



# BRIGLANDS

RUMBLING BRIDGE • KINROSS







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Dollar 6½ miles, Edinburgh 32 miles, Perth 23 miles

## A UNIQUE LORIMER ARTS AND CRAFTS COUNTRY HOUSE SET IN MAGNIFICENT GARDENS



### Ground Floor

Reception Hall, Dining Room, Living Room, Kitchen, Study, Utility Room, 2 WCs.

### First Floor

Drawing Room, 3 Bedrooms, 2 Bathrooms, Kitchenette

### Second Floor

Long Gallery, Music/Billiard Room, 3 Bedrooms, Bathroom

### West Wing

2 Reception Rooms, Study, Kitchen, 2 Bedrooms, 2 Bathrooms

### Outbuildings

Greenhouse, Range Of Store Rooms, 3 Garages, Workshop, Bothy

Walled garden with Greenhouse

**Briglands EPC = F**

**3 Briglands EPC = E**

**About 8.64 acres**



## Directions

From junction 5 on the M90 take the B9097 westwards signposted Crook of Devon. After 6 miles, at the T junction with the A977, turn left. Shortly after passing through Crook of Devon the main drive to Briglands will be seen on the left.

From Stirling take the A91 eastwards, signposted St Andrews. At Muckhart, turn right onto the A823, signposted Dunfermline. Turn left at the T junction onto the A977 and the main drive to Briglands is the second drive on the right, after about half a mile.

## Situation

The country house of Briglands is set in beautifully presented gardens and grounds of approximately 8.64 acres in a secluded position, 6.5 miles east of Dollar and within easy commuting distance of Edinburgh, Glasgow, Stirling and Perth.

The village of Crook of Devon (referring to a bend in the River Devon) is less than half a mile away and offers a range of local services including post office, pub, garage and Fossoy Primary School. Two other nearby villages, Pool of Muckhart and Yetts of Muckhart, have a pub, coffee shop and another small but well regarded primary school. Secondary education is available at Kinross High School whilst Dollar Academy provides for all ages.

Kinross (6½ miles) has a good range of services and shops, including a Sainsbury's supermarket. Dollar also has a good range of shops, including a supermarket, delicatessen, bank and post office, hotels, health centre, dentist, golf course, a primary school, tennis club and squash club. The town is well known for Dollar Academy, a private co-educational school, with an excellent reputation, that takes primary and secondary day pupils and boarders. The private schools of Perthshire - Glenalmond, Strathallan, Morrison's Academy, Ardvreck and Craigclowan preparatory schools, and Kilgraston (girls only) - are all within easy reach, as are Beaconhurst at Bridge of Allan and the schools in Edinburgh.

The historic city of Stirling is only 18 miles to the west and has an excellent range of shops and professional services, and a commuter rail service to Edinburgh and Glasgow. It is also well known for its university. Inverkeithing is also 18 miles away and has a park and ride service and train station.

A wide range of leisure activities is available in the area. Gleneagles Hotel (12 miles) has a leisure club with extensive sports facilities including a shooting school, an equestrian centre, the British School of Falconry and three famous golf courses, the King's, the Queen's and the PGA Centenary Course. There are numerous other courses within easy reach including the highly thought of Muckhart Golf Course, two courses at Kinross and the world famous courses of St. Andrews (35 miles). Gleneagles is also renowned for field sports with many guests staying at the hotel for grouse shooting, pheasant shooting and salmon fishing. There is National Hunt racing and polo at Scone, near Perth, and there is hill walking, climbing, skiing, water sports and stalking in the Highlands.







