



CULBUIE HOUSE

Culbowie Road, Buchlyvie, Stirlingshire, FK8 3NY



CULBUIE HOUSE

Culbowie Road, Buchlyvie, Stirlingshire, FK8 3NY

A highly charismatic country house, set within approximately ten acres of mature policies, including field grazing, with spectacular views across the Carse of Forth to the peaks of the Loch Lomond and Trossachs National Park. In total extending to 10.029 acres.

Stirling 15 miles (24 km); Glasgow City Centre 23 miles (38 km); Edinburgh City Centre 53 miles (85 km). (All distances are approximate).

Accommodation

Ground Floor:

Reception Hall, Drawing Room, Dining Room with adjoining Butler's Pantry, Family Room, Cloakroom and WC, Kitchen/Breakfast Room, Utility Room, Larder, Boot Room, and Storeroom.

First Floor:

Principal Bedroom and Bathroom. Two further Double Bedrooms, Bathroom, and Dressing Room/Bedroom 4.

Outbuildings

A collection of outbuildings, set around the traditional cobblestone courtyard, which are appended to the main house via an interconnecting vennel:

- Carriage House

Ground Floor: Double Garage/Workshop.

First Floor: Garage Apartment with Entrance Vestibule, Kitchen/Breakfast Room, Sitting Room, Two Double Bedrooms, Bathroom, and Shower Room.

- Byre

- Stables

- Several Outhouses

The outbuildings offer excellent potential for further development. The garage apartment provides self-contained, modern living accommodation, which lends the property multi-generational living and could be let to provide a worthwhile income (all subject to acquiring any necessary consents).

Grounds

Mature and established garden of notable colour and diversity (approx. 2.29 acres).

A two-stone pillared, gated entrance provides access to the property from Culbowie Road.

A formal driveway, flanked by lawn verges and Rhododendrons, approaches the house from the East. The primary driveway to the South provides access to the charming courtyard, where there is parking and turning space for multiple vehicles and access to the double garage.

Paddock grazing extending to approximately 7.73 acres.





Situation

The historic, conservation village of Buchlyvie lies amidst the picturesque Stirlingshire countryside. Climbing gently to the southwest from the periphery of the village, Culbowie Road is a long-coveted, country lane which is known to offer edge-of-village style living, in a most picturesque rural setting. It is recognised for its succession of attractive, singularly designed homes, heritage homes, and farmsteads – many set in large parcels of land – and its exceptional, elevated views across the Carse of Forth to the distant upland scenery of the Loch Lomond and Trossachs National Park.

Buchlyvie has a strong sense of community and heritage and its charming principal thoroughfare is under a one-mile walk or drive from Culbuie House. The village has a number of local Clubs and Organisations, as well as a Village Hall and a charming communal Green, traversed by the Buchlyvie Burn. The village services the residents with a well-stocked local shop, for daily essentials, a Pottery with Coffee Shop and a Medical Practice and a highly-regarded primary school. The bus to Balforn High School, a respected secondary school, passes through the centre of the village. Private schooling can be found in Dollar Academy (26 miles) or at the many Glasgow and Perthshire schools which offer private education for both day and boarding pupils.

The surrounding rural landscape supports a wealth of country pursuits, including walking, cycling and fishing. The village lies on the boundary of the Loch Lomond & Trossachs National Park and the Carse of Stirling is bounded to the South by the Campsie Fells and to the North by Flanders Moss, which is designated a National Nature Reserve. Buchlyvie lies on the A811, which follows the line of an 18th Century military road between Stirling and Balloch. Long since popular with commuters, there is easy access to Glasgow and central Scotland's arterial motorway network at Stirling. Regular trains run from Stirling to Glasgow, Edinburgh, Aberdeen and Inverness.

General Description

Culbuie House is a most enamouring country home, which is rich with heritage character and Arts and Crafts design influences. Set apart by its glorious position, the house presides proudly over its own wonderful grounds, which are of notable distinction and afford astounding views across the Carse of Forth and towards distant hills.

