret, the facade of the house evokes storybook charm, and the main entrance door is set within the shelter of a delightful, pillared porch which protrudes from the eastern elevation.

The main house is accompanied by a traditional, detached cottage which lies to the North of the house, by the boundary between the garden and the woodland clearing. Comprising two-bedrooms, the accommodation within the cottage has been overhauled in recent years to provide an exceedingly high standard of modern, country living and lends the property to multigenerational living, or could be let out to provide supplementary income, subject to obtaining the necessary consents.

The property is well-screened from the road by stone wall, tall hedging and shrubbery and a stone-pillared entrance with wrought iron gates provides access to a sweeping tarmacadam driveway, impressing a genuine sense of arrival. Expertly landscaped and maintained over the passage of time, the grounds comprise sculpted lawned areas intersected by neat, tarmacadam driveways and paths. A feature of the grounds the many fine mature specimen trees and shrubs, which foster an unmistakable sense of character within the gardens. The tarmacadamed entrance driveway curves around the formal lawn gardens to the east of the house towards the main entrance, where there is generous provision for multiple vehicles to park and turn.

Extending to approximately 3, 500 sq ft, the interior of the house is governed by elegant, period proportions and has been diligently maintained and most sympathetically updated, to afford a high standard of modern living. The principal apartments benefit from outstanding views over the extensive gardens towards the surrounding upland scenery. The accommodation is profoundly atmospheric, elevated by a catalogue of period features, including exquisite fireplaces, high skirting boards and handsome coricing, a vintage, country 'Poggenpohl' kitchen with an Aga, beautiful period doorcases, and a statement staircase.

Protruding proudly from the easternmost elevation, the pillared external porch which forms the main entrance into the house is highly charismatic; with traditional tiled steps and floor and built-in bench seats. Storm doors protect the entrance vestibule beyond, which is finished with panelled woodwork, a fine mosaic tiled floor, and a glazed inner door.

Beyond the threshold, the reception hall serves as both a grand entrance foyer and a spacious public room, with ample room for either lounge or formal dining furniture, set around a remarkable timber chimneypiece with a working fireplace. A bay window to the side provides a delightful outlook over the garden and into the woodland to the rear, while a distinctive, clear glazed inner light with wrought iron grill punctuates the interior wall with the neighbouring lounge and lends the space further natural light. The staircase which rises to the first floor is a fine example of heritage craftsmanship and carpentry, showcasing waxed pine balustrades and newel posts, as well as a bullnose curtail step. It is accented by wooden flooring and pine door architraves.





Thoughtfully positioned off the reception hall, there is neatly presented cloakroom and WC, which has a white wash hand basin and fitted coat hooks, followed by a separate compartment with a white WC.

The dual-aspect, principal lounge is the ideal setting for opulent entertaining, against the backdrop of the impressive views of the whinstone cliffs above Aberfoyle and southwards across the River Forth to the facing valley. An open Baxi fire within a white marble chimneypiece and hearth is set in the corner of the room, complemented by ornate cornicing and plush carpeting.

The formal dining room is a particularly spacious reception space, sweeping into a tall bay window to the south, which gives an open wide-angled view across the Forth to fields and woodland beyond. A further window to the west provides an outlook into the parcel of private garden to the side and flanks a stove with a finely carved timber chimneypiece.

The garden room is well-suited to sociable, relaxed day-to-day living, which can be accessed either from the hall, or from the kitchen/breakfast room; providing the sort of interconnected, versatile accommodation so coveted by contemporary households. It benefits from a double-glazed door providing direct access to the gardens and a full length, picture window overlooking the sheltered garden to the side of the house and features a wood burning stove.

