



Invertrossachs

Loch Lomond and The Trossachs
National Park

A substantial country house with spectacular world class views over Loch Venachar in the heart of Loch Lomond & The Trossachs National Park.

Invertrossachs Country House, Invertrossachs, Callander, FK17 8HG

Callander 5.2 miles, Doune 12.4 miles, M9 (J10) 18.5 miles, Stirling 19.9 miles, Dunblane Station 16.8 miles (Edinburgh and Glasgow train travel time under 1 hr), Glasgow Airport 36.2 miles, Edinburgh 55.7 miles

Main house: Porch | Library | Drawing room | Sitting room
Conservatory | Dining room | Walk-in gun safe | Storage room
Boot room | Kitchen and diner | Cloakroom | WC

First Floor: Principal bedroom with dressing room and en suite bathroom | 4 Additional bedrooms with en suite bathrooms
3 Further bedrooms | Family bathroom | Shower room | WC
Laundry room | Storage room | Dining room | Sitting room
Kitchen

Second Floor: Attic storage | 5 Bedrooms | 2 Family bathrooms
WC/utility | Kitchen | Laundry room | Store room
Family room

Flat 1: Open plan kitchen and living area | 2 Bedrooms
Shower room

Flat 2: Sitting room | Kitchen and diner | 2 Bedrooms, both
with en suite shower room

Studio flat: Studio with kitchenette & en suite shower room

Outside: Garage | Storage | Gardens | Woodland | Waterside

About 11 acres





The property

Invertrossachs Country House is a fine, considerable Edwardian residence set among an expansive woodland estate with the magnificent vistas of Loch Venachar. Located within the picturesque National Park, the property offers a combined total of over 17,000 sq. ft. of accommodation, currently arranged into the main house plus four flats and a studio flat. It has previously been run as a successful holiday let business with various versatile and characterful apartments set over three airy floors, with excellent potential for easy conversion or alternative use. There is a wealth of retained features throughout, including lofty corniced ceilings, sash windows, panelled walls, fine flooring and ornate feature fireplaces. It would be very straightforward to knock through a wall which separates the corridors to enlarge the main house from 7 bedrooms to potentially 13 bedrooms plus 2 x two bedroom flats and a studio flat.

The main house enjoys a grand entrance hall with a striking wide turned wooden staircase and five bright and impressive reception rooms to the ground floor, including a drawing room, sitting room, dining room and kitchen and diner, and conservatory with panoramic views of the grounds. The central drawing room also opens via French doors onto the south-facing terrace. Further is a sizeable and well-appointed kitchen and breakfast room with a selection of fitted cabinetry and appliances including a range stove. There is a walk-in gun safe, store room and cloakroom. The galleried landing opens to five elegant bedrooms, three of which benefit from tasteful en suite bathrooms. There is also a dressing room and two further family bathrooms, plus a WC. The second floor features various adaptable spaces which are currently used as a attic storage and a shower room.

The secondary entrance opens to a hallway with a small boot storage room and turned staircase, with the ground-floor accommodation comprising two self-contained apartments. The first features an open-plan kitchen and family area, two bedrooms and a shower room, while the second has a well-proportioned drawing

room opening onto the loch side grounds, a kitchen and diner and two bedrooms, both of which has an en suite shower room. There is a cloakroom and a large store room on the ground floor, while upstairs the accommodation continues with a useful studio flat with shower room and kitchenette. Further first-floor accommodation includes two reception rooms with feature fireplaces, a kitchen and diner, a utility room, three bedrooms, a bathroom and a shower room, which is ideal for use as a further self-contained apartment. To the second floor, another separate living space offers a 30 ft. family room with walk-in bay, three further bedrooms, along with a laundry/utility room, storage room, kitchen and a WC.

History

Originally built as an Edwardian shooting lodge in 1911, on the hill above the shores of Loch Venachar in the beautiful Trossachs area of Scotland this treasured family home has only had a limited number previous owners.

Queen Victoria chose this site for her private visit to the Trossachs in 1869, one of Her Majesty's favourite Scottish destinations. Details of this can be found in *More Leaves from the Journal of a Life in the Highlands* by Queen Victoria.

Outside

The property sits in a sizeable private plot within an enviable elevated position in this highly desirable setting overlooking Loch Venachar. Surrounded by a wealth of established woodland and land, it is surrounded by mature formal gardens home to expansive level lawns and paved terraces beside the home itself, from which to admire the far-reaching views. A sweeping driveway with a stone-built wall flows around the plot to a forecourt and the attached double garage (garage houses two 99KW biomass boilers and as such vehicles are not able to park within them), whilst a wide variety of specimen trees, shrubs, hedging and planting intersperse the gardens.

Location

The residence is situated within the picturesque National Park offering a wealth of outdoor





pursuits on the Lochs and beyond and is within easy reach of Callander with various facilities, and the village of Doune. With its 14th-century castle, Doune is a popular and picturesque filming location and enjoys various amenities which can all be found in Callander itself, including shops, eateries, a doctor's surgery and health centre, vet's surgery and library. The renowned Gleneagles Golf Course is also within easy reach, whilst the nearby city of Stirling provides an even more extensive range of services, with the M9 and A9 providing convenient road links and mainline railway stations in Stirling, Dunblane and Bridge of Allan.