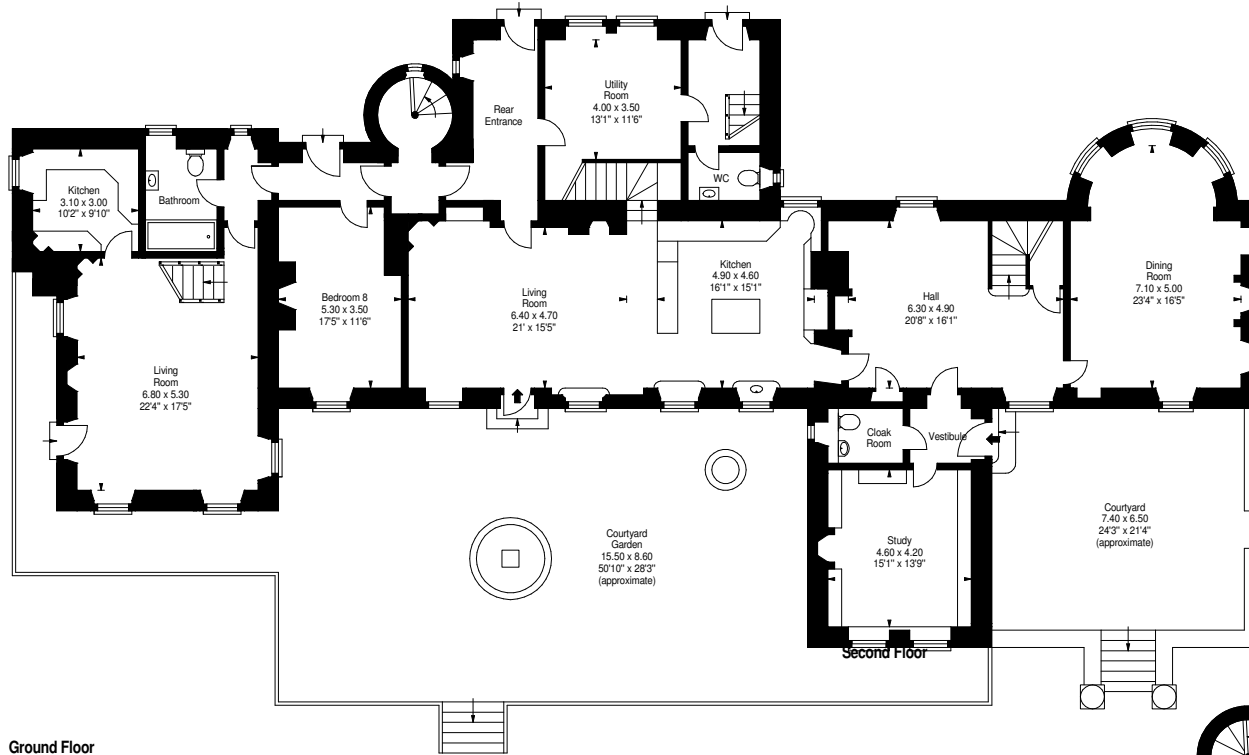


# Briglands

852.54 SQ M / 9,177 SQ FT

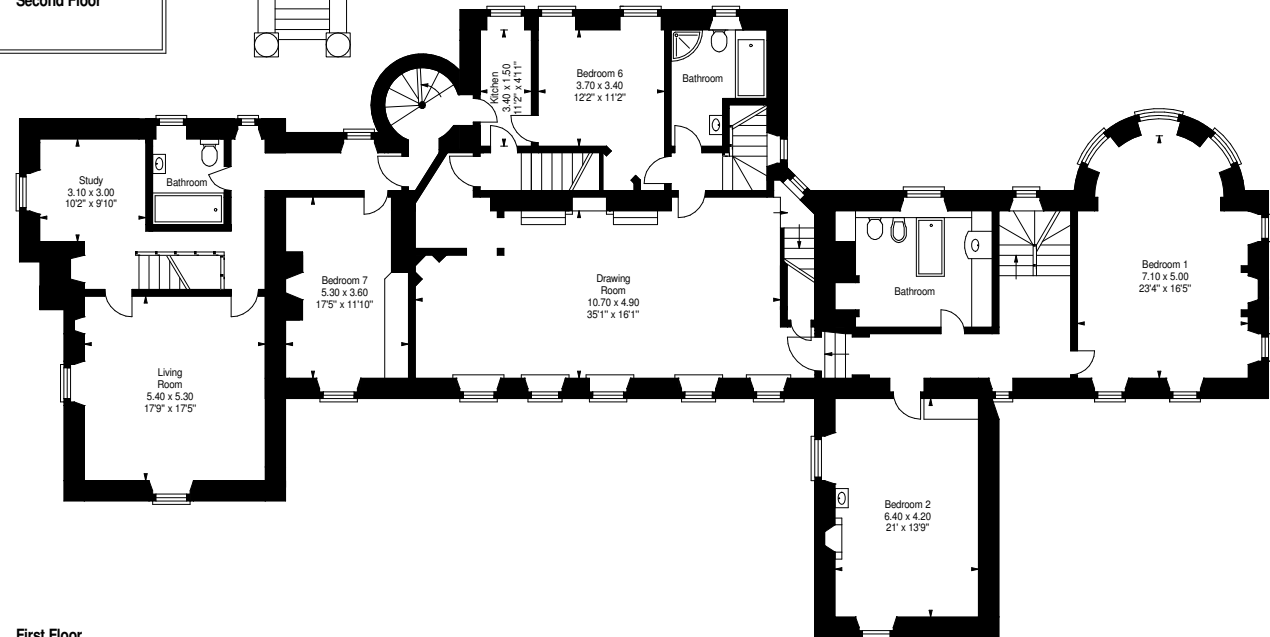
GROSS INTERNAL AREA

FOR IDENTIFICATION PURPOSES ONLY



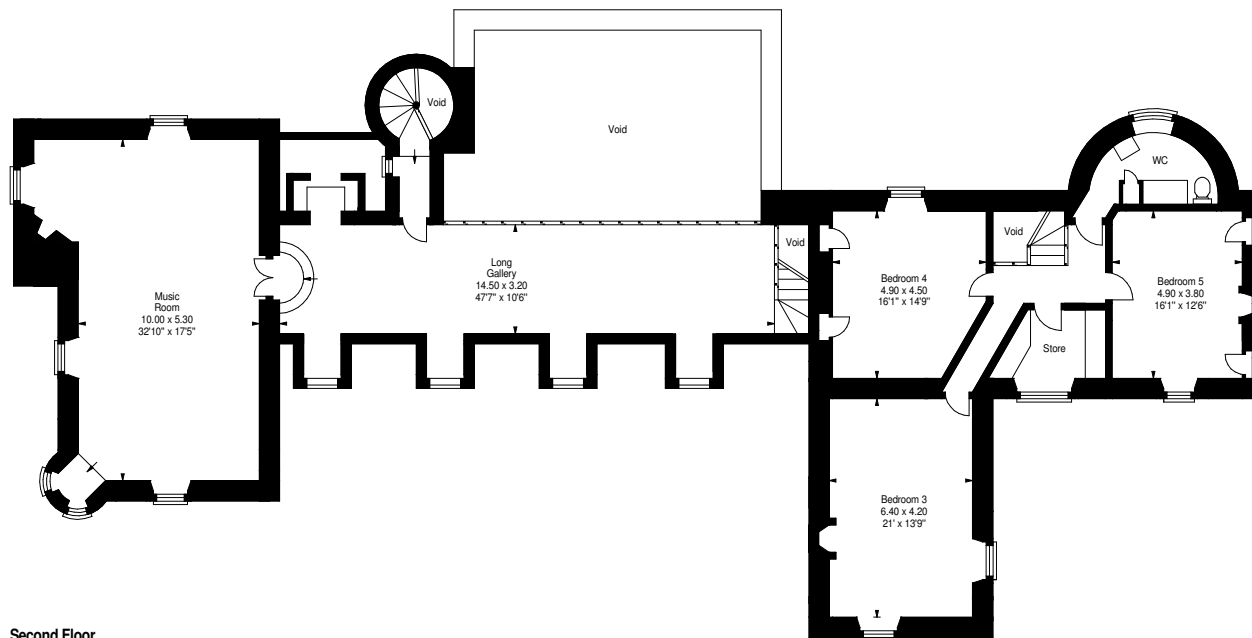
Second Floor

Ground Floor



First Floor





Second Floor



## Gardens and Grounds

Briglands is set in glorious established gardens and policy woodlands of about 8.64 acres. The tarmac drive, flanked by rhododendrons and magnificent mature broadleaf trees, sweeps up to a graveled carriage turn, revealing a view of the east end of the house. A substantial area of woodland lies to the north of the house, shielding it visually from the road and providing shelter from the elements.

The majority of the gardens lie to the south of the house and are reached by four sets of steps leading from the house itself or from the courtyards. The main lawn, slightly sloping, is divided from the remainder of the garden by an axial path, parallel to the house and flanked on one side by mature lime trees. Beyond this is another lawn now laid out as a croquet lawn and this in turn leads to the most southerly part of the garden, "The Rhododendron Walk". The semicircular ends of the croquet lawn give access to various garden "rooms" containing shrubs and ornamental trees and interconnected by paths and, in one case, a tunnel within the shrubbery. There are two timber summer houses and an open machinery shed for lawn mowers on the periphery of the lawns to the south and east.

