



HOUSE ON THE HILL

Glen Road, Dunblane, Stirlingshire, FK15 0HR



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An exceptional 1929 country house occupying circa 4.96 acres of beautifully mature and private grounds, with direct views and access to Dunblane Golf Course, impressive accommodation. House on the Hill combines outstanding character, extensive gardens and woodland, exceptional privacy and a wonderfully versatile layout in a truly special setting.

Summary of Accommodation

Ground Floor

Entrance Vestibule, Reception Hall, Sitting Room, Dining Room, Study, Drawing Room, Kitchen/Breakfast Room, Pantry, Laundry Room, Store, Coal Store, WC.

First Floor

Principal Bedroom with En-Suite Bathroom, Five Further Bedrooms, Family Bathroom, Separate WC, Store, Eaves Storage.

Access to large attic space.

Garden & Grounds

A tree lined drive leads to the property where a large chipped parking area provides ample parking for several cars, mature gardens and woodland, specimen trees, large pond, flowing stream with bridge, former kitchen garden with raised beds, outdoor wooden shed and log store





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Situation

House on the Hill occupies a peaceful elevated position on the outskirts of Dunblane, enjoying a semi-rural setting while remaining within easy reach of the town centre and its excellent range of local amenities. This highly regarded part of Dunblane is considered by many to be one of the town's most sought-after addresses, characterised by predominantly large, detached homes, many of which are of considerable period character. The location combines a sense of privacy and tranquillity with convenient access to the heart of historic Dunblane.

Dunblane is one of Scotland's smallest cities, well known for its cathedral and its favoured central location with excellent communications via the nearby M9, A9 and railway station.

The city has a population of around 9,000 and is widely regarded as one of the most desirable residential addresses in central Scotland. There are many pleasant walks and cycle routes within the neighbouring countryside bordering Upper Glen Road, while the Loch Lomond & Trossachs National Park and the Highlands of Scotland are both within easy driving distance.

Dunblane's High Street has a good range of local shops, supplemented by a Tesco supermarket and a Marks & Spencer foodstore. The retail offering is complemented by well-regarded primary and secondary schooling, the golf course, tennis club and Dunblane Centre, all of which are within walking distance. There are several other active local sporting and leisure clubs.

In addition to Dunblane High School, there is a good choice of private schooling within daily travelling distance, including Morrison's Academy in Crieff, Dollar Academy as well as Strathallan School by Perth.

Further retail and leisure facilities are available in nearby Bridge of Allan as well as Stirling. Gleneagles Hotel, with its world-renowned golfing and other leisure facilities, is within 15 to 20 minutes' drive via the A9.

Road communication via the M9 and A9 are supplemented by the regular train services from Dunblane railway station to both Edinburgh and Glasgow as well as north-eastwards towards Perth, Dundee and further afield.

General Description

An impressive detached country house dating from 1929, House on the Hill occupies an exceptional position with direct views across Dunblane Golf Course and the surrounding countryside. The property offers generous and versatile accommodation and is set within beautifully mature grounds of circa 4.96 acres, and contains a wealth of traditional period features; retaining a wonderful sense of character throughout.

The property is approached via an impressive wooded drive, culminating in a broad gravelled driveway providing generous parking and an impressive approach to the front of the property.





On entering the house, the entrance vestibule opens into a spacious reception hall, which immediately sets the tone for the character and elegance found throughout. The reception hall provides access to the principal reception rooms and forms a welcoming central hub from which the accommodation flows.

The impressive sitting room is an elegant and exceptionally generous reception space, filled with natural light from the extensive array of windows, including a striking large bay window which provides attractive views across the surrounding gardens. A striking period fireplace forms a natural focal point, complemented by the room's fine detailing and graceful architectural proportions.

The dining room continues the refined character of the principal reception accommodation and is equally well proportioned, with tripartite window overlooking the grounds and surrounding countryside. Bright and welcoming, it provides an inviting setting for family dining and entertaining. Located off the hall is the study, a well-proportioned room with a southerly aspect and a door proving access out to the garden. A shower room is also located on this level, fitted with a large walk-in shower enclosure, wash hand basin and mirror.

Positioned adjacent to the dining room, the kitchen/breakfast room is a generous and practical space, fitted with a range of wall and floor units and centred around a traditional gas-fired Aga. In addition, a hob and oven are also provided, together with a large sink and drainer. The kitchen connects directly to the pantry and laundry room, with the latter featuring a double sink and providing useful additional service space. Further storage is provided by an additional store, coal cellar and log store, while the back stair provides an alternative access to the upper floor and adds flexibility to the layout.

A later extension allows an exceptional additional reception space, which in recent years has been used as a large children's playroom and entertaining room. Of impressive proportions, the room is flooded with natural light from a large south facing bay window and further side window, while a fireplace provides an attractive focal point. Its generous scale and versatility allow it to accommodate a wide range of uses, with a door opening directly to the outside.

Ascending the main staircase, the first floor opens into a spacious landing from which the six bedrooms and bathroom accommodation are arranged. The principal bedroom is particularly impressive, occupying a generous and versatile space with excellent proportions and an abundance of natural light with a southerly and westerly aspect, overlooking the expansive gardens and Dunblane Golf Course beyond. The principal bedroom is further complemented by a generous en-suite bathroom, fitted with a bath, WC and wash hand basin with fitted storage, together with a large window and heated towel rail.

