



MAINS OF ARNPRIOR
Arnprior, Stirling, FK8 3HA



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Occupying a glorious plot within the peaceful Carse of Stirling, Mains of Arnprior is an exceptional detached country home enjoying breathtaking panoramic views towards Ben Lomond, the Fintry Hills and Loch Lomond & The Trossachs National Park. Beautifully combining traditional character with thoughtfully designed contemporary additions, the property offers wonderfully versatile family accommodation, exquisite mature gardens and an idyllic rural setting, all within easy reach of Stirling, Glasgow and Edinburgh.

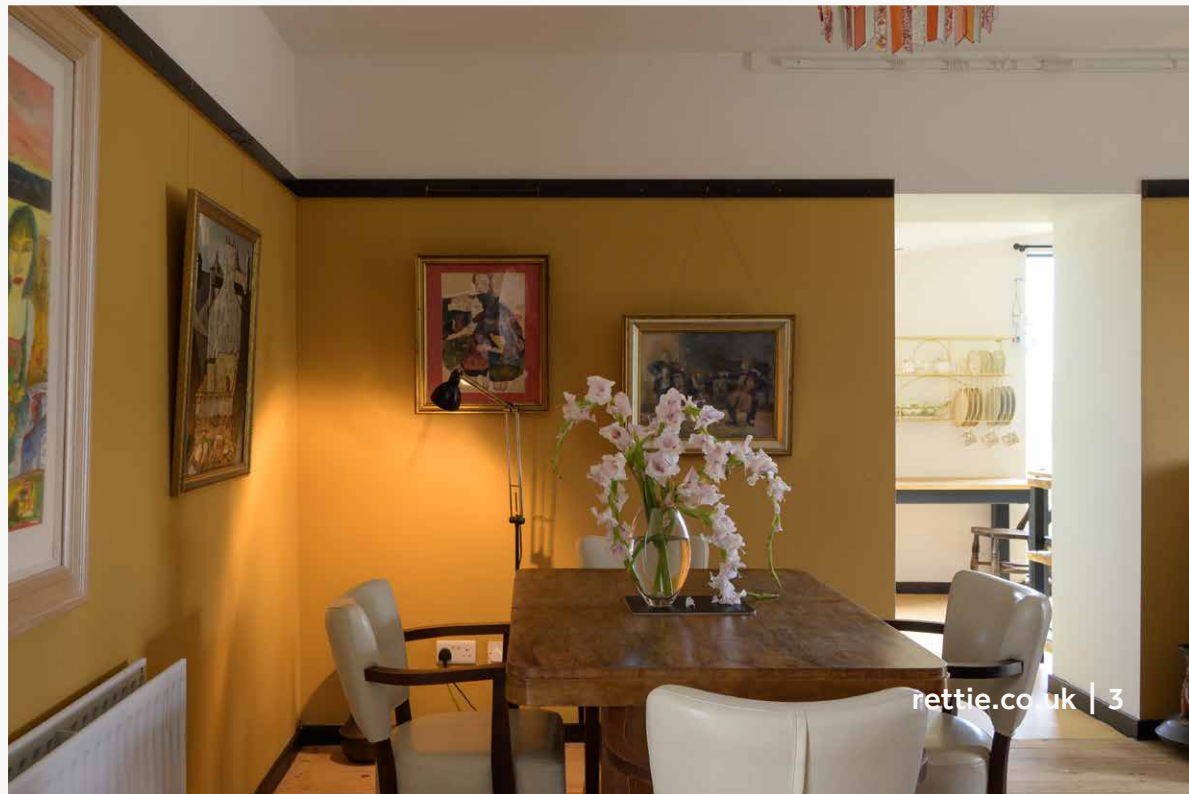
Summary of Accommodation

Ground Floor: Entrance Vestibule, Reception Hall, Sitting Room, Dining Room, Kitchen/Dining Room, 2x Conservatories, Butler's Kitchen, Study, Shower Room, Utility /Boot Room, Glazed Hallway.

