



WEST MURDIESTON FARM

Thornhill, Stirling, FK8 3QE

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An exceptional country residence set within the beautiful Stirlingshire countryside, offering an outstanding combination of elegant family accommodation with potential for extensive equestrian facilities and a versatile range of outbuildings. Enjoying far-reaching rural views and a wonderful sense of privacy, this is an opportunity to embrace an enviable lifestyle in one of Scotland's most picturesque settings.

Summary of Accommodation

Ground Floor: Sitting Room, Conservatory, Kitchen, Sun Room, Dining Room, Family Room, Office, Shower Room, Utility Room/Boot Room, Boiler Room and WC.

First Floor: Principal Bedroom with Ensuite and Dressing Area, Four Further Double Bedrooms (three with fitted wardrobes), Family Bathroom and Family Shower Room.

Outbuildings/External: Traditional Stone Buildings, Large Original Farm Building with Mezzanine Floor, Riding Arena, Extensive Parking Area, Large Enclosed South-Facing Garden and Two Good-Sized Grazing Fields.



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Situation

West Murdieston occupies an exceptional rural setting surrounded by open farmland, enjoying uninterrupted panoramic views towards the Fintry Hills, Ben Lomond and the wider Stirlingshire countryside. The property is approached via an exclusive new access roadway, providing extensive parking and convenient access to the house.

The property lies on the edge of the picturesque village of Thornhill, approximately 10 miles west of Stirling. The village offers a local shop, a traditional country hotel, pub, restaurant, community hall and regular bus services. Stirling provides an extensive range of shopping, leisure and cultural amenities, together with a mainline railway station and excellent road links to Glasgow, Edinburgh and Perth. Dunblane railway station is approximately 9 miles away, providing fast and regular rail services to Scotland's major cities. The nearby villages of Kippen, Callander and Gargunnoch cater for everyday needs, while Callander also benefits from the McLaren Leisure Centre. United Auctions Stirling Agricultural Centre is close by, making the location particularly appealing for those with farming, equestrian or rural business interests.

The property lies within the catchment area for Thornhill Primary School and McLaren High School, both of which are well regarded and serve the local community. Thornhill Primary is a small rural primary school, while McLaren High School was awarded 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.

General Description

Approached via a generous driveway, this attractive traditional stone-built farmhouse is set within established south-facing gardens and enjoys uninterrupted views across the surrounding Stirlingshire countryside. Stepping through the entrance vestibule, the welcoming reception hall immediately sets the tone for the home, featuring attractive timber flooring, a beautiful wooden staircase and banister, a generous understairs cupboard providing excellent everyday storage, and a well-appointed cloakroom with panelled walls. The principal sitting room is an elegant and generously proportioned reception space, filled with natural light through its dual aspect windows. Wooden flooring and an open coal fire create a warm and inviting atmosphere, whilst glazed panelled doors open seamlessly into the conservatory. Overlooking the gardens and surrounding countryside, this delightful additional reception room provides the perfect place to relax throughout the seasons, with further glazed doors leading directly onto the patio.



Beyond, the heart of the home is the beautifully appointed kitchen and adjoining sun room. The kitchen is fitted with hand-built shaker-style cabinetry and a central island incorporating an electric induction hob. Further appliances include a Neff oven, freestanding electric Aga, integrated dishwasher, and space for a large fridge freezer. Open plan to the light-filled, south-east-facing sun room, this welcoming space enjoys lovely views over the extensive garden grounds, surrounding fields and countryside beyond, creating an ideal setting for both everyday living and entertaining.

A second snug, complete with a charming log-burning stove, provides a cosy retreat, while the bright dual-aspect formal dining room is perfectly suited to entertaining and family gatherings, comfortably accommodating a large dining table.

The practical accommodation continues with a dedicated home office benefiting from extensive floor-to-ceiling shelving and a fitted workspace. On the ground floor there is a shower room, together with a well-equipped utility/boot room featuring excellent built-in storage, a double sink, plumbing for appliances, a separate fridge, and direct access to the outside, providing an ideal everyday entrance. A separate boiler room completes the ground floor accommodation.

Ascending the timber staircase, the first floor offers spacious and versatile family accommodation. The principal bedroom enjoys stunning double aspect views across the surrounding hills and countryside and benefits from extensive built-in storage together with a generous en suite featuring a large bath, separate shower, WC and wash hand basin. The suite also provides access to useful loft storage.





Four further double bedrooms provide flexible accommodation for family and guests, three of which benefit from fitted wardrobes, while the remaining bedroom offers ample space for freestanding furniture. A spacious family bathroom comprises a bath, bidet, WC and wash hand basin, while a further shower room serves the remaining bedrooms. A separate linen cupboard provides additional practical storage.

External & Outbuildings

Externally, the property is exceptionally well suited to those seeking a country lifestyle. The property benefits from two good-sized grazing fields, offering excellent potential for livestock, hobby farming or a variety of rural pursuits.