To the southwest a circular rose and peony garden, with paved paths, sundial and gothic urn, surrounded by a low stone wall and yew hedges, leads into the walled garden itself. This is laid out partly as a kitchen garden, having raised beds for soft fruit and vegetables, and also as an amenity garden secluded and sheltered from the worst of the weather. Part of the original walled garden has remained in the ownership of The Briglands Trust to the west and is now separated visually by a substantial yew topiary hedge. In the northwest corner of the walled garden is a charming bothy which now functions as the garden store, tool and machinery shed. This has hard flagstone and tiled floors with stairs up to the first floor, previously the bothy but now used for storage. There is access from this building to the farm drive for the movement of garden materials and the main compost clamps are situated here for ease of access.



## History

Originally a small Georgian country house, Briglands was dramatically extended and enhanced in the late 19th and early 20th Century by that most celebrated architect of the Scottish Style - Sir Robert Lorimer. Lorimer was also a protagonist of the Arts and Crafts movement and by applying his own unique interpretation of the Scottish Vernacular to his designs he rapidly became the architect to those who aspired to gracious country living in the Scottish manner. His attention to detail and the use of both fine materials and the best craftsmen that Scotland could offer produced the buildings for which he is now so well known. Briglands was commissioned by James Avon Clyde, the Edinburgh advocate and later judge, Lord Clyde, in 1897.

In his book "Lorimer and the Edinburgh Craft Designers" (Harris, 1980), Peter Savage wrote: "He (Lorimer) took an old but spoilt building and gave it new life. The gleaming white walls, stone trim, and its garden all foreshadow the work for which he became particularly well known. The design had provided for a billiard room and other accommodation in a new wing to be extended on the west."

The original Georgian house, with date stones from 1743 and 1759 still in place today, was remodelled and extended to Lorimer's designs in two stages, firstly in 1897-8 and then in 1908. His free adaption of 17th century Scottish architecture enabled the use of the forms and details that came to typify his work. Steep roofs, crow step gables, carved animal heads, stone topped dormer windows, relief carving, a sundial, turrets with ogee roofs, fine ironwork, a well and a basin fountain are all to be found in this example of his early work. The house was first featured in Country Life magazine in September 1913 and has appeared in various publications on country houses since.

The interior of the house is almost entirely Lorimer. By this time (1898) he had already established the team of craftsmen around him that would continue with him for the next two decades. That team included Samuel Wilson (plasterwork), Thomas Hadden (blacksmith) and the Clow brothers (wood carving). Examples of their work can be seen throughout Briglands. The attention to detail and the use of good quality materials produces a satisfying harmonious interior that is not so grand as to be impersonal. The rooms, whilst spacious and in some instances imposing, are comfortable for today's family living,

Robert Lorimer also designed the layout for the gardens, remodelling existing outbuildings and forming a walled garden with a bothy to the south-west of the house. Two formal courtyards, one being the entrance to the house, the other a sunken garden containing a well and a basin fountain, link the house to the main lawns. Around these lawns are positioned the many "rooms" and the axial paths and walks that form the impressive, well maintained garden of today. These include rhododendron walks, a rose garden, many ornamental trees and shrubs, yew topiary and a host of spring bulbs. The garden has been opened occasionally under Scotland's Gardens Scheme and to groups and individuals for charitable purposes.

The house is presently split into two dwellings - the main house and the west wing. It has been in the current ownership for some 36 years and is offered for sale in its entirety.







## Accommodation

Briglands is approached from the north by a tarmac and gravel driveway that sweeps up through a wooded section of the gardens to an impressive rusticated arched entrance and decorated wrought iron gate giving access to a cobbled courtyard. Over the oak entrance door is a carved stone depicting the coat of arms of the Clyde family.

The reception hall has painted fielded panelling, a stone fireplace, built in bookshelves and a stair leading to the first floor. The dining room also features traditional panelling and a tripartite bow window added by Lorimer and an open marble fireplace with a Vermont wood burning stove. The kitchen opens into a large living / dining area with a half glazed door to the garden and the lawns to the south. The kitchen is fitted with oak cupboards, timber worktops and a venerable four door oil-fired Aga.

There is also a Vermont stove and a further open fireplace in the living / dining part of the room and a discreet service stair up to the first floor drawing room. To the north side of the house two rear entrances are connected by a utility room. The eastmost entrance gives access to the first floor via the back stairs which also has a WC off. The westmost entrance links to the kitchen and also leads via the turret spiral stair to the first and second floors.