The country kitchen/breakfast room features a traditional "Poggenpohl" installation; a brand synonymous with lasting quality. It is fully fitted with a generous array of bespoke, solid wood floor and wall units, set around a central island, and is finished with wood-trimmed work surfaces and a traditional quarry tiled floor. In keeping with the heritage aesthetic, the centrepiece of the kitchen is a black enamelled, double oven oil fired Aga range. It is set on a red tiled plinth within a brick-faced surround, in the image of a traditional hearth, incorporating display shelves to either side. The kitchen benefits from two sinks, both with heritage style, swan-neck mixer taps (one recessed within the island unit). The integrated appliances include a double oven, four-ring hob, and a dishwasher and there is space for an American style fridge/freezer.

Off the kitchen, a rear hall leads to an exterior door to the west of the house, as well as a series of practical service rooms, which cater to the rigmarole of family living in the countryside, including: a gardener's loo, a utility room, and a deep, shelved store cupboard. The utility room has space for white goods, and is fitted with a double sink. The boiler is housed in an external boiler room.

On the first floor, the accommodation is set off a main landing, as well as a hallway accessed off a half-landing at a turn in the staircase; creating two wings of accommodation, each with two double bedrooms and their own sense of character, privacy and retreat.

The principal bedroom suite comprises a sumptuously proportioned double room, in addition to a separate dressing room and a spacious bathroom. The splendid bedroom easily accommodates occasional lounge furniture and is decoarted with ornate cornicing, an archway with Corinthian pillars, and a heritage fireplace, with an Adam style mantelpiece. The light-filled room features a double window east to the Craggs above Aberfoyle and a triple sash corner window to the east and south, enjoying views across the valley.

The accompanying en suite is timelessly-presented with coordinating tiling and light ash and beech woodwork. It has both a bath and a large shower cubicle, set behind an etched glass screen, as well as a WC and twin wash hand basins installed in a set of vanity cabinets with a wall-mounted mirror. The dressing room is suitably proportioned to serve as a bedroom in and of itself and has a wealth of natural light via a window to the South. It is fitted with a full wall of built-in storage, which incorporates wardrobes, drawers, and a dressing table.

The second double bedroom accessed off the main landing is also handsomely proportioned and shares in the elevated views to the South.



The main landing also provides access to a westerly-facing family bathroom, which has a pair of sash and case windows over the garden to the side and has a vintage, pastel yellow suite incorporating a bath with a shower attachment, a WC, and a pedestal wash hand basin.

The hallway off the half landing leads to a pair of immaculately-presented double bedrooms, which are both decorated with designer wallpapers and quality, neutral carpeting, as well as a shelved, airing cupboard. They share a shower room which has been finished to a contemporary specification and features stylish, grey wall and floor tiling, a wash hand basin, a WC, a heated towel rail, and a luxury rainfall shower.

Cottage

The cottage at Ardchoile has quintessential rural charm; aligning with the traditional local architectural vernacular via its harled façade and pitched slate roof. Internally, it provides approximately 1,022 sq ft of self-contained, ancillary accommodation, which has been refurbished to a high standard and features a wet underfloor heating system. The well-appointed, two-bedroom space is ideal for guests, extended family or potential letting use, subject to any necessary consents.

The cottage's accommodation is entered via a bright and welcoming porch/cloakroom, which provides ample room for the storage of boots and cloaks. It gives access to the open-plan kitchen/living/dining room; a sociable, dual-aspect space, centred on a wood-burning stove. The reception space is finished with quality, engineered oak flooring, while the kitchen area has a timeless, tiled floor. The modern, country-style units are accented by wood-effect worktops and integrated with an oven, a hob under an extractor fan, and a fridge.

There are two comfortable double bedrooms, one with a walk-in wardrobe. Each of the bedrooms is served by their own contemporary shower room, featuring a wash hand basin, a rainfall shower, as well as a coordinated combination of grey and blonde wall and floor tiling. The cottage also has a WC.



Gardens and Outbuildings

The gardens and grounds of Ardchoile are of notable distinction and maturity, providing the house with an outstanding setting and a genuine sense of privacy and seclusion.