A comprehensive range of original farm buildings includes traditional stone outbuildings together with the original farm building incorporating a mezzanine floor, providing excellent storage and versatility. Adjacent to the buildings is a purpose-built riding arena.

The extensive gardens are predominantly laid to lawn, creating an attractive setting for the house whilst enjoying uninterrupted views towards the Fintry Hills and Ben Lomond. The exclusive new access roadway leads to a generous parking area, providing convenient access to the house.

GENERAL REMARKS AND INFORMATION

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 3QE

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Further land may be available by separate negotiation.

Classifications

Council Tax - G
EPC Rating - D

Solicitor

Graeme Leith at Brodies Solicitors. Tel: 0131 6563 783. Email: graeme.leith@brodies.com

Local Authority

Stirling Council, Old Viewforth, 14-20 Pitt Terrace, Stirling, FK8 2ET. Tel: 01786 404040.

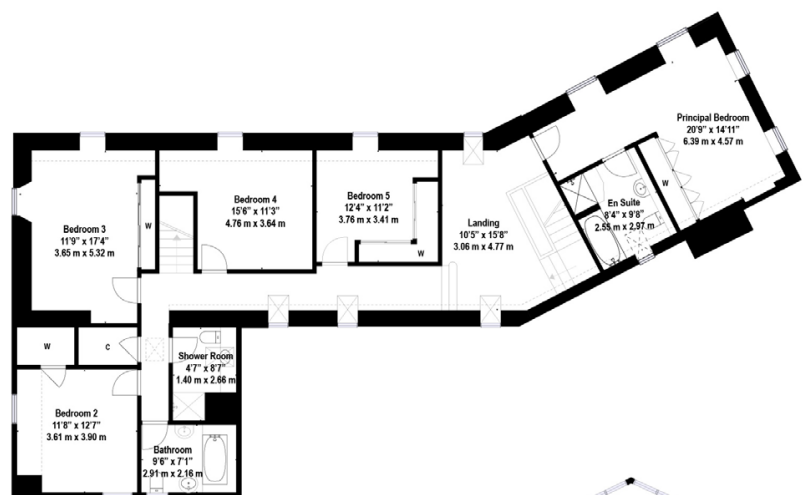
Tenure

Freehold

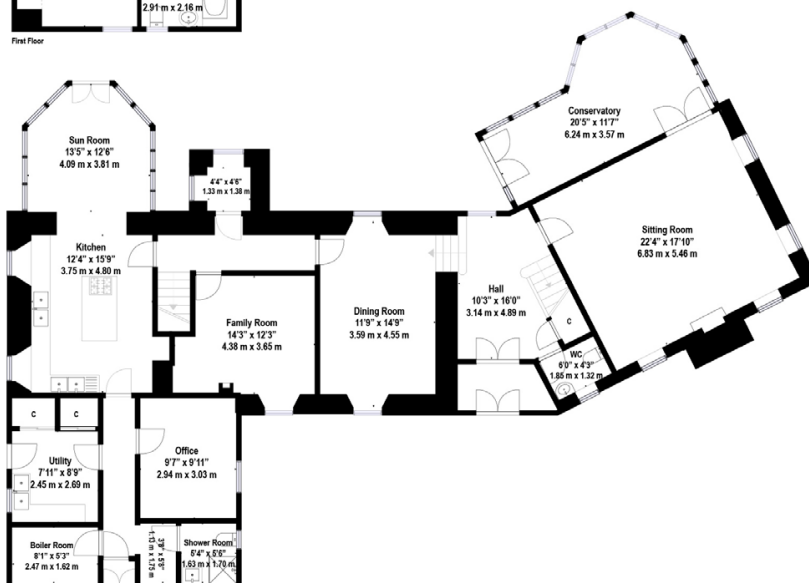
Services

Mains water and electricity. Private septic tank. Oil fuelled boiler and central heating. Solar panels are situated within the garden and feed electricity back into the National Grid.

