



The Glebe, Gargunnock, FK8 3AX

welcome to

The Glebe, Gargunnock

A wonderful opportunity to purchase this truly stunning detached family home, which has been sympathetically extended & reconfigured by the current owners to offer expansive, versatile living accommodation. The property is ideally situated in this desirable village locale & viewing is highly recommended to fully appreciate all that this impressive home has to offer.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



This exquisite & spacious detached house is sure to appeal to a wide demographic of potential purchasers, especially those that are looking for an expansive family home. The property offers both flexible & versatile accommodation, which is certainly more in keeping with today's lifestyle requirements.

Internally the property boasts capacious accommodation which is set over 2 levels & initially consists of an Entrance Hallway, with staircase leading to the upper level. Immediately drawing you in, is the well-proportioned Sitting Room, with feature living flame fire (which is remote controlled) & Portuguese limestone surround, with lighting; this is the sociable hub of the home & this modern, stylish room is the ideal retreat where friends & family will naturally gather at the start & end of the day. A large window to the front aspect & patio doors to the rear, not only allow a wealth of natural light into the room, but in the warmer seasons, roll open the patio doors & step out onto the large patio seating area - this makes the ideal space for alfresco dining or to purely to enjoy the attractive rear garden. Retracing our steps back to the Entrance Hallway, we gravitate towards a delightful open plan Kitchen / Dining Room; the Kitchen provides space, convenience & storage in abundance, making this Kitchen one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops & integrated oven/hob. To keep your Kitchen chore & clutter free, there is a separate Utility Room with handy access to the garage. Ideally located off the Kitchen / Dining Room is a formal Dining Room, which is perfect for dinner parties & family gatherings; this room also provides access, through patio doors, out to the rear garden. There is an additional room on the ground floor, which is currently being used as a home Gym – however, this room could also be adapted to alternative usage such as a Home Office or Hobby/Play Room depending on your lifestyle requirements & due to the substantial additional living accommodation on offer throughout the home. Concluding the accommodation on this floor is a downstairs WC.

Ascend the staircase to the first floor landing to gain access to the upper floor living accommodation. The expansive Principal Bedroom benefits from windows to both the front & rear aspect, plus a stylish en-suite Shower Room comprising of a walk-in double shower, WC & wash hand basin. The remaining 3 Bedrooms all benefit from in-built storage & completing the accommodation on the upper floor is a modern Family Bathroom which consists of a bath with over shower, WC & wash hand basin.

The home is presented to an excellent standard throughout, with bright fresh décor & skilfully encapsulates the versatility that current modern lifestyles require. There is a good range of in built storage space to be found throughout the property & the property further benefits from an oil fired central heating system. Viewing of this property is highly recommended to truly appreciate all that this spectacular home has to offer.

To the front of the property the garden is mainly laid to lawn, with shrubs & borders, with driveway for several cars providing access to the integral garage. The garden to the rear of the property is a true stand-out feature of this lovely home, with a private backdrop & stunning, elevated countryside views to the front. It must be said that it is a credit to the current owners that they have resourcefully created an outstanding multi-tiered garden, which offers a multitude of areas to enjoy, whilst also situated to the rear of the property (accessible from the utility room or via a locked gate to the side of the property) is a large utility area comprising a large modern storage hut, bin storage, whirlygig, Rhino greenhouse & raised vegetable beds.

The design of the garden has been fashioned to introduce various patio & seating areas in which to maximise the breath-taking views as well as ensuring that throughout the course of the day there is always a beautiful space to capture the sunlight coming into the garden - the top of the garden in particular is an extremely peaceful area backing onto the Gargunock estate where a variety of woodland birds are frequent visitors including nuthatch, hawks, pheasants & woodpeckers, along with red squirrels. The property has a newly installed (2 1/2 years ago) bespoke Urbanpod, designed to create a beautiful inspiring outdoor room with large glass front & side, to take full advantage of the top of garden elevated position with its wrap around sky vistas & spectacular views of the Highland Boundary fault. The pod also incorporates extended decking for sitting out & enjoying the late evening sunshine, plus stunning views with the sound of running water from a traditional bamboo spout into a hand carved Tetsu Bachi Japanese granite water bowl surrounded by kneeling stones. A large patio area was also designed specifically around the pod with landscaped Japanese garden influences making it an ideal space for barbecuing, whilst entertaining friends & family where the elevated position enjoys all day sunshine with the occasional spectacular sunset. The pod and surrounding area are serviced from an accompanying hut (hidden to the side of the pod) which has power & fridge freezer to keep the barbecue food fresh & the drinks cooled. The pod & its surrounding landscaped gardens & patio areas are without doubt an outstanding feature of this property which you will simply love to spend time in & any prospective buyer with a passion for gardening or who simply desires a wonderful outside space to enjoy, will be wholly impressed by what the owners have imaginatively created.

Gargunock is a sought after village, conveniently situated between Stirling and Kippen. Amenities include a village primary school, church, pub & shop. The secondary school catchment is Stirling High School with a bus service for pupils. The historic city of Stirling, which is a short journey away, offers excellent local shopping facilities with many of the well-known stores located in the Thistle Marches Shopping Centres. M8 and M9 motorways offer commuting to Glasgow and Edinburgh by rail (Stirling Station) or bus.

Ground Floor

Entrance Hallway

Sitting Room

20' 10" x 12' (6.35m x 3.66m)

Kitchen / Dining Room

19' max x 9' 5" max (5.79m max x 2.87m max)

Dining Room / Family Room

13' 6" x 9' 11" (4.11m x 3.02m)

Home Gym / Reception Room

16' 11" max x 9' 9" max (5.16m max x 2.97m max)

Utility Room

Wc

Upper Floor

Principle Bedroom

20' 11" max x 11' 2" max (6.38m max x 3.40m max)

En Suite

Bedroom

13' 7" inc wardrobe x 10' 2" (4.14m inc wardrobe x 3.10m)

Bedroom

9' 10" exc wardrobe x 9' 10" (3.00m exc wardrobe x 3.00m)

Bedroom

8' 10" exc wardrobe x 7' 10" (2.69m exc wardrobe x 2.39m)

Family Bathroom



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welcome to

The Glebe, Gargunnock

- Impressive 4 bedroom detached family home
- Stunning, multi-tiered garden with elevated countryside views & bespoke Urbanpod, designed to create a beautiful, inspiring outdoor room
- Spacious open plan Kitchen/Dining room
- Living room, Formal Dining Room/Family Room & Home Gym/Reception Room
- En-suite to Principle Bedroom & Family Bathroom

Tenure: Freehold EPC Rating: D

offers over

£440,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110228 - 0003

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