Extension on Ground Floor: Principal Bedroom Suite with En-Suite Wet Room

First Floor: Principal Bedroom Suite with Dressing Area and En Suite Bathroom, Two Further Double Bedrooms, Family Shower Room.

Gardens & Grounds: Beautiful semi-wild, landscaped gardens extending to approximately one acre with mature planting, productive kitchen garden, greenhouse, outbuilding, gravelled parking and outstanding panoramic countryside views. Substantial outbuilding incorporating a wood store. Parking for several cars.



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Situation

Mains of Arnprior enjoys a peaceful rural setting within the beautiful Carse of Stirling, surrounded by open farmland and benefiting from exceptional panoramic views towards the Fintry Hills, Ben Lomond and the dramatic landscapes of Loch Lomond & The Trossachs National Park. Offering peace, privacy and an enviable sense of space, the property combines the tranquillity of country living with excellent accessibility to central Scotland.

The nearby villages of Buchlyvie, Kippen and Thornhill provide an excellent range of everyday amenities, including village shops, cafés, hotels, well-regarded primary schools and medical practices which operate as dispensaries. Secondary education is available at Balforn High School and McLaren High School. Independent schooling can be found at Dollar Academy, Morrison's Academy in Crieff and the many renowned private schools in Glasgow and Perth.

Close to the property, Arnprior Farm surrounds the house and is a well-established sheep and cattle farm, renowned for its annual pumpkin festival. At the foot of the hill is a small swimming pool and sauna. Nearby, The Woodhouse and The Smithy provide popular local farm shops and cafés, offering excellent seasonal produce and a welcoming destination for residents and visitors alike.

The surrounding area is renowned for its outstanding natural beauty and wealth of recreational opportunities. Loch Lomond & The Trossachs National Park lies just a short drive away, offering exceptional walking, cycling, water sports and climbing, while the nearby Lake of Menteith provides renowned trout fishing. The wider Stirlingshire countryside is ideal for riding, country pursuits and exploring an extensive network of scenic footpaths and quiet country lanes.

Despite its idyllic rural setting, Mains of Arnprior is well connected. Stirling, approximately 13 miles to the east, offers an extensive range of shopping, leisure and cultural facilities together with a mainline railway station providing regular services to Glasgow, Edinburgh, Aberdeen and Inverness. Glasgow and Edinburgh are both readily accessible via the M80 and M9 motorway networks, making the property an ideal base for commuting while enjoying the benefits of a peaceful rural lifestyle.



General Description

Occupying an idyllic plot in the heart of the Stirlingshire countryside, this exceptional detached family home has evolved over time into a beautifully balanced country residence, where traditional character and contemporary design combine seamlessly. Surrounded by mature gardens and enjoying spectacular panoramic views across rolling farmland towards the distant hills beyond, the property offers an enviable lifestyle defined by peace, privacy and a remarkable connection to its landscape.

The accommodation extends over two floors and has been thoughtfully enhanced by carefully considered additions, each designed to complement the original house while embracing its outstanding setting. The result is a wonderfully versatile family home where principal rooms enjoy a close relationship with the gardens and far-reaching views beyond. The main entrance opens into a welcoming vestibule before leading through to a generous reception hall, creating an immediate sense of space and setting the tone for the accommodation that follows. To one side lies a versatile room, currently arranged as a study, which overlooks the gardens and has extensive built-in storage. A well-appointed shower room is positioned nearby.

The sitting room is a wonderfully inviting reception space, enjoying generous proportions and centred around a wood-burning stove, which creates a warm and welcoming focal point. A peaceful room in which to relax, it provides a natural connection between the original accommodation and the more recent additions to the house. A glazed corridor leads through to the conservatory, where extensive glazing affords breathtaking 360-degree views across the beautifully established gardens and surrounding countryside. Bathed in natural light throughout the day and opening directly onto the garden, it offers an exceptional place to relax while remaining immersed in its remarkable setting.