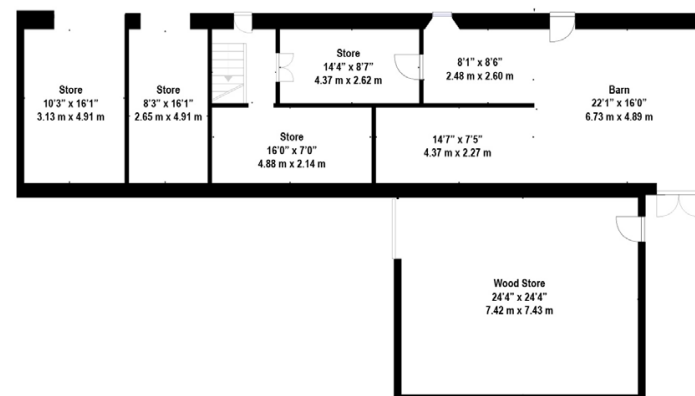
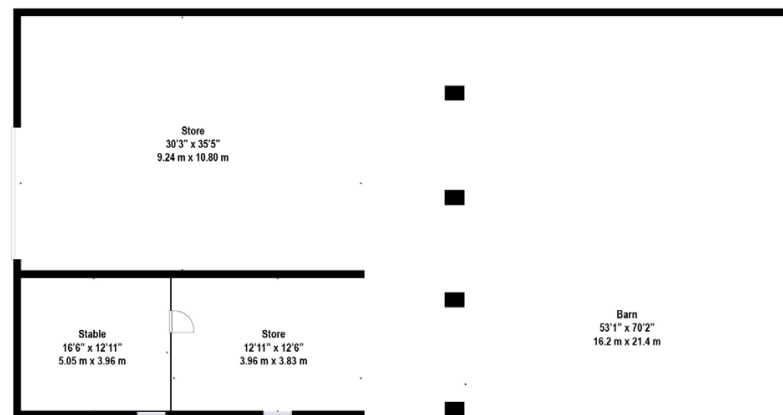




First Floor



Ground Floor



West Murdieston Farm, Thornhill, Stirling, Stirlingshire, FK8 3QE

Measurement point

Indicates area of Limited Use Space

Gross internal area: 355.1 sq m / 3822.2 sq ft
Outbuildings: 567 sq m / 6103 sq ft



Plan produced for Rettie by RICS Certified Property Measurer in accordance with RICS International Property Measurement Standards. All plans are for illustration purposes and should not be relied upon as statement of fact. Measurements shown are taken from points indicated. Areas with curved and angled walls are approximated.

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 www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, and 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 contract 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.

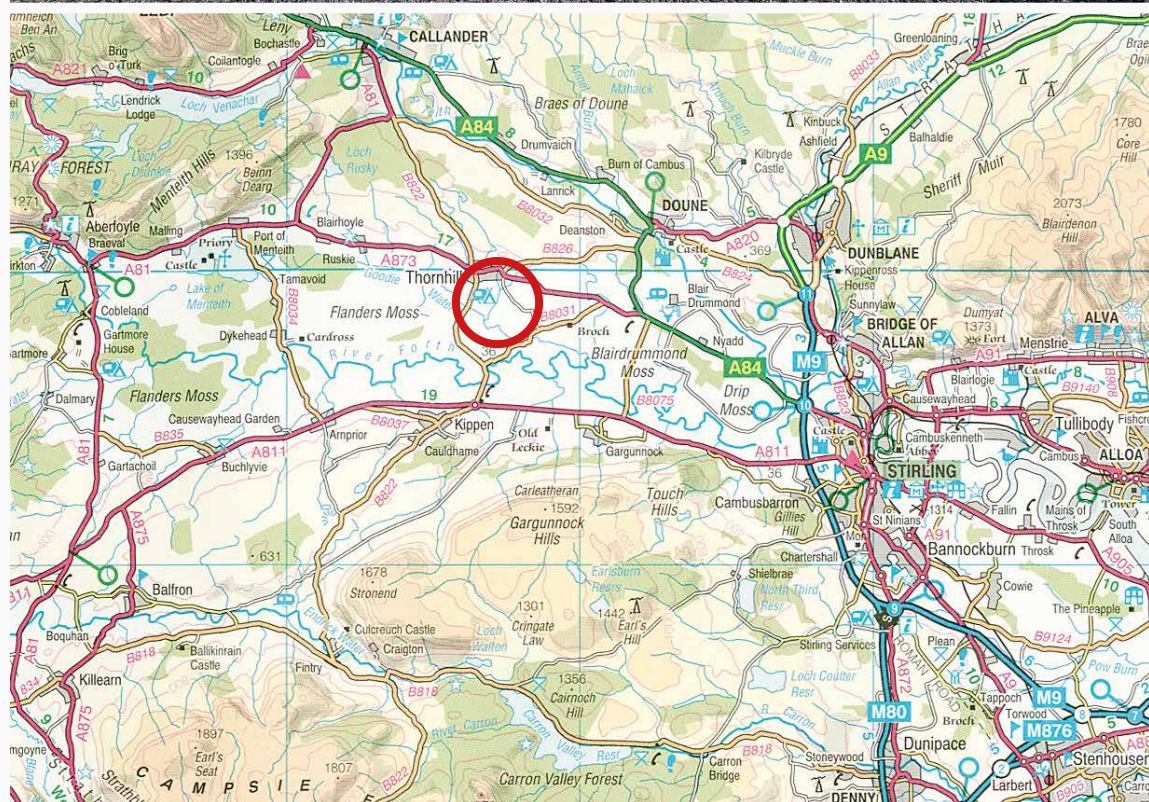
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party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

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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RETTIE

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