The first floor can be accessed by any one of four staircases, the eastmost being the main stair. The magnificent formal drawing room has five south facing windows overlooking the gardens and is fitted with bookshelves, two fireplaces and a staircase leading to the second floor. There are three bedrooms on this floor, one with a tripartite bow window and a marble and tiled fireplace and another with delightful views over the gardens to the south and west. There are also two bathrooms and a small serving kitchen off the drawing room completes the accommodation of the main house on this floor.

The second floor is in two sections. The eastern part is accessed by the main staircase and contains three bedrooms all with coved decorative plaster ceilings. The eastmost bedroom has decorative plasterwork of flowers, birds and foliage. A large cupboard and a semi circular bathroom occupy the remainder of this part of the second floor. Access to the western part is by the turret spiral stair or a stair from the first floor drawing room. These stairs lead directly into the vaulted long gallery featuring Lorimer's plasterwork at its neo-Jacobean best. The various panels, enriched with floral and bird motifs, depict the Four Seasons and the Four Quarters of the World. The gallery in turn leads to the billiard room with its fantastic vaulted ceiling. Originally conceived as a billiard room, it was never used as such during the Clyde family's ownership as Lord Clyde did not play the game. It was therefore noted on Lorimer's plans as the Music Room with a Smoking Alcove off. It is now fitted with a billiard table by Taylors of Edinburgh.



## The West Wing

The west wing has its own separate entrance on the north side of Briglands. The entrance hallway leads through to the main living room which has west facing French windows leading out to the gardens. There are fitted bookshelves and a solid fuel stove. A door from here opens to the kitchen which has a parquet floor, fitted wooden cupboards with shelves above and a sink. Integrated appliances include a Philips electric hob with extractor fan above and a double oven. Off the entrance hallway are a bathroom and a bedroom with fitted wardrobes and a cast iron fireplace.

A staircase from the living room leads up to the first floor where there is a landing with a cast iron fireplace, fitted bookshelves and a partition with a doorway leading to the study. This is fitted with bookshelves and a desk. The first floor drawing room has south and west facing windows looking out over the gardens. It features a cast iron fireplace with a timber mantel. An L shaped corridor leads to a bathroom and a bedroom which also has a cast iron fireplace and fitted wardrobes. Doors on both the ground and first floors connect to the turret stair giving direct access to the second floor gallery and billiard room.

## Outbuildings

To the north of the house and close by is a range of traditional stone outbuildings. On the south side there are four store rooms and a tool shed that also contains the central heating oil tank. On the north side is a good sized workshop and garage - previously the laundry - and a further three garages and a workshop built of harled brick and concrete in 1936, the architects being Lorimer and Matthew. Adjacent to these buildings is a good sized greenhouse by Hartley Botanics built in 2004, which has a raised deck constructed around it with cold frames and an external seating area.

## General Remarks

### Viewing

Strictly by appointment with Savills - 0131 247 3700.

### Services

Mains electricity. Drainage to private septic tank which is shared with Pavilion Cottage (maintenance shared according to rateable value of each property). Heating for the main house is by an oil fired boiler. Heating for the west wing is by electric storage heaters.

Mains water on a meter (also shared with the Pavilion Cottage). The owners of Easter Briglands will be entitled to take a branch connection from the main pipe and will be liable for an equal share of the future maintenance.

### Listing

Briglands House is Category B Listed.

### Local Authority

1 & 2 Briglands (the main house) is in Perth and Kinross Council Tax Band H. 3 Briglands (the West Wing) is in Perth and Kinross Council Tax Band D. If it were returned to use as one property it would be in Council Tax Band H.

### Planning Permission

The current owners have planning consent to build a single dwelling (Easter Briglands) on a separate plot to the south east of the gardens of Briglands House.

### Access

The owners of Briglands House have a right of access over the back drive to Briglands Farm from the main road to the back entrance to Briglands House. Maintenance is shared with other users on a user basis.

Easter Briglands will have a right of access over a portion of the main drive to Briglands House and will contribute 25% of the cost of maintenance of that section.

The owners of the Lodge have a right of way from the main road to the south side of the Lodge.

### Fixtures and Fittings

The curtains in the West Wing, the traditional light fittings and the mirror in the entrance hall in the main house are excluded. All other curtains, carpets, light fittings and integrated appliances are included in the sale.

A number of items of furniture will be available for separate sale. These include the billiard table and accoutrements, two pianos, a harmonium and the car hoists in the garage.

### Servitude rights, burdens and 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 referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

### Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

### Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

### Important Notice

Savills, 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 here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. 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. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.









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