



JWANG PROPERTIES

WELCOME TO THE HUNTLY CASTLE

22 Indian Creek, Kerrville, TX 78028

Property Description



REBORN HUNTLY CASTLE IN SCOTLAND

Imagine yourself as a resident of the reborn Huntly Castle in Scotland, now majestically overlooking the rivers Deveron and Bogie, right here in the Texas Hill Country. This "Huntly" castle home is ready to welcome you and your loved ones! Nestled in the hilly Tierra Linda Ranch in Kerrville, Texas Hill Country, Huntly stands proudly on the hillside of Indian Creek, offering breathtaking views of two serene lakes and the rolling hills of the ranch.

As you drive up to this six-acre lakefront property, you're greeted by a custom-made iron and stone entry with a latch gate and iron transom. Cruising down the extra-wide 250' driveway, flanked by 24' custom stone retaining walls and flagstone-capped columns, you'll be charmed by the Serenity rock garden as you arrive at the circular driveway. The exterior of the home features two ground towers, a three-car garage, a walkway leading to the lake, a 21' Aermotor windmill, a new 3,000-gallon water storage tank, a solid stone well pump house, a 27x30' covered metal carport adjacent to the workshop, and an iron-gated courtyard with sealed concrete and lush foliage.

As you step through the custom mahogany wood door, adorned with accent-stained glass, you find yourself standing on Saltillo tile flooring, embraced by a breathtaking grand foyer. This fully stoned, round entryway features a stunning 21' vaulted ceiling with custom wood beams and an extravagant French Castle iron chandelier.

The kitchen boasts a chef's gourmet station equipped with all-new stainless steel appliances, including a double oven and gas cooktop. Custom-built knotty pine wood cabinets with 42" uppers perfectly complement the unique onyx leather granite countertops, featuring an under-mount hammered copper farm sink and a slate backsplash. A built-in antique hutch adds character, while the large island offers ample storage below. An extra-large walk-in pantry with a barn door completes this stunning kitchen.

The custom-built stone wood-burning fireplace, complete with a seating hearth and a beautiful solid cedar mantle, adds a touch of rustic charm, while the skylight and bay window flood the space with natural light and offer a view of the courtyard. The casual dining area is highlighted by a vaulted custom wood ceiling, creating an inviting atmosphere. The living and dining rooms feature an impressive 30' x 18' vaulted ceiling, accented by intricate handcrafted woodwork. A sprawling custom-built stone gas log fireplace with a seating hearth and solid cedar mantle serves as the focal point. New sliding side-by-side double-paned windows open to a 55' long deck, offering breathtaking lake views.

The primary bedroom offers three oversized sliding glass doors that open to a private wood deck, embracing stunning lake views. A vaulted ceiling with a custom wood accent wall and an extra-large custom-built stone gas log fireplace with a seated hearth and solid cedar mantle enhance the room's warm ambiance. The space also includes a cozy retreat area. Like the kitchen, the primary bedroom features new wood-grain waterproof vinyl flooring. His-and-hers walk-in closets, each with new carpeting and custom built-ins, provide ample storage. The "Queen's" closet, spanning 15 feet, includes a double-sided hanging area and a built-in dresser.



The primary bathroom showcases a large custom-built knotty pine vanity with double under-mount hammered copper sinks, topped with a luxurious, one-of-a-kind granite countertop. Custom lighting enhances the space, while a 12' long custom marble shower features dual shower heads, a matching granite seat, a 48" hidden shampoo niche, a custom glass partition, and a glass block wall. A barn door with an iron insert adds a rustic touch, and the bathroom is equipped with a dedicated water heater. The luxury continues in the oversized laundry room, which includes a custom wood ceiling, chair rail, barn door, and built-in cabinetry with a sink and black onyx leather granite countertop.

The guest house is a three-story turret with two bedrooms and three full bathrooms. It features an extraordinary spiral staircase that leads to a top-floor private patio, offering spectacular views of the lakes and rolling hills. Accessed by a charming bridge from the main house, the guest house opens into a light-filled living room with large windows, a hand-crafted chandelier, and a private deck. The living room and kitchen area are climate-controlled by a custom-fit electric wall unit. The casual dining area includes a pantry and a double-wide coat closet for extra storage. The kitchenette is equipped with a two-burner stove, sink, mini refrigerator, and built-in cabinetry. Each of the two oversized primary ensuites boasts full bathrooms with granite countertops. One primary suite also features a mini wet bar with a granite countertop and custom cabinetry. Both bedrooms are equipped with mini-split units for precise temperature control. Additionally, the guest house has a washer and dryer hookup, with two overhead shelves for storage behind bifold doors. A 50-gallon water heater exclusively serves the guest house.

The Huntly, a true gem of luxury, represents style, history, culture, and value.

