

ENDRICK LODGE POLMAISE ROAD, STIRLING FK7 9JH

HARPER & STONE
ESTATE & LETTING AGENTS





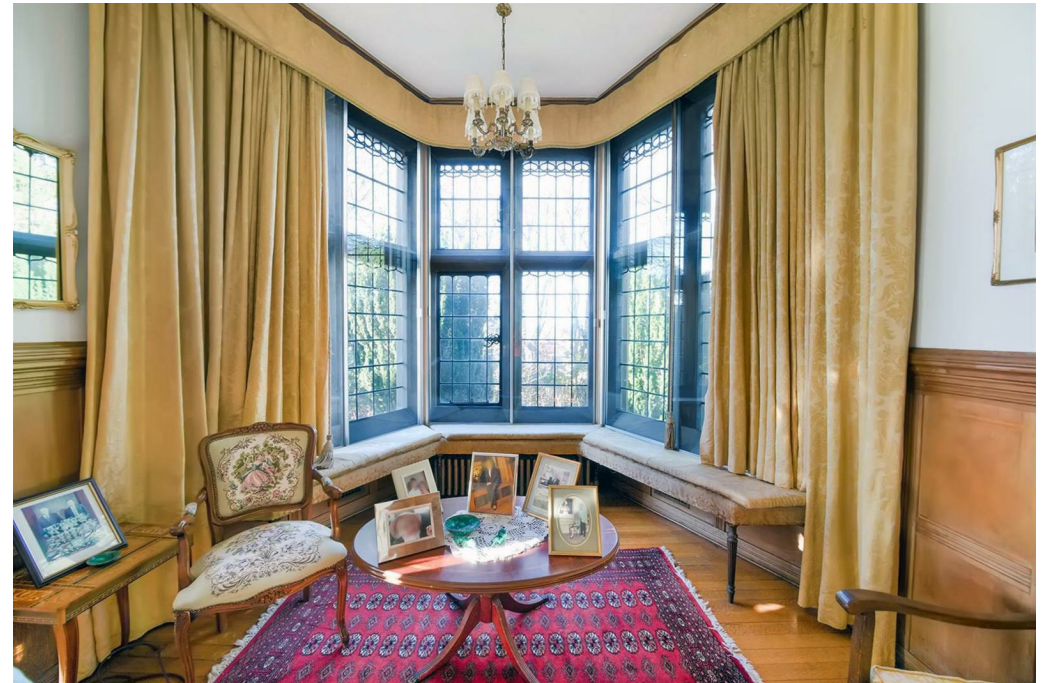
ENDRICK LODGE POLMAISE ROAD

STIRLING, FK7 9JH

PROPERTY FEATURES

- An outstanding Edwardian Home designed by William Leiper
- Set in approximately 2 acres of beautiful grounds
- Rich in History
- A plethora of striking original features
- Flexible family living over approximately 725 square meters
- Drawing Room
- Kitchen, Pantry & Larder/Cold store
- Separate Laundry Room & Utility Room
- Six Bedrooms
- Extensive garden grounds

Harper & Stone are delighted to present to the market Endrick Lodge: an outstanding Edwardian home designed by William Leiper and built in 1900. Period features are plentiful throughout, as many of the original fixtures and fittings have been preserved over the years. The current owners are only the second family who have lived in the property, and it has been in the family for approximately 40 years.







ENDRICK LODGE POLMAISE ROAD

The accommodation comprises:

Ground Floor: Entry Hall, Drawing Room, Dining Room, Billiard Room, Cloakroom, Kitchen, Butler's Pantry, Larder, Office/Bedroom, WC, Sporting Cupboard, Laundry Room, Boiler/Utility Room, small wine cellar and various storage cupboards.

First Floor:

Principal Bedroom with Dressing Room and Ensuite Bathroom, Bedroom 2 with adjoining Dressing Room, Bathroom, Bedroom 3 (Tower Room), Bedroom 4, Bedroom 5, Sitting Room/Sewing room/Nursery Shower Room, Linen Cupboard, WC, Bedroom 6, Bathroom with separate WC.

Attic Floor:

One large room and one smaller room, access to Rooftop Terrace.

Entry to the property is through a solid wood front door into the immense entrance hall, where you are greeted by a statement fireplace. To the right is a hall leading to the Drawing and Billiard Rooms. The Drawing Room provides a large wood burning stove and further benefits from tranquil views over the rear garden, which is accessed by a door at the far left. Beautiful solid wood panelling is original to the rooms throughout.

Opposite the Drawing Room is the Billiard Room, with a spectacular archway at one end where the open fire provides a cosy atmosphere. A bay window to the side provides a tucked away window seating area, which was used as a "Smoking Room" which would be very much frowned upon today. Adjacent to the Billiard Room is a cloakroom which is fitted with a WC and wash hand basin. An under stair cupboard provides storage within the cloakroom.

Returning to the main entrance hall, the Dining Room is directly ahead when entering the property. It is a generous room including an elegant chandelier positioned above the 12 seater dining table, with space for an additional table near the recessed window. Again, views across the rear garden are the perfect backdrop for a fine meal. The garden is accessible from here as well.

A door to the left off the entrance hall leads to the opposite wing of Endrick Lodge. The Kitchen

provides solid oak wall and base units, most of which are original to the property. Integrated appliances include a Dual Control 5-oven AGA with two warming plates and induction hob. Two additional appliance spaces are available, and the original servants' bells have been preserved in various rooms. The original Butler's pantry is next to the kitchen and is fitted with solid oak units.

A side door in the kitchen leads to another hallway where there is an office, larder and laundry room with wooden pulley and mangle. Off the laundry room is the utility room, housing the industrial boiler which was fitted in December 2021 and the hot water tank.