The painted elevations of Culbuie House exude quintessential country charm and are set beneath a traditional slate roof. Pretty dormer windows, half-timbered gables, and overhanging eaves animate the house, while a delightful wisteria winds around the main entrance door, festooning the principal facade with its lavender garlands when in bloom. Internally, the accommodation is profoundly atmospheric, with a catalogue of charismatic features, including stone fireplaces, a country kitchen with an Aga, wooden flooring, rounded pine doors with antique door handles, and vintage Toffolo Jackson bathroom tiling.

Beyond the threshold, the main door opens into a traditional porch which precedes the welcoming reception hall. The hall itself impresses a true sense of arrival with a fireplace featuring a stone surround and a window overlooking the charming courtyard. The space is governed by a pine staircase to the first floor, which features handsome newel posts and balustrading.



The drawing room is sumptuously proportioned and sweeps into a statement bay window, with in-built seating, which frames the outstanding outlook across the formal lawn garden, over the fields of the Carse of Forth, and towards the distant upland scenery. A working fireplace, surrounded by a handsome stone chimneypiece, provides a focal point to the lounge space and is flanked by church pews, which nod to the handmade, Arts and Crafts design of the house. The room is finished with quality, wooden flooring and also benefits from direct access to the garden, via a door to the west. The dining room is elevated by a traditional fireplace and picture rails. It is ideal for formal entertaining, adjoined by a butler's pantry, which has a sink and space for a dishwasher, cabinets, and sideboards, as well as an exterior door out to the garden.

There is a third, versatile public room on the ground floor which is currently utilised as a family room. The double aspect space showcases a traditional tripartite window with a lovely view into the garden and a storage cabinet beneath the sill. It is lent character by exposed beams and an open fire set within a stone chimneypiece with a tiled hearth.

The trio of reception rooms are set off the hall, together with a traditional cloakroom, which is fitted with coat hooks and has a bespoke, wooden partition with a door into a separate W.C. with a pedestal wash hand basin.

The classic, country kitchen/breakfast room is arranged around an Aga with two ovens and a pair of hotplates. It is finished with a generous array of traditional fitted wall and floor units and durable flooring. There is ample room for day-to-day dining or casual entertaining and the room is enhanced by windows to the south and the north, including a set of astragal glazed French doors framing the far-reaching outlook over the formal lawn garden towards the undulating countryside beyond. The doors invite out to a patio terrace; an elevated platform which is the ideal spot for alfresco dining and entertaining against the backdrop of the verdant garden and surrounding scenery.

From the kitchen/breakfast room, a door leads onto a passageway which provides access to a suite of service rooms, which lend the house to the rigmarole of family living in the countryside. There is a utility room with space for white goods and a supplementary sink, a boot room, a storeroom, and a traditional larder with stone shelves.

On the first floor, the combed bedrooms reverberate with character, without being compromised on ceiling height, and the pretty dormer windows afford picturesque, elevated views over the surrounding countryside.

Off a half-landing, the principal bedroom is afforded a sense of privacy and retreat and is accompanied by its own bathroom. The dual aspect room has ample space for freestanding wardrobes, occasional lounge furniture, and a dressing table or writing desk. The bathroom is a beautifully preserved period piece, which features vintage Toffolo Jackson wall tiling around the bathtub. It is not compromised on modern practicality or comfort and is complete with a pedestal wash hand basin, a Mira XS Shower over the bath, a bidet, and a heated towel rail, as well as an inbuilt storage cupboard.

There are two further generous double bedrooms, as well as a third single bedroom which has been utilised as a dressing room and is fitted with a wall of wardrobes, as well as a wash hand basin. The second bathroom is also finished with quality, Toffolo Jackson wall tiling and has a bath with an overhead shower attachment, a WC, and a pedestal wash hand basin, as well as a heated towel rail.





Garage Apartment

Set across the first floor of the carriage house, the garage apartment is positioned to afford it mutual privacy, with its own private entrance door and vestibule, accessed via a set of traditional metal steps to the east of the property. The apartment benefits from its own kitchen/dining room with ample room for a dining table, as well as a separate, comfortable sitting room with a large, picture window overlooking the fields to the east of Culbowie Road. The apartment provides two well-proportioned double bedrooms; one with an ensuite, three-piece bathroom. The second bedroom and shower room are accessed from the kitchen/breakfast room via a hallway. The shower room has an electric shower, a WC, and a wash hand basin.