Positioned just off the sitting room is the butler's kitchen, a delightful addition to the home, featuring an Esse electric range, non-fitted open worktops, open shelving and a Belfast sink. The room provides a highly practical space for informal catering and light meal preparation, reducing the need to cross the house to the main kitchen.

Located off the hall and adjacent to the kitchen, the elegant dining room is a beautifully proportioned space, where timber flooring and generous dimensions make it equally suited to everyday family meals and more formal entertaining.

The heart of the home is an impressive dining kitchen, where double-height ceilings create a wonderful sense of volume and light. Beautifully fitted with an extensive range of wall and floor cabinetry, generous work surfaces, a five-ring John Lewis induction hob, integrated appliances and a wood-burning stove, the room effortlessly combines practicality with warmth and character. There is ample space for informal dining, making it an ideal gathering place for everyday family life, while an adjoining utility/boot room provides further storage, laundry facilities and direct access to the garden. Extensive glazing frames beautiful views across the gardens and surrounding countryside, while a door provides direct access outside, making it equally suited to everyday use or entertaining.

Beyond the sitting room, a glazed corridor provides one of the home's most distinctive features. Constructed with solid oak framing and extensive Danish triple glazing, it forms a striking contemporary extension, clad externally in Corten steel. This light-filled link is immersed within the surrounding landscape, offering uninterrupted views across the beautifully established gardens as it leads to the principal bedroom suite.



Positioned to take full advantage of its peaceful setting, the principal suite is an exceptional retreat. The generous bedroom enjoys a striking angled picture window and further glazing framing far-reaching views across the surrounding countryside, while engineered oak flooring and fitted wardrobes enhance both comfort and practicality. The beautifully appointed en-suite incorporates a freestanding bath positioned to enjoy the outlook, a walk-in wet room with rainfall shower, underfloor heating, twin wash hand basins and a Geberit AquaClean Mera WC with heated seat. A door opens directly onto the garden, reinforcing the seamless connection between the suite and its tranquil surroundings.

Leading directly from the kitchen, a second conservatory enjoys a peaceful outlook over a different aspect of the gardens and provides a seamless connection to the surrounding landscape, with doors opening directly onto the grounds.

Ascending to the first floor, the accommodation continues to impress. The original principal bedroom remains an equally impressive suite, centred around a working fireplace and complemented by a dedicated dressing area with fitted shelving and hanging rails. French doors open onto a Juliet balcony overlooking the surrounding countryside, while the adjoining bathroom is beautifully appointed with a freestanding bath positioned to enjoy the views, together with a wash hand basin, WC and heated towel rail.

Two further double bedrooms continue the high standard of accommodation, both enjoying excellent natural light and attractive countryside outlooks. These rooms are served by a well-appointed family shower room.

The gardens are every bit as captivating as the house itself and have been lovingly cultivated to create a landscape that is both productive and beautifully natural. Extending to approximately one acre, they combine formal lawns with a more relaxed, semi-wild approach. Mature specimen trees, including an impressive collection of Scottish varieties, are complemented by apple trees, fruit trees, a single bay tree, fragrant honeysuckle and extensive rose beds, ensuring colour, scent and seasonal interest throughout the year.

An organic kitchen garden features a greenhouse together with thoughtfully arranged raised beds. While only a small number of vegetables are currently being grown, the garden has been carefully designed for productive cultivation. Ornamental yew hedging defines parts of the garden, while the boundaries are enclosed by a traditional mixed farm hedge, creating a series of distinct outdoor spaces. Meandering paths invite exploration through the grounds, leading to secluded seating areas and finally to a carefully positioned viewpoint nestled between the hedgerows, from where the magnificent panorama unfolds across the surrounding countryside towards Stirling Castle and the distant mountains beyond.

