



# Brankstone Grange Castle

Clackmannanshire

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# A stunning luxuriously renovated baronial Scottish castle set in 34 acres.

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Brankstone Grange Castle, Clackmannanshire, FK10 3QD

Clackmannan 4.7 miles, Kincardine 5.2 miles, Dunfermline 9 miles, Edinburgh Airport 25 miles,  
Edinburgh 27 miles, Gleneagles Hotel and Golf Club 22 miles, Glasgow Airport 40 miles, St.  
Andrews 47 miles.

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## *Features:*

Reception hall | Entrance vestibule | Drawing room | Library  
Dining room | Stunning Kitchen/breakfast room | TV  
room Utility room | Cloakroom | Basement includes a self-  
contained one bedroom staff apartment with kitchenette  
and shower room, sound studio, large office, cloakroom and  
guest toilet, utility room with new washing machines and  
dryers, gun room and gym| Principal bedroom with en-suite  
bathroom | 7 Further bedrooms suites | Family bathroom  
2 shower rooms | 5 tower rooms | new Biomass Boiler

Walled Garden | Lodge cottage ready for development | New  
stately sandstone entrance gates | CCTV and security across  
the castle | Starlink high speed internet | Stunning setting  
with views across the Ochil Hills and forestry | Planning  
permission for 15 luxury chalets | 34 acres | EPC Rating E

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About 34 acres in all





### *The property*

Brankstone Grange Castle is a stunning residential estate believed to date from around 1864 and was designed by David Bryce of Edinburgh, with later additions by Sir R R Anderson. The property is a handsome stone-built baronial mansion with a feature castellated tower, in total offering almost 11,000 sq. ft. of light-filled accommodation arranged predominantly over three floors and with a further two floors in the tower. The current owners have undertaken a major renovation of the castle including a new Biomass heating system, roof work, wiring, plumbing and impressively renovated throughout. The extent of this refurbishment is comparable to a new first class new build interior, with new wooden floors, Italian porcelain tiles, Roger Oates runners, new carpets throughout, new luxury appliances and high end sanitary wear across the entire castle.

The ground floor accommodation includes a statement drawing room with a magnificent high ceiling and original cornicing, there is an impressive dining room with new tartan carpets, cementing this regal Highland aesthetic. A favourite room in this majestic castle is the custom hand-made library, complete with a new marble top bar, making for the perfect cigar room. The brand new contemporary kitchen, complete with new appliances and a Bertazzoni electric professional oven, is complemented by a walk in pantry. Designed with excellent use of space, the kitchen houses two built in fridges and two built in freezers. There is a wonderful boot room mid-landing with access to the rear garden. The property's five remaining rooms and a shower room can be found in the upper two floors of the tower, which is a standout feature of the castle. The basement has been designed with a chalet aesthetic with new traditional slate tiles to the floors and walls, new panelling and hessian runners. There is also a large office / boardroom, studio, one bedroom staff apartment, utility room with new appliances, gun room/safe and guest cloakroom. The property offers a new security and alarm system, with a 360 ° CCTV on the exteriors, managed from a comms room on the ground floor. Starlink was also installed providing high speed internet across the entire castle.

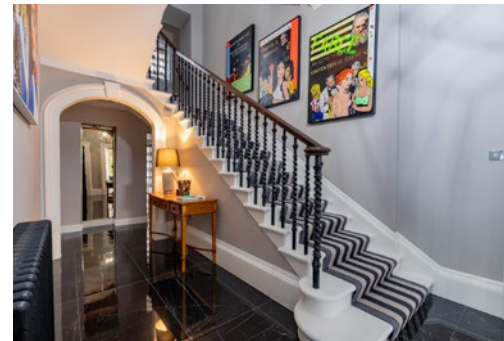
On the first floor the property provides a large principal bedroom with a feature corner turret, fireplace and spacious contemporary en-suite bathroom, with a stunning new free standing bath, vanity and shower designed to enhance your bathroom experience with views across the estate from the window. Seven further double bedrooms, two with feature corner turrets and several with original fireplaces, together with a modern family shower room and a family bathroom. The first floor also contains the TV room with a new custom built-in media unit and 85" television, Sky TV, Italian satellite for Rai TV, with mirrored shelving and storage, complimenting the home's stylish interior design. The property's five remaining rooms and a shower room can be found in the upper two floors of the tower, which are a real feature of the castle. There is a prep-kitchen on the first floor and a large linen closet on the rear stairs, providing excellent storage in this rare gem. The castle features a Farrow & Ball colour palette across the entire property, providing a contemporary edge.

### *Lodge Gate House*

The gate house is a traditional Grade C listed stone and slate lodge however the building is currently uninhabitable but has been made weather proof and sealed. This is a wonderful opportunity to refurbish the gate house to restore it to its former glory.

### *Outside*

The property is approached over a long driveway with turning circle offering private parking for multiple vehicles. The current owners put in a new agricultural storage / garage unit which houses up to four cars. There is a stable block which is in need of refurbishment but has the potential for a spa suite. The parkland surrounding the house, a particular feature of this property, is laid mainly to level lawn interspersed with mature specimen trees and features a SThe whole property is screened by mature trees and enjoying far-reaching views over neighbouring countryside. There is a field to the west extending to about 19 acres. To the east of the castle is a range of garages and stores which house the new biomass boiler, which has been the most economical investment the current owners have made in order to heat this majestic property.





Previously planning permission (Ref 05/02354/WOPP, 08/02406/WFULL and 09/00236/WFULL) was granted to allow the property to be developed into an exciting residential and leisure estate. More recently this permission was altered for the construction of 15 luxury chalets (Ref 14/01476/FULL).

**Location**

Brankstone Grange Estate lies in an accessible position in West Fife surrounded by open countryside. Notwithstanding its rural position, the property benefits from excellent communication links within easy driving distance of 4 of Scotland's major cities. The bridges at Kincardine provide fast access to the national motorway network. The property is also 30 minutes from The Gleneagles Hotel and one of Scotland's most renowned golf courses.

**Directions**

what3words: blossom.watchdogs.shirt  
Postcode: FK10 3QD

From Dunfermline, take the A907 in a westerly direction. The entrance to Brankstone Grange is on the right about 1.5 miles after the junction with the B9037.

**General**

**Local Authority:** Fife Council – 03451 555533

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

**Council Tax:** Band H

**Tenure:** Freehold

**Price:** Offers over £3,450,000

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



Floorplans for Brankstone Grange Castle



BASEMENT FLOOR PLAN



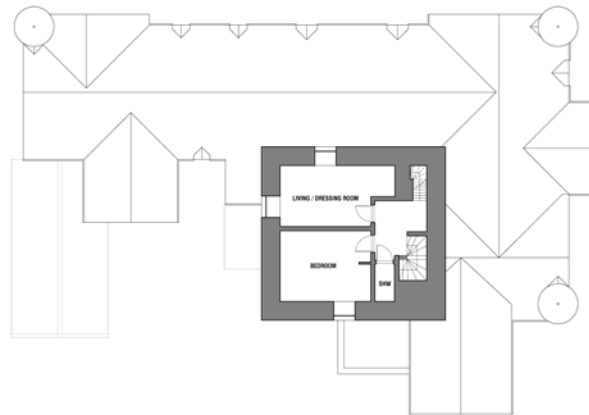
GROUND FLOOR PLAN



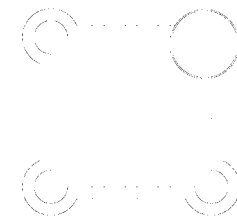
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



ROOF PLAN

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