Exterior

The garden at Culbuie is a masterclass in country garden design, landscaped into a series of colour-coordinated pockets distinguished by their various blooms, specimen trees and ornamental shrubs. Designed for year-round enjoyment, its display evolves with the march of the seasons: spring rolls out a carpet of snowdrops, crocuses and daffodils, before the garden blushes with the blossom of cherry and fruit trees. In summer, the borders gather pace, with rhododendrons, roses and herbaceous planting bringing a rich flush of colour, while autumn and winter lend their own character through turning leaves, structure and evergreen form. A traditional summer pavilion is positioned to take full advantage of the magnificent views towards the peaks of Loch Lomond and The Trossachs National Park, creating a particularly special spot from which to enjoy the setting. In addition to a formal, sunken rose garden, there is a charming copse of woodland, featuring bamboo and an ornamental pond, swathes of lawn, and a formal rhododendron-lined driveway.

Beyond the garden, Culbuie House is accompanied by an additional 7.73 acres of paddock grazing, adding both amenity and practicality to this exceptional country house setting.

A charming cobblestone courtyard provides an attractive arrival point and sheltered outdoor space. Around the courtyard, there is access to a range of traditional outbuildings, including a byre which offers a copious volume of storage and has been used for family events, a stable containing original partitions, and a number of outhouses, as well as a double garage/workshop with timber double doors.





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 3NY

Solicitors

Gillespie MacAndrew, Broxden House, Lamberkine Drive, Broxden, Perth, PH1 1RA. Telephone: 01738 281 000

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

Main House – Mains water and electricity. Private, oil-fired central heating and hot water systems. Private septic 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.





CULBUIE HOUSE

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

GROUND FLOOR = 196.15 SQ M / 2111 SQ FT

OUTBUILDINGS = 183.88 SQ M / 1979 SQ FT

FIRST FLOOR = 113.46 SQ M / 1221 SQ FT

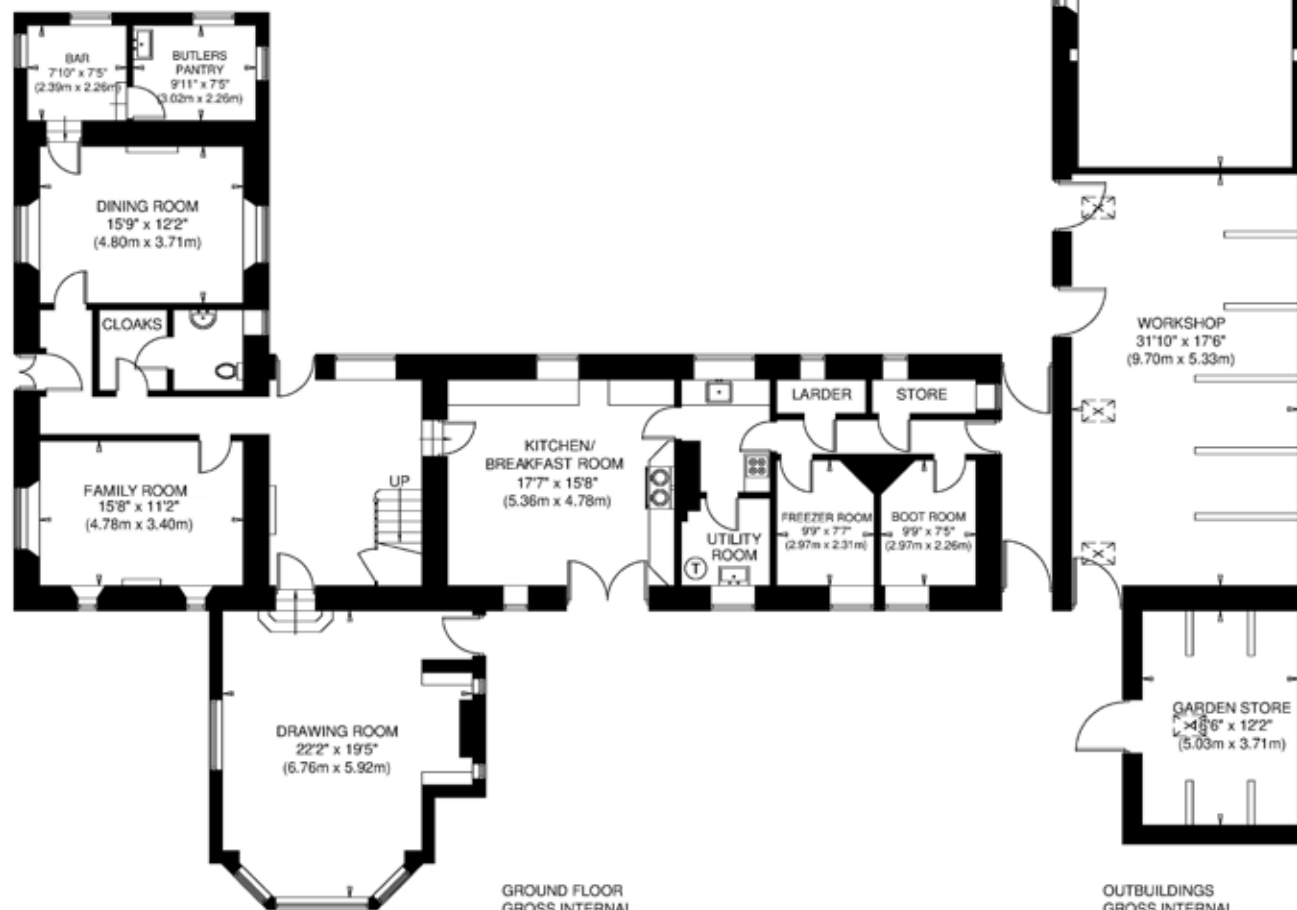
ANNEXE FIRST FLOOR = 79.49 SQ M / 856 SQ FT