A feature of the gardens are the many fine mature specimen trees and shrubs, including a multitude of traditional rhododendrons, which bloom annually in a spectacular multi-coloured display, as well as the network of meandering paths through the sweeping lawns, rockeries, heather borders, ornamental streams and ponds.

A notable asset of the gardens at Ardchoile is the outdoor, heated swimming pool and surrounding sundeck. The pool is heated via a heat pump and a bank of free-standing solar PV panels, to allow for economical operation.

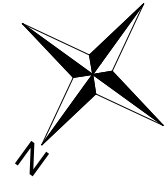
A detached, garden pavilion/summerhouse, with a sheltered veranda, overlooks the pool area. Excellent for entertaining, the interior of the pavilion accommodates a garden room, which is lined with windows overlooking and has a woodburning stove, as well as a separate changing room. It also houses a machine/plant room containing heat exchanger.

To the north west of the gardens, there is a self-contained kitchen garden, with vegetable beds, as well as an orchard area with numerous fruit trees and bushes, including apple, pear and plum. This pocket of garden contains a polytunnel, which could now benefit from some repair to its fabric. The west of the garden also has timber garden shed as well as a secondary entrance off Lochard Road.

Appended to the North of the house, the traditional outbuilding is serviced with electricity and houses a triple garage with timber doors and a large workshop, over which there is a spacious loft accessible via a wrought iron spiral staircase from the garden. Appended to the West of the garage, there is a lean-to greenhouse and a potting shed.

Lying to the south of Lochard Road opposite the house, there is an area of amenity ground which stretches along the banks of the River Forth. The properties ownership extends to the midpoint of the river.





ARDCHOILE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 331.7 SQ M / 3570 SQ FT
 GARAGE BUILDING = 89.6 SQ M / 964 SQ FT
 SUMMER HOUSE = 57.7 SQ M / 622 SQ FT
 COTTAGE = 95 SQ M / 1022 SQ FT
 TOTAL = 574 SQ M / 6178 SQ FT

All measurements and fixtures including doors and windows
 are approximate and should be independently verified.

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Hill Land

Rising dramatically behind the house, the hill ground extends to approximately 81.44 acres (32.96 Ha) and provides a magnificent natural backdrop to Ardchoile. Comprising a mixture of open heather-clad hillside, rocky outcrops and areas of regenerating native woodland, the land offers outstanding amenity value with opportunities for walking, wildlife conservation and outdoor recreation. From its elevated position, the ground enjoys spectacular panoramic views across the surrounding countryside and contributes significantly to the setting and overall appeal of the property.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 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 3TD.

Solicitors

Mitchells Robertson, George House, 36 North Hanover Street, Glasgow, G1 2AD
DX. Tel: 0141 552 3422

Fixtures and Fittings

Only items mentioned within the particulars of sale are included within the sale price.

Entry & Possession

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

Services

Mains water, electricity, and drainage.
Private, oil tank for oil-fired central heating, hot water system, and Aga.
Pool heated via heat pump and solar PV panels.
Cottage - LPG tank.

Local Authority

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

Council Tax

H

EPC Rating

Band E

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

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.