The Tierra Linda Ranch community offers an Agriculture Exempt status with free-roaming cattle, deer, axis deer, rams, wild turkeys, horses, and exotic animals. Residents enjoy a gated pool area, horseback riding, and training, walking and hiking trails, tennis and pickleball courts, and a party pavilion. The community also features a two-story stone clubhouse, a compost area for trees, branches, and leaves, two stocked lakes for fishing with rowboats, and a private airport with hangars.



PROPERTY PROFILE

Square Feet (sq. ft.)

- 4,617 sq. ft (per owner)
- Main House: 3,000 sq. ft.
- Guest House: 1,500 sq. ft.

Lot Size

- 5.89 Acres

Water Features

- 2 Lakes - Front

Year Built

- 1982
- Updates & Remodeling: 2020-2023

Bedrooms & Bathrooms

- Main House: 3 bedrooms & 2.5 bathrooms
- Guest House: 2 ensuites with a loft room space and 3 full bathrooms

Legal Description

- TIERRA LINDA RCH #5 LOT 536-PT

Taxes & HOA

- Taxes: \$4,658.12 per year
- HOA: \$369.77 per quarterly

Sewer

- Septic Licensed

Utilities

- Electricity. The Stove and Fireplace are Natural Gas.

Foundation

- Slab

Roof

- Metal

Water

- Well - 2,000 Gallons plus 3,000 Gallon water storage tank.

Exterior

- Stone, deck/patio, double-paned windows, fenced yard, Gutters, privacy fence, Xeriscape, tower.

Plumbing

- All new plumbing & owned water softener

Windmill

- Features a 21' Aermotor Windmill

Flooring

- Simulated wood, tile, and vinyl.



The Huntly Castle, A True Gem of Luxury

The Huntly epitomizes Style, History, Culture, and Value.

During their house-hunting journey to relocate to the Texas Hill Country, the owners were instantly captivated by the imposing stone exterior of the Huntly house. It was love at first sight, as the property resonated deeply with their Scottish Heritage. Despite the need for extensive care both inside and out, the owners saw its potential and were eager to restore it to its former glory.

After purchasing the property, they embarked on a creative and meticulous renovation, drawing inspiration from their deep passion for Viking Scotland's Heritage. Their vision was to revive the Huntly in a medieval style, reminiscent of a Scottish Castle. Initially, the house was barely visible from the lakeside, but the owners transformed the property by clearing the lakefront and creating a "serenity garden" adorned with at least 20,000 pounds of white stone. From the private deck, one can now fully appreciate the spectacular views of the lakes and expansive hills.

The grand iron gate serves as a stunning centerpiece, featuring a custom-designed iron and stone entry with a latch gate and iron transom. The extra-wide 250-foot driveway is flanked by 24-foot custom stone retaining walls, elegantly capped with flagstone columns.

Every improvement on the property reflects the owners' care, love, and creativity. A prime example is the primary bathroom, where they dedicated over a year to perfecting the design. The result is a luxurious shower area adorned with marble, granite, a glass block wall, and three showerheads.

Below are a few photos showcasing the dramatic "Before" and "After" transformation of the Huntly, highlighting the results of the owners' extensive renovation efforts.

BEFORE



AFTER







BEFORE

AFTER



TIERRA LINDA RANCH, AMENITIES AND CLUBS



Tierra Linda Ranch is a unique concept: a working ranch and game preserve where resident owners live in single-family homes on 5-15+ acre tracts. The properties offer ample privacy, with controlled access and a close-knit community that ensures a secure environment.

Nestled between Kerrville and Fredericksburg, Tierra Linda Ranch is a 3,000+ acre working subdivision established in the early 1970s. The ranch operations are managed by a professional staff who report to a board of directors made up of resident homeowners (members).

Tierra Linda Ranch's proximity to Kerrville offers homeowners the perfect balance: close enough to town for medical and shopping convenience, yet far enough into the countryside to enjoy true country living. Neighbors are near enough to provide help in an emergency, yet far enough apart to ensure complete privacy.

Residents enjoy life on a 3,000-acre private ranch shared with over 230 homeowners, including some part-time residents. Each owner is permitted to fence up to 20% of their acreage, while the remaining land is designated as an open range for free grazing livestock and wildlife. The other 80% benefits from an agricultural tax exemption. The diverse wildlife includes white-tailed deer, blackbuck antelope, mouflon sheep, turkeys, and more. Additionally, Tierra Linda Ranch offers 25+ miles of hard-surface private roads, perfect for driving, hiking, walking, and horseback riding.

Property owners enjoy all the amenities of a rural working ranch, including:

- Horseback riding and stables
- Tennis
- Pickleball
- Fishing (2 lakes)
- Pretty creeks and streams
- Spring-fed lakes
- A private and well-maintained airport
- Swimming pool
- Picnic area, grand pavilion, clubhouse, and library
- Cattle, birds, and wild animals like deer, antelope, and sheep



JWANG PROPERTIES

Email JennyWangRealEstate@gmail.com for any Questions

