

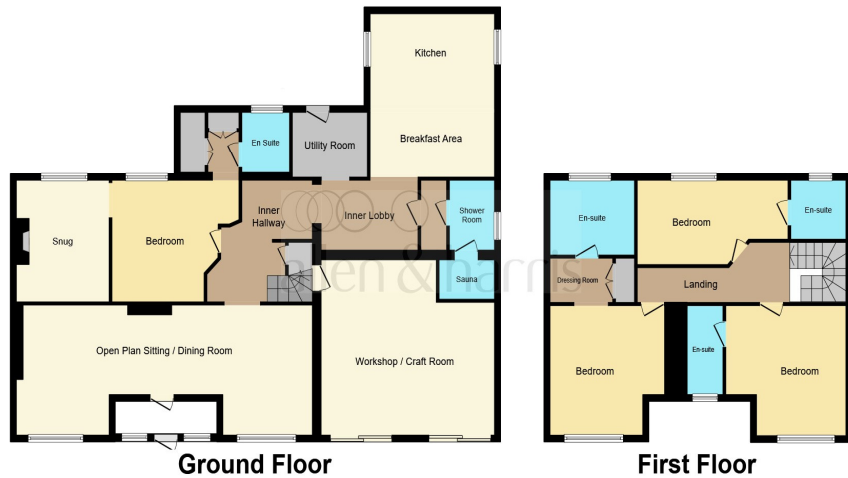


Lochearn House, Lochearnhead, FK19 8NR

welcome to

Lochearn House, Lochearnhead

A wonderful opportunity to purchase this charming, detached house which offers both extensive & versatile living accommodation. The property is ideally situated within the National Park, with an outlook towards Loch Earn & viewing is highly recommended to fully appreciate all that this impressive home has to offer.



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Previously being run as a successful Bed & Breakfast establishment, Lochearn 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 spacious accommodation which is set over 2 levels & initially consists of an Entrance Vestibule leading into the main house; immediately drawing you in is the well-proportioned Sitting/Dining Room which is a real stand-out feature & the sociable hub of the home, making this the ideal retreat where friends & family will naturally gather at the start & end of the day; large windows to the front aspect allow a wealth of natural light to flourish into the room. Next, we gravitate towards the Kitchen / Breakfast Room; this is an ideal space for entertaining & socialising; with the Kitchen tailored with an array of wall & base units, plus fitted worktops. The Kitchen provides space, convenience & storage in abundance, whilst keeping your Kitchen chore & clutter free, is a separate Utility Room, with door leading to the rear garden. There is a ground floor Bedroom, with in-built storage & an En Suite, as well as a delightful Snug located off the Bedroom, which provides a lovely extra space in which to relax or unwind. One of the real stand-out features of this charming home is the substantial Workshop/Craft Room which offers a multitude of options - however, this room could also be adapted to alternative usage, depending on your lifestyle requirements & due to the additional living accommodation on offer throughout the home. Concluding the accommodation on this level is a Shower Room & Sauna Room.

Ascend the staircase to the first-floor landing to gain access to the upper floor living accommodation. The Principal Bedroom benefits from a Dressing Room with in-built storage & an En Suite. The remaining two Bedrooms are both doubles in size & also both benefit from En Suites.

The home is well-presented 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 & viewing of is highly recommended to