TOTAL = 572.98 SQ M / 6167 SQ FT

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

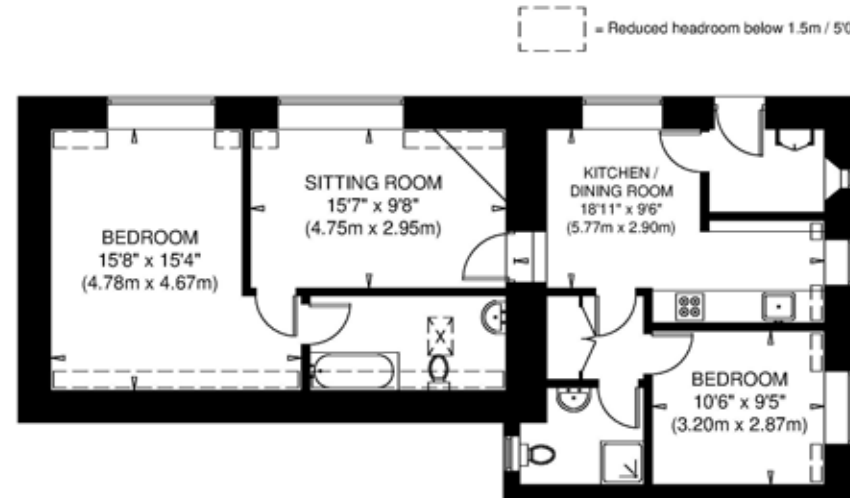
Copyright © exposure

www.photographyandfloorplans.co.uk





FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 113.4 SQ M / 1220 SQ FT



ANNEXE FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 79.5 SQ M / 856 SQ FT

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 enter into contract 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.









Crown Copyright. All rights reserved. Licence no. 100059809
Distances scaled from this plan may not match the distances between the same points on the ground

Key
10.029 acres; 4.059 hectares

10 0 10 20 m

Date:- 06/2026
Scale:- 1:1500
Paper Size:- A3
Drawing Ref:- CULBUIE(F)/CI/v3
(Culbuie House) (sale)

CPS County Property Searches
Tel: 01738 567566
Fax: 01738 567565
Email: enquiries@countypropertysearches.co.uk
Investment Business Centre
6 Auld Road Road
Perth
PH1 3FX
www.countypropertysearches.co.uk



RETTIE

📞 0131 624 4183
✉️ mail@rettie.co.uk
🏠 11 Wemyss Place
Edinburgh
EH3 6DH