Completing the ground floor is a WC with wash hand basin and numerous storage cupboards, including the original sporting cupboard. There is also a rear stairwell leading to the first floor from the rear hallway.

The main staircase is positioned just outside of the Drawing Room. On the landing, to the right is the vast master bedroom with a fitted wardrobe/shoe cupboard and a feature fireplace. The views over the rear garden from the window in the bedroom are stunning. The dressing room is a good size, and the bathroom is fitted with peppermint green Italian coloured glass imported from Italy for this specific purpose. A bath, WC and wash hand basin complete the bathroom fittings.

To the left at the top of the stairs is bedroom 2, which is a large room with an archway framing the focal fireplace. There is an adjoining dressing room with the original wash hand basin.

The bathroom is fitted with pale pink Italian coloured glass in a soft apricot hue, again imported for this specific purpose. The bathroom comprises a bath, WC and wash hand basin.

Directly ahead of the stairs is Bedroom 3, known as the "Tower Room", since it is located in the tower area of the accommodation. A warming fireplace is featured, and the room is bright and spacious with a view towards the front.

Bedroom 4 sits adjacent to the master bedroom, again with a fireplace and an original sink. The views over the rear garden are delightfully symmetrical, one of the best in the property.

Bedroom 5 provides an original sink and another stunning view of the rear garden.

Next is the shower room, which comprises a shower cubicle, WC and wash hand basin. Across the hall, the linen cupboard with original linen press and another WC are conveniently positioned.

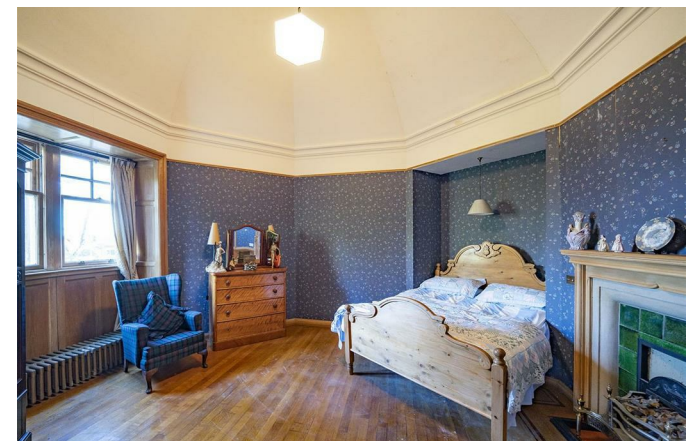
At the very end of the hall, there is a spacious sitting room, allegedly a sewing room at one time. It is equipped with a fireplace and a sink within a built-in cupboard and provides views to the rear.

The hall turns slightly, and a few stairs lead down to a mid-level where there is a further bedroom with a fireplace and a view to the side. The bathroom adjacent to this room provides a bath and wash hand basin, with the WC being in a separate room next door.

Stairs off the small landing can lead either down towards the kitchen, or up to the attic level. There are two rooms on this level, the smaller of which has a fireplace and was once used to house evacuees during the war. At the far end of the larger room is a fireplace, and a door opens to a large storage area within the eaves.

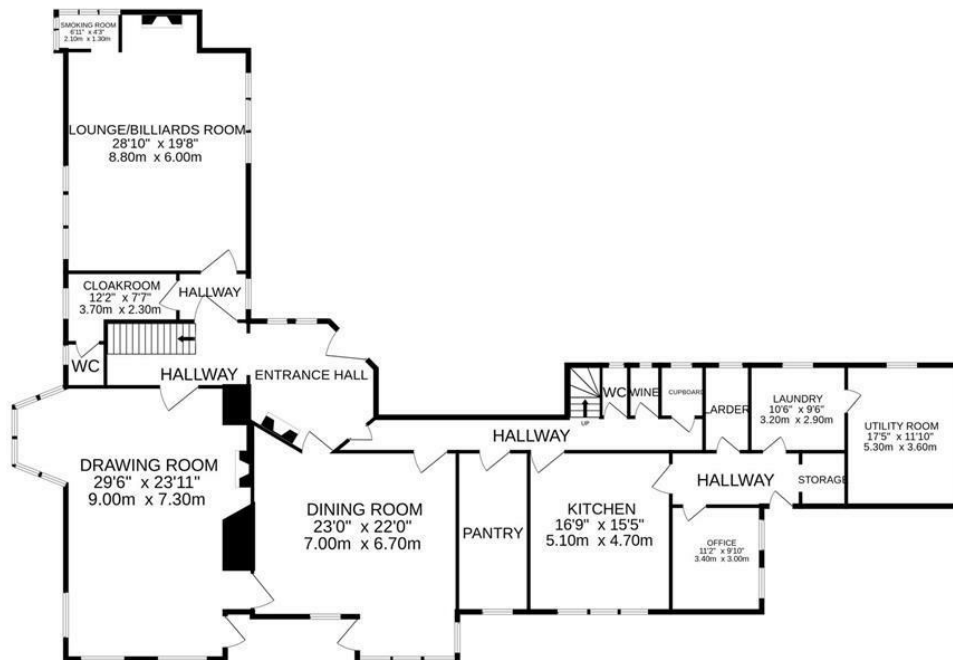
Within the large attic room a few stairs lead to an external door to the rooftop terrace. Here there are spectacular panoramic views on offer and more history is unearthed with the original clay pigeon shooting trap that is still installed.

Externally, to the front is a gravel driveway with room for several cars. The grounds surrounding Endrick Lodge are immense and the rear garden especially has been landscaped beautifully. A paved path is defined along the edge of the garden and there are separate areas with different functions. There is a drying green which is mostly used during the summer months. Multiple landscaped planting areas, particularly for roses, which could be replanted and tended to. The herbaceous





GROUND FLOOR



1ST FLOOR