Practicality has been considered throughout the grounds, with a substantial outbuilding incorporating a wood store, gravelled parking beyond the entrance gates and ample space for vehicles. External water and electricity supplies are conveniently located on the extension, while two additional water points are positioned elsewhere within the gardens, supporting both practical maintenance and gardening. Whether enjoyed for entertaining family and friends, cultivating the organic kitchen garden or simply appreciating the extraordinary surroundings, the gardens provide an exceptional setting that perfectly complements this unique country home.

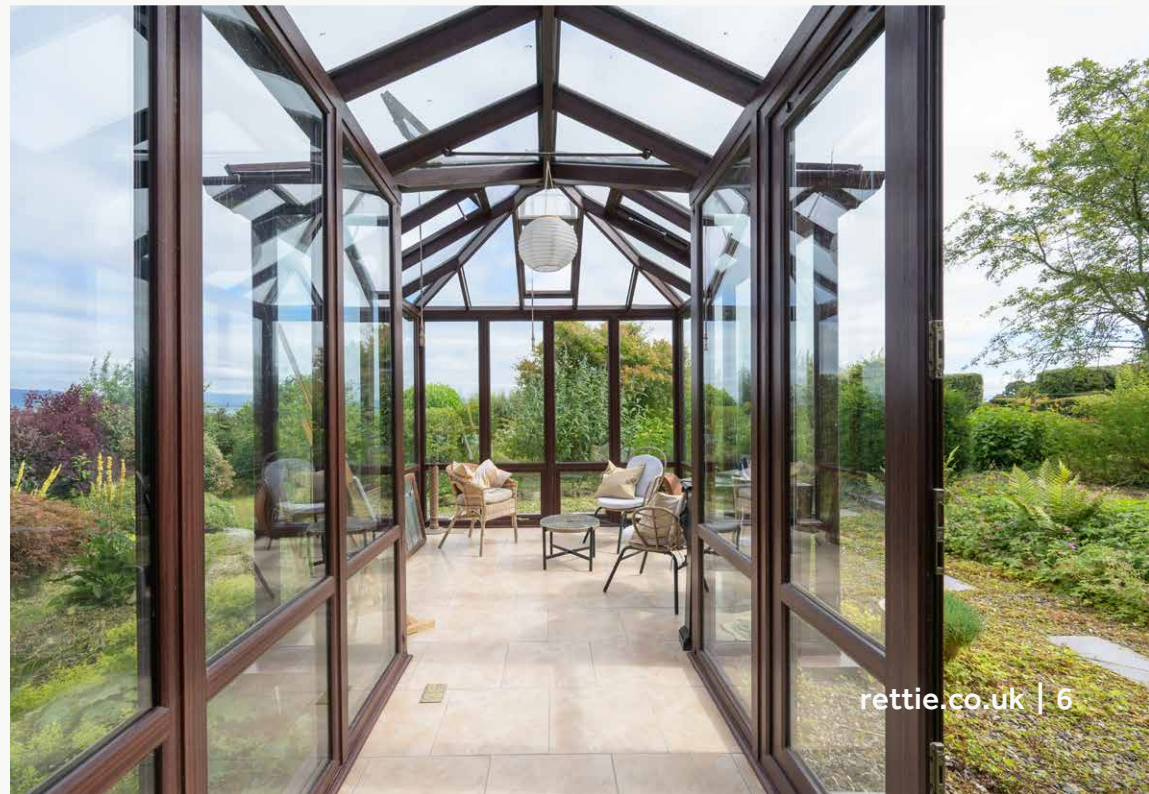
GENERAL REMARKS AND INFORMATION

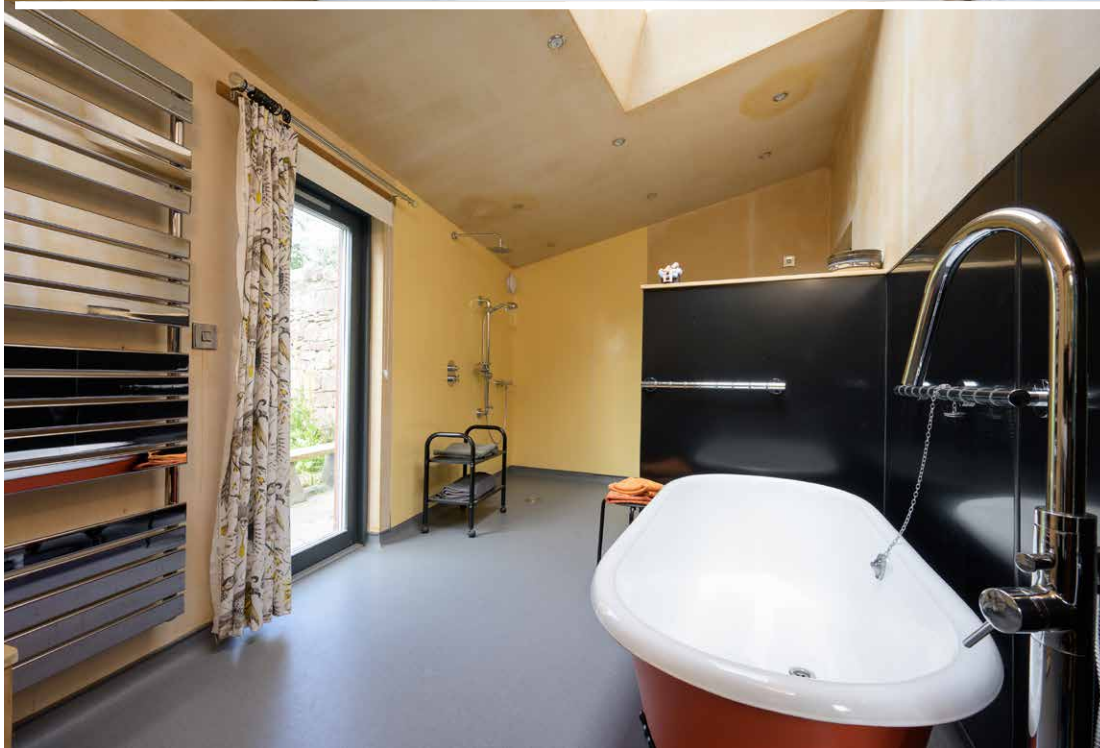
Viewing

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 3HA







Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Other furniture may be available for separate negotiation.

Classifications

Council Tax - Band G
EPC Rating - D

Solicitor

Lorraine Tollan, ELP Arbuthnott McClanachan. Email: let@elpamsolicitors.co.uk
Tel: 01313127276

Local Authority

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

Tenure

Freehold

Services

Mains water & electricity. Septic tank. Oil fired central heating.