Three further bedrooms are also positioned along the front elevation, each benefiting from the same attractive outlook and excellent levels of natural light. The remaining two bedrooms are situated to the side and rear of the house, overlooking the gardens and grounds. All are well proportioned, offering generous and flexible accommodation for family members and guests, with several also benefiting from wash hand basins.

The first floor is completed by a family bathroom, fitted with a bath, wash hand basin with fitted storage and heated towel rail, together with a separate WC and additional storage cupboard. The generous proportions throughout this level provide a versatile arrangement capable of adapting readily to modern family life.

A large attic space is accessed via a Ramsay ladder from the first floor and provides extensive additional storage, as well as housing the hot water tank. Given its generous size and configuration, the attic also offers potential to create an additional floor of accommodation, subject to the necessary planning permissions, building warrants and other consents.

External and Grounds

The beautifully mature and established grounds, extending to circa 4.96 acres, wrap around the main house, offering an exceptional degree of privacy, seclusion and variety. The principal gardens are centred around extensive lawn, mature hedging and a remarkable collection of specimen trees, including oak, beech, and a range of evergreens. Numerous rhododendrons and established shrubs provide seasonal colour.



The woodland occupies a more informal area of the grounds, with mature trees, dense planting and established woodland walks providing a peaceful and sheltered environment. It is home to a variety of wildlife, including red squirrels, adding to the natural character and tranquillity of the setting.

Hidden within the woodland is a substantial pond, surrounded by mature trees, dense planting and natural vegetation, creating a wonderfully secluded and tranquil setting. From the pond, the woodland continues towards a gently flowing stream, which winds through the mature trees before passing beneath a charming bridge. The combination of the water, established woodland and natural planting creates a particularly picturesque and peaceful area within the grounds.

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 FK15 0HR

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Classifications

Council Tax - H
EPC Rating - TBC

Solicitor

Charles Jackson at Miller, Beckett & Jackson.
190 St Vincent Street, Glasgow, G2 5SP. Email:
cjackson@mbjsolicitors.co.uk.
Tel: 0141 204 2833

Local Authority

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

Tenure

Freehold

Services

Mains water, electricity and drainage. Gas 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.

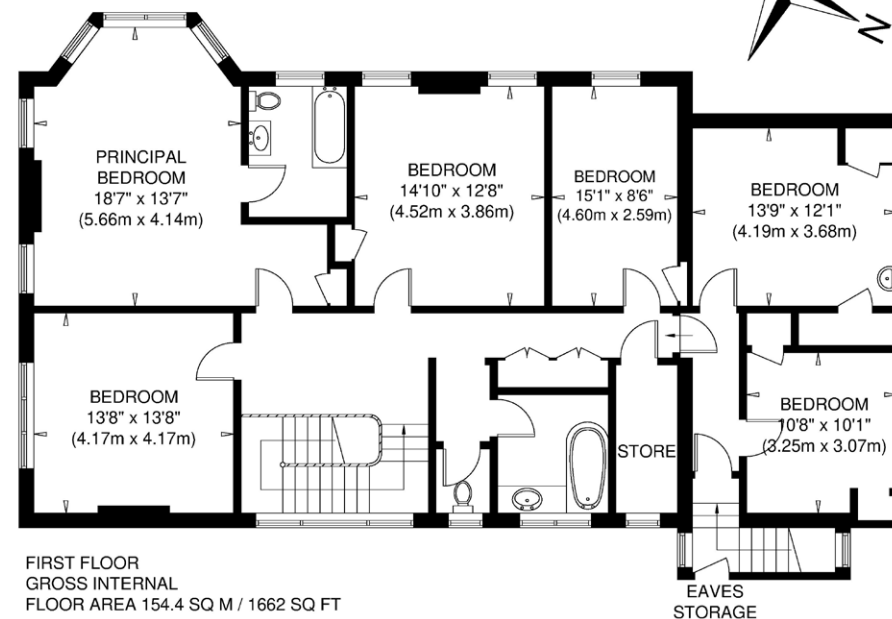
Proof and Source of Funds/Anti Money Laundering

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.

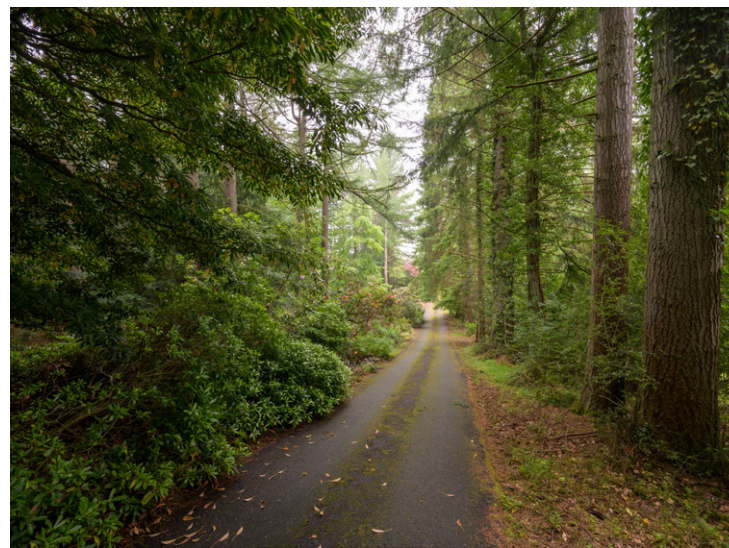
All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.







HOUSE ON THE HILL
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 401.2 SQ M / 4318 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.

RETTIE

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