Directions

Heading north-west on the M9, take the exit at Junction 10 and continue to follow signs along the A84 for 4.1 miles before following the road to the left and proceeding to follow the A873 for a further 4 miles. Continue onto the A81 and in 6 miles, take the first exit at the roundabout and continue for 5 miles. Follow the road around to the right, and the property will be found on the right.

General Information

Local Authority: Stirling Council

Services: Water – Private, Electricity – Mains, Heating – Biomass, Drainage – Septic tank

Planning: The property is currently classified as a residential house. Any changes to this would be subject to planning and for any purchaser to make their own enquiries.

Tenure: Freehold

EPC: TBC

Council tax: band H

Price: Offers over £2,250,000

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.



Floorplans for Invertrossachs Country House, Invertrossachs, Callander

Main House internal area 15,003 sq ft (1,394 sq m)

Garage internal area 313 sq ft (29 sq m)

Flat 1 internal area 667 sq ft (62 sq m)

Flat 2 internal area 887 sq ft (82 sq m)

Studio Flat internal area 250 sq ft (23 sq m)

Total internal area 17,120 sq ft (1,590 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Strutt & Parker Perth
Perth, 5 St John Street, PH1 5SP

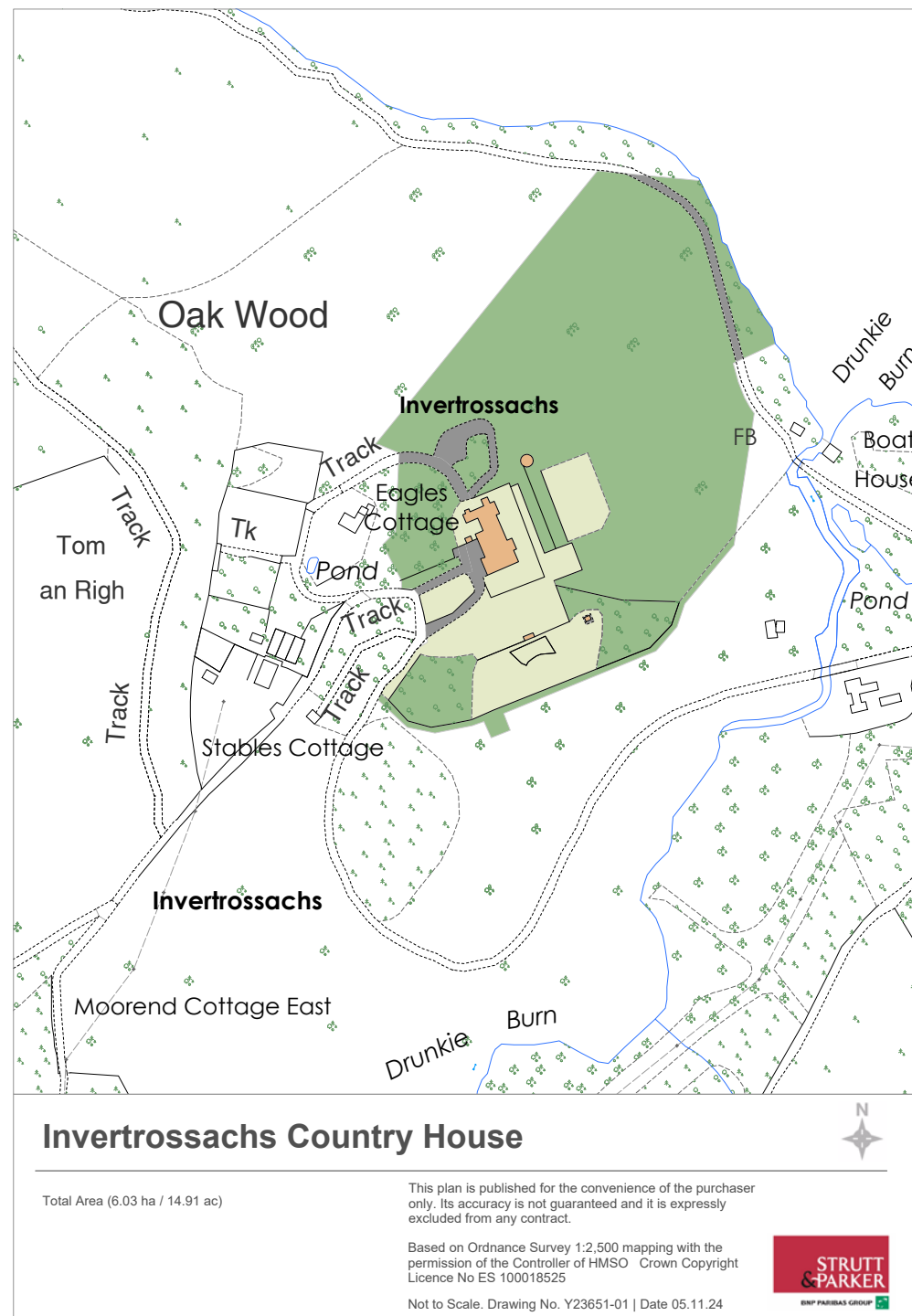
+44 1738 567 892
perth@struttandparker.com
struttandparker.com

Strutt & Parker Country Department
43 Cadogan Street, London SW3 2PR

020 7629 7282
london@struttandparker.com
struttandparker.com

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and Scotland, including Prime
Central London

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