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

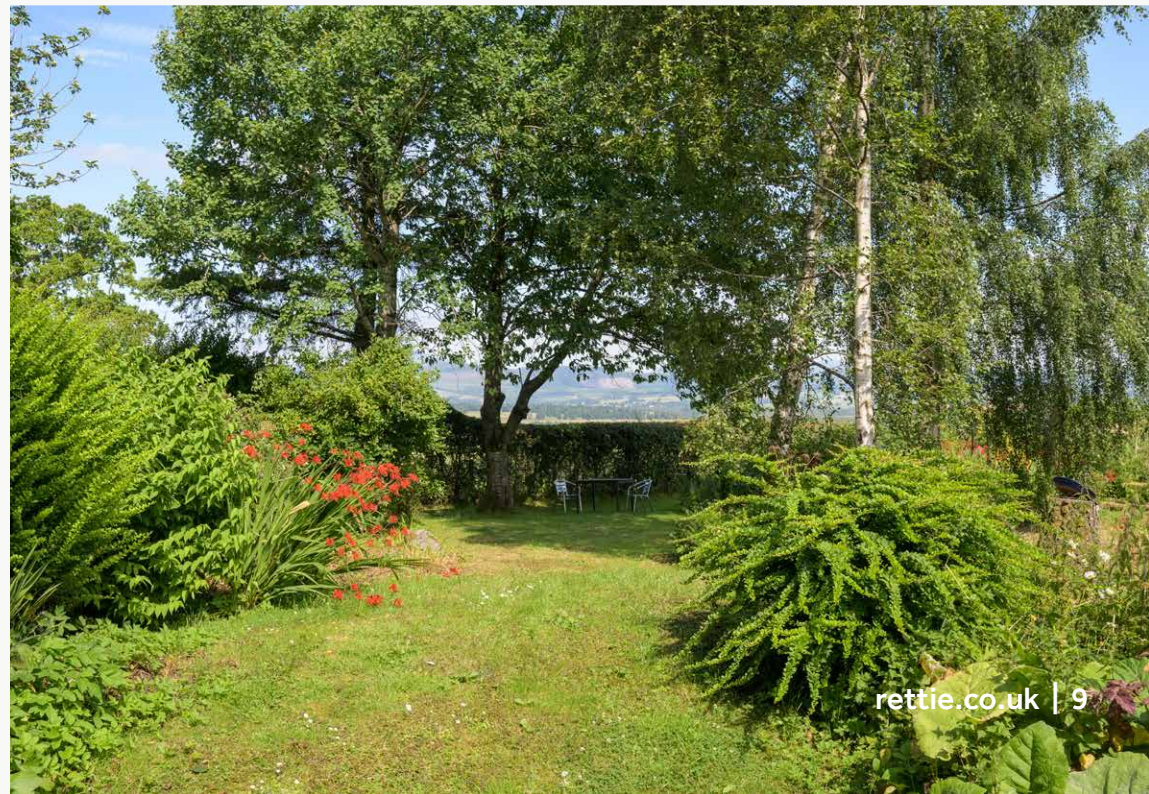
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes 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.

