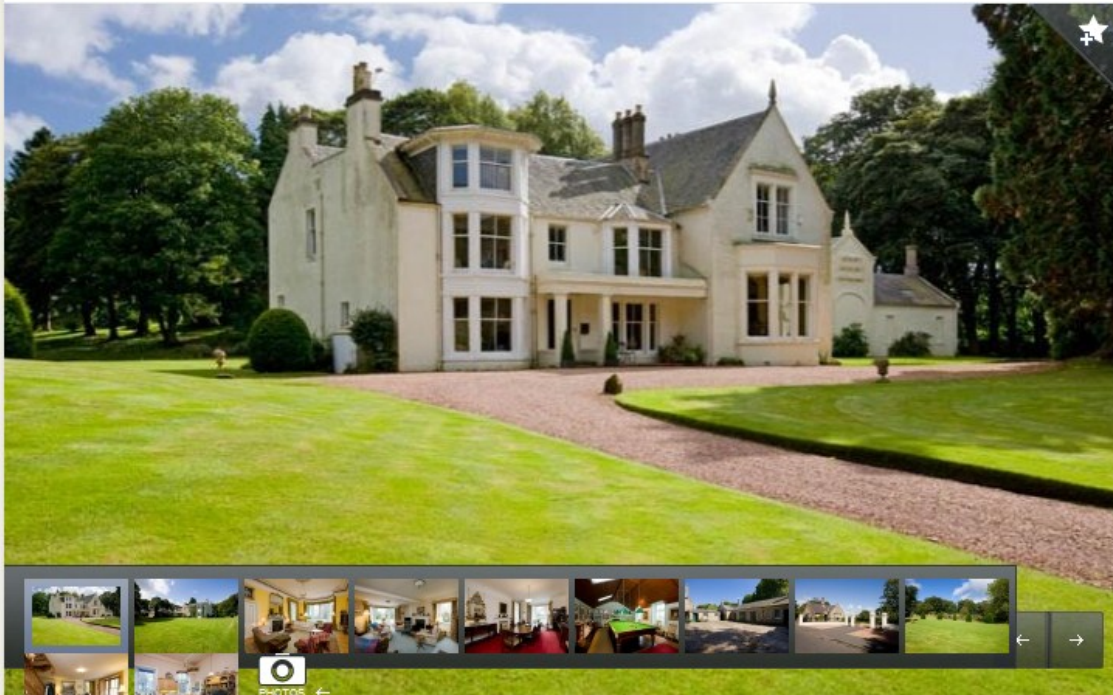


Station Road

Slamannan, Falkirk, FK1 3JB

Offers Over
£1,500,000
Freehold (661.93sq m/7125sq ft)

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- 5 reception rooms
- 7 bedrooms and 4 bathrooms
- Courtyard garages and stores
- Walled garden.
- Woodland & grazing. 16 acres.
- Ruined Cottage.
- Gate Lodge oo £150k in additn


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Description

Delightful period country house with private setting in mature wooded grounds

Location

Balquhatstone House has a wonderful setting in its own wooded grounds in rolling farmland. The property is on the edge of the small village of Slamannan but is given complete privacy by its own woodland.

Slamannan is midway between Edinburgh and Glasgow, with good accessibility to both the M8 and M9 ensuring quick access to both Scotland's major cities and also north to Stirling. The property is ideally placed for commuting to any situation in central Scotland. In addition to the excellent road links there are railway stations at Falkirk and Polmont with commuter services to both Edinburgh and Glasgow. In December 2010 new railway stations are scheduled to open at Caldercruix, Blackridge and Armadale as part of the Airdrie – Bathgate Rail Link Project on the Edinburgh to Glasgow line. Edinburgh Airport is only 24 miles distant, on the near side of the city, and Glasgow Airport is 29 miles away.

Falkirk provides a wide range of shops and supermarkets. All the private schools of Edinburgh and Glasgow are within easy reach as is Dollar Academy which is 24 miles to the north via the Clackmannanshire Bridge. Local recreational facilities include the Falkirk Wheel, Palacerigg Country Park and the Scottish Shooting School. There are livery stables on the neighbouring Balquhatstone Mains Farm and several riding stables in the vicinity.

→ [View property on map](#)

Further Information

Balquhatstone Estate has belonged to the present owner's family since the time of James IV (1473 – 1513). The house originates from the 18th century, has been extended by subsequent generations and was remodelled in the Victorian era.

The house is a period home of great individual character, with well balanced accommodation for modern day occupation. The impressive central hall has a beautiful Victorian drawing room to one side and a double reception room to the other, currently used as morning room and dining room. There is a study and a kitchen behind. There are seven bedrooms and four bathrooms with different stairways adding great flexibility to the way that the accommodation can be used. On the first floor there is a billiard room, with a train room beyond.

The courtyard that adjoins the house to the side provides extensive garaging and storage as well as potential for creating additional accommodation.

Solid wooden storm door to:

Contact Property Agent

Jamie Macnab



Savills Edinburgh
Wemyss Place
Edinburgh
Midlothian
EH3 6DH
+44 (0) 131 247 3700

[Contact Agent](#)

Hall: Oak flooring, decorative cornice, bay window with working window shutters. Marble fireplace with wood burning stove on slate hearth. Wooden staircase to first floor.