The Cottage



The Cottage



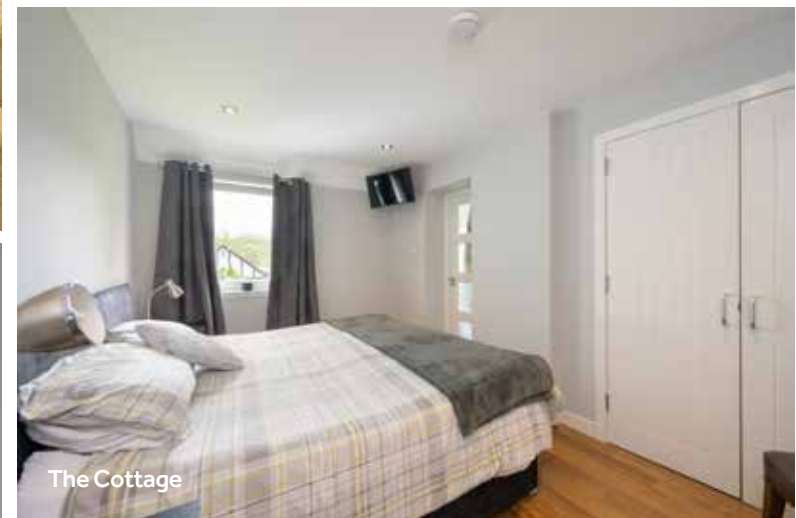
The Cottage



The Cottage



The Cottage



The Cottage



The Cottage



The Cottage

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.

Websites and Social Media

This property and other properties offered by Rettie 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.

In addition, our social media platforms are facebook.com – [RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); twitter.com – [RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

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.

Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, 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.

The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have 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.

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 & Co, 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.

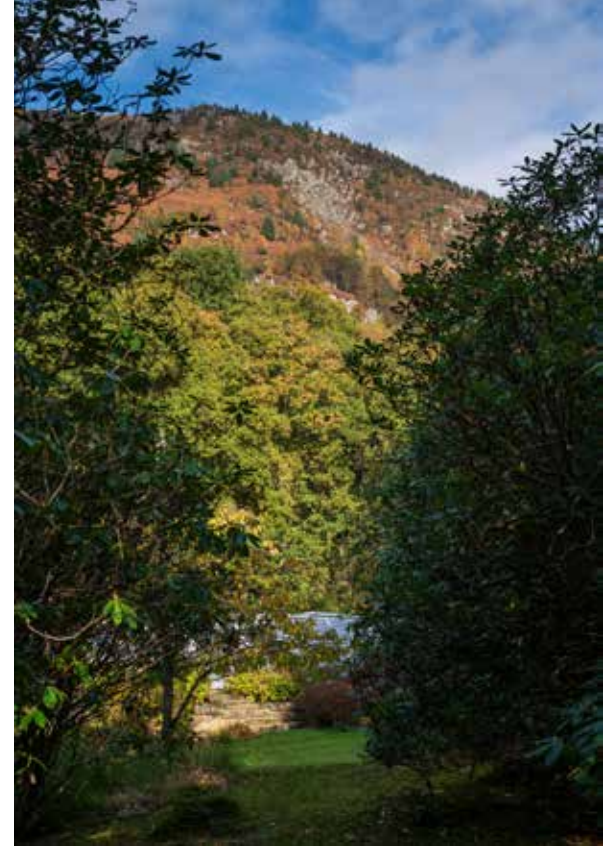
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party 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.