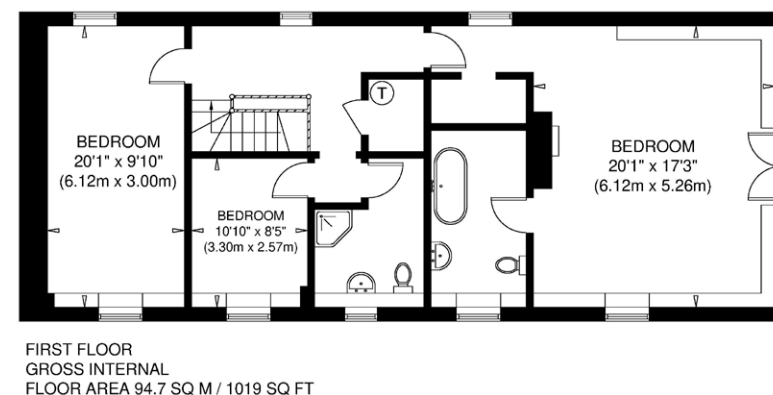
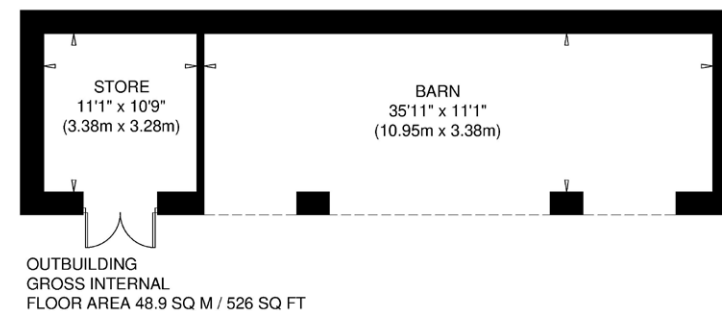
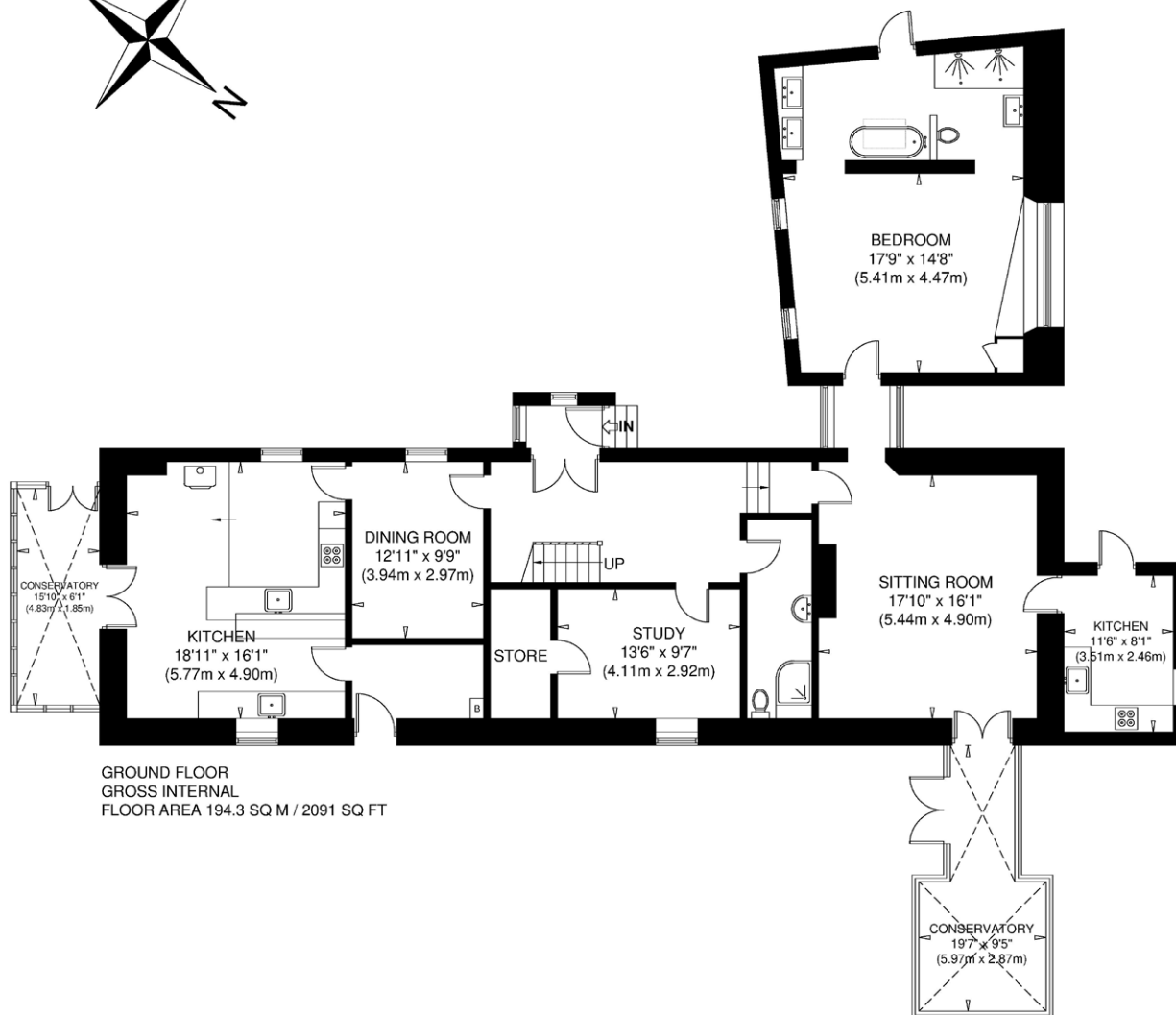
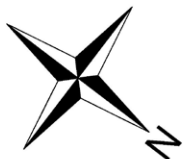
Home Report

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









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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 289 SQ M / 3110 SQ FT
OUTBUILDING = 48.9 SQ M / 526 SQ FT
TOTAL = 337.9 SQ M / 3636 SQ FT

