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PROPERTY

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HILLBROOK
MAIN STREET
STRATHYRE FK18 8NA









Hillbrook stands as a prime example of a traditional detached villa, constructed around the late 19th century, positioned on a superb elevated plot with outstanding open views. The home's traditional stone-built character and original features offer all the charms of semi-rural living while remaining conveniently close to Callander, Crieff, and Killin.





The accommodation spans two floors and measures approximately TBC sqft. It comprises an attractive entrance vestibule, a welcoming reception hallway, an impressive bay-windowed sitting room, a formal dining room, a family room or home office, a modern fully fitted kitchen, and a large utility room with a cloakroom WC off. The beautiful original staircase leads to the upper level, featuring four double bedrooms and a family bathroom. Bedroom two benefits from an en suite shower room. Warmth is provided by oil-fired heating, and the windows are double glazed.





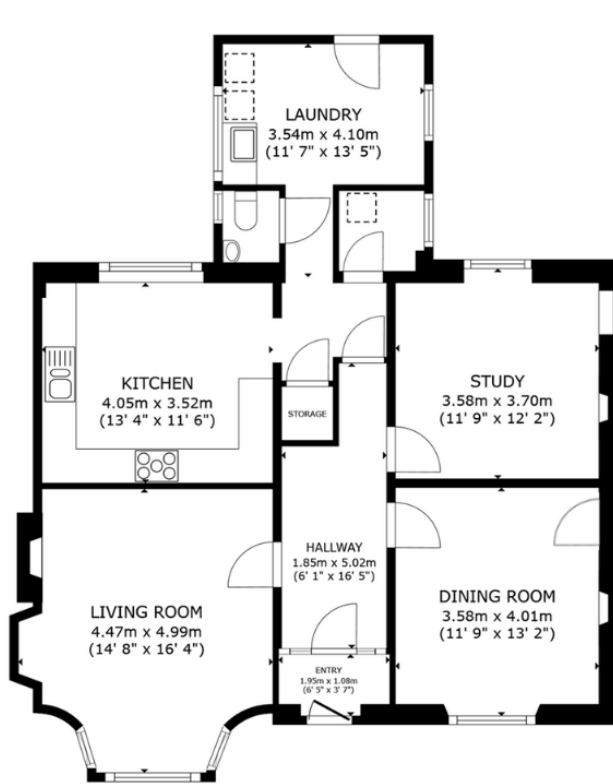
Externally, the property enjoys an elevated position, set well back from the road. The large front gardens are well-maintained, and a track to the side of the house leads to the gravel driveway. A double timber garage provides external storage, and a useful outbuilding offers the perfect place for home working. The mature rear garden features a patio area, lawn, and a selection of shrubs and trees. This distinguished Victorian residence boasts versatile accommodation, ideal for family living. Hillbrook presents an opportunity to create your forever dream home, allowing you to impart your personal touch on its adaptable living spaces.

Key Features

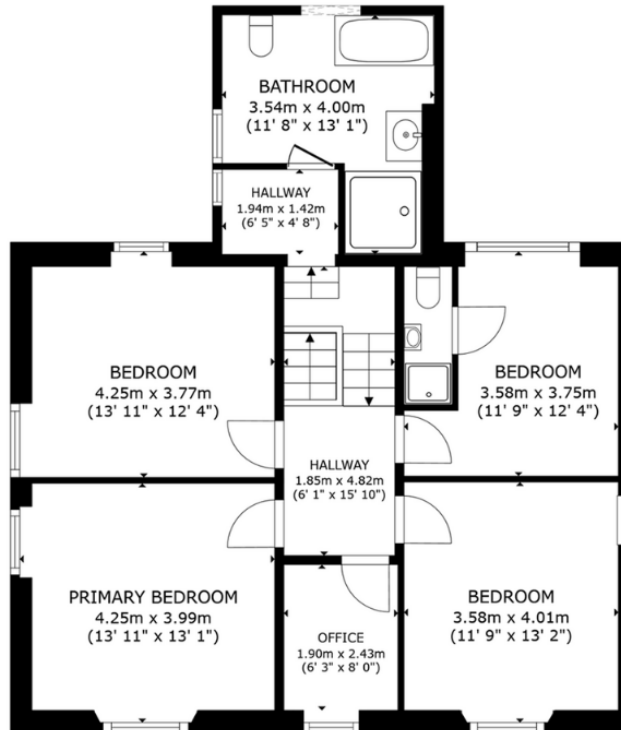
- A traditional detached villa positioned on a superb elevated plot with outstanding open views
- Impressive bay-windowed sitting room and formal dining room
- Family room or home office
- Modern fully fitted kitchen
- Useful large utility room
- Four double bedrooms with bedroom two benefiting from an en suite
- Well-appointed family bathroom
- Large front gardens and mature rear garden with patio area and lawn
- Gravel driveway for parking, double timber garage and useful outbuilding for home working
- **EPC – C**



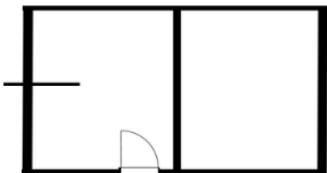
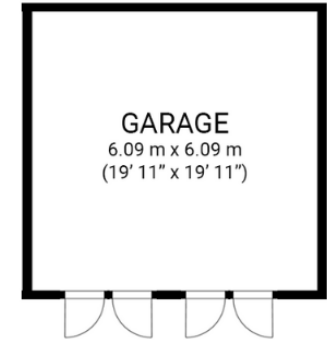
Located within the historic rural village of Strathyre, Hillbrook sits off the main road and is within walking distance of local amenities, ensuring convenience for daily needs. Strathyre, a quaint rural village nestled within the Loch Lomond and Trossachs National Park, offers basic local amenities such as a primary school, hotel, café, shop, and post office, with more comprehensive amenities available in nearby villages like Callander and Killin.



FLOOR 1



FLOOR 2



Please note: all plans are for illustrative purposes only and should not be relied on as statement of fact. Measurements shown are taken from the widest points and areas with curved or angled walls are approximate.



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