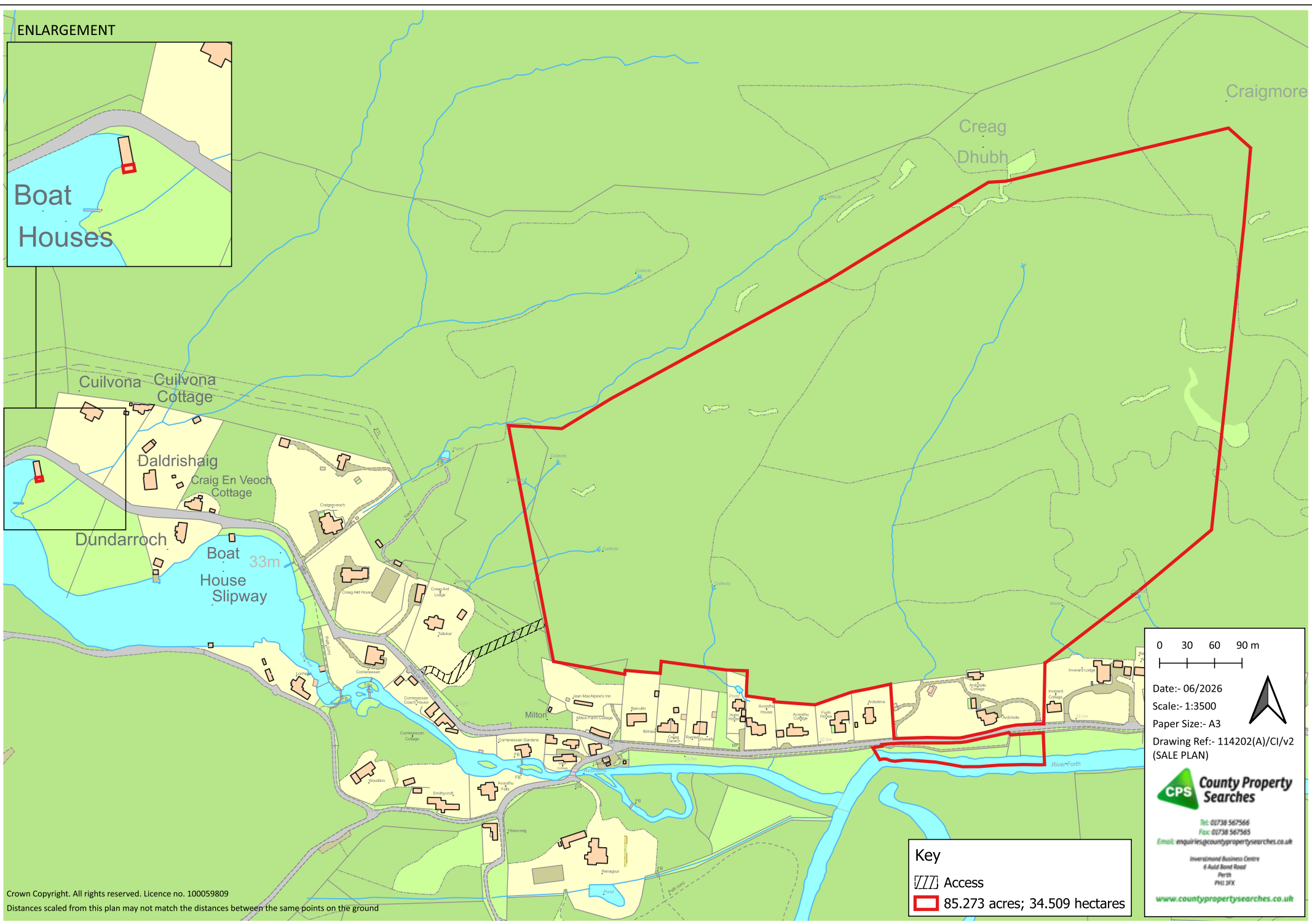
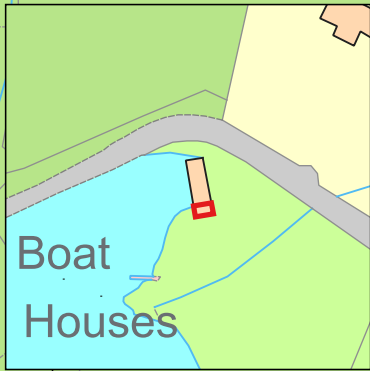








ENLARGEMENT



Key
 [Hatched Box] Access
 [Red Box] 85.273 acres; 34.509 hectares

0 30 60 90 m

Date:- 06/2026
 Scale:- 1:3500
 Paper Size:- A3
 Drawing Ref:- 114202(A)/CI/v2
 (SALE PLAN)

CPS County Property Searches
 Tel: 02738 567566
 Fax: 02738 567565
 Email: enquiries@countypropertysearches.co.uk

Inverlornand Business Centre
 6 Auld Road Road
 Perth
 PH1 3FX

www.countypropertysearches.co.uk

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



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