Drawing room: Oak flooring, marble fireplace, tiled surround, slate hearth. Ornate corning and central ceiling rose. Bay window with working window shutters, press cupboard.

Morning room: Plain cornice, open fireplace with marble mantel, slate surround and hearth. Bay window, working window shutters. Folding double doors to dining room, which are currently prevented from opening by the fitted carpet.

Dining room: Plain cornice, bay window with window seat beneath. Working window shutters, glazed doors with wooden steps to garden, natural wood flooring, open fireplace with tiled surround and hearth.

Under stairs storage, used as wine cupboard.

Study: Natural wood flooring, plain cornice, working window shutters.

Rear porch: Wooden strong door to garden, glass-panelled inner door. Fitted coat hooks.

Rear staircase to mezzanine level and first floor. Two steps down to:

Bathroom: Bath, WC, wash basin, shower above bath, part tiled walls.

Under stairs storage

China cupboard

Kitchen: Two sash and case windows with working window shutters overlooking south lawn. Fitted work surfaces and wall cupboards, granite work surface either side of four door Aga, clothes pulley, Hotpoint dishwasher, shelving. Door to:

Rear corridor with doors leading to:

Laundry: Double Belfast sink. Plumbed for washing machine. Fitted wall cabinets and shelving.

Bathroom: Bath, WC, wash basin, part tiled walls and splashbacks.

Pantry: Fitted shelves and wall cupboards. Stone floor.

Vase store: Fitted shelves and wooden floor.

Rear porch 2: Fitted coat hooks, wooden storm door to courtyard.

Cook's room/Bedroom 8: Fireplace with tiled surround, plain cornice, working window shutters.

Cloak room: Fitted coat hooks, door to:

Store/Maid's room 1: In need of repair, wooden floorboards, working window shutters, fireplace.

Store/Maid's room 2: In need of repair, wooden floorboards, working window shutters.

First floor

From reception hall staircase with wooden banister and handrail leads to first floor landing.

Bedroom 1: Bay window overlooking front lawn, plain cornice, working window shutters, shelved press cupboard. Two radiators. Door to:

Dressing Room Plain cornice.

Bedroom 2: Plain cornice, press cupboard. Bay window overlooking front lawn.

China cupboard

Bathroom: Bath, WC, wash basin, plain cornice, radiator and electric towel rail.

Master bedroom: Plain cornice, fireplace with wooden mantel and tiled surround. Bay window. Working window shutters.

Upper Landing: Accessed by a short stairway is a small upper landing with doors to:

Bedroom 3: Plain cornice, two storage cupboards either side of large window with working window shutters overlooking the front lawn.

Bedroom 4: Fireplace with cast iron surround and wooden mantel, two storage cupboards either side of the sash and case window with working window shutters. Door to:

Bedroom 5: Fireplace with wooden mantel. Unusual arch topped window. Door to corridor from upper landing to billiard room.

En suite: Bath, washbasin, part tiled splashbacks, part wood panelled walls. Door to small bathroom landing with separate WC off.

Corridor from upper landing with steps down to a part landing with door to:

Turret WC: WC, wash basin.

Billiard room: Wooden floorboards, vaulted ceiling with varnished pine cladding, two Velux windows, fireplace with cast iron surround and wooden mantel. Dual aspect windows with working window shutters. Two storage cupboards. Door to:

Train room: Wooden floorboards and wooden clad ceiling. Window overlooking courtyard.

Second floor

A secondary staircase from outside the master bedroom leads up to a small landing with a skylight above and doors to:

Box room

Bedroom 6: Bay window overlooking front garden with safety bars over the lower portion. . Wooden flooring. Part coombed ceiling.

Attic room: Currently used for storage. Fireplace, skylight and access by ladder to an area of flat roof.

At mezzanine level, off the rear staircase, is a workshop and boiler room housing the oil-fired boiler and hot water cylinder. Wooden flooring.

Courtyard

Adjoining the house to the side is a traditional, stone built courtyard. The buildings are used as a garage block with sliding wooden doors, workshops, mower store, log store, coal store with hayloft above and a trailer shed behind. There is also a washhouse with a double Belfast sink, oil tank, and gardener's WC. The air source heat pump is situated outside the back door to the house.

GARDENS AND GROUNDS

Balquhatstone House is for sale with mature wooded grounds and grazing extending to just over 16 acres.

Wrought iron gates set in stone gate piers give access to a long granite-chipped driveway leading up through the trees to the house. The house is set in a formal garden with lawns to the front, side and rear backed by rhododendrons and mature trees which give great privacy and shelter. There is a terrace and a path around the house. One lawn has been levelled for use as a bowling green. Beyond it are a rockery and a pond with a waterfall fed by a small stream.

Along the western boundary a stone wall separates the policies from the road. Beyond the courtyard there is a derelict cottage called Bennie Green and a timber double garage.

To the northeast of the house is a walled garden with greenhouses and stores including a tomato house, a plant house, a vine house and a potting shed. Oil fired heating from the boiler house behind.

There is grazing in the fields to either side of the driveway.

The Lodge (available in addition - offers over £150,000)

The lodge is a traditional building, with a date stone of 1863, constructed of stone under a slate roof with a flat roof extension. The accommodation comprises two bedrooms, sitting room, kitchen, bathroom and attic room. There is a private, predominantly lawned garden.

*Currency rates are updated daily at approximately 01:00

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