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

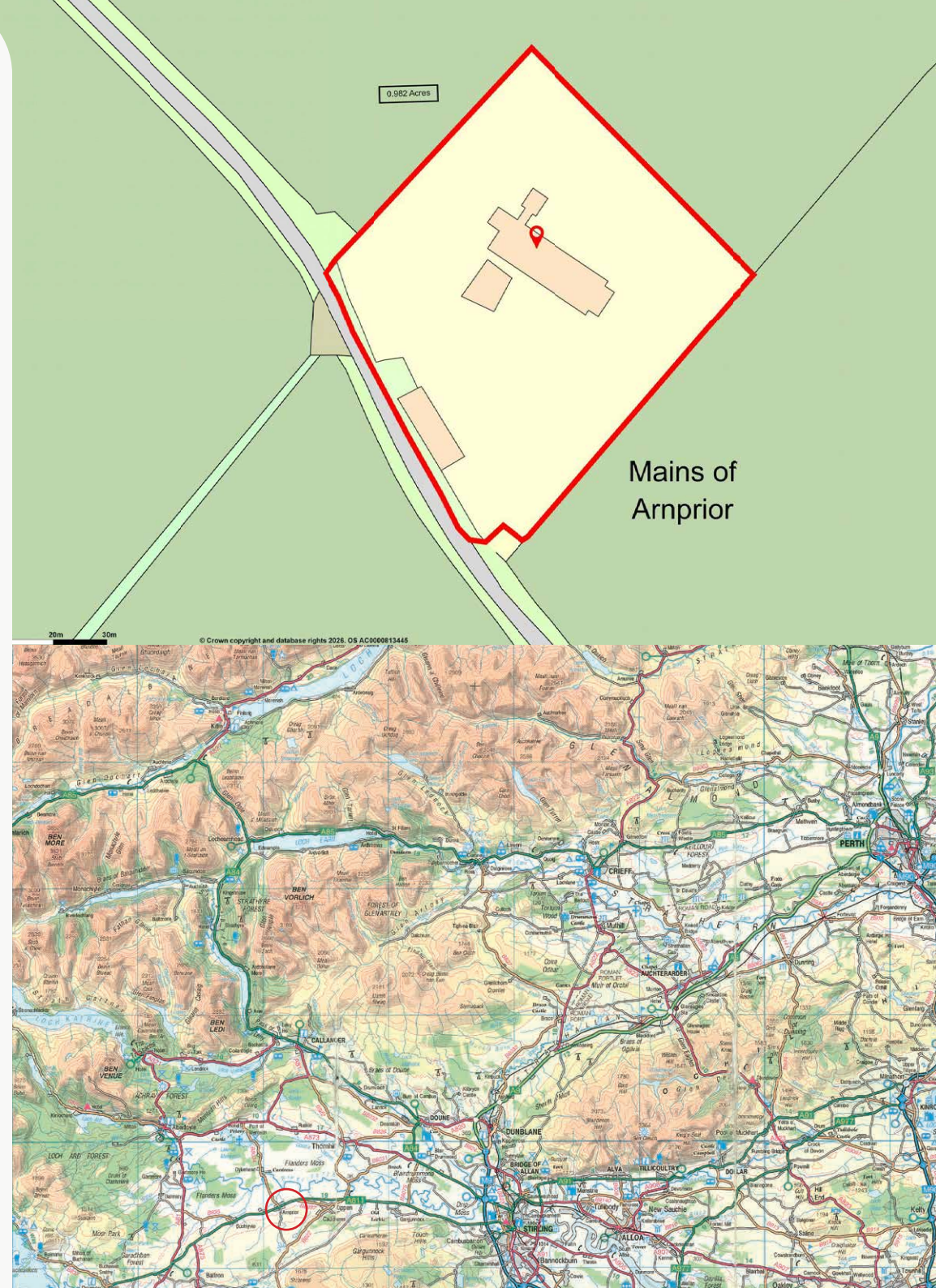
Rettie & Co give notice that:

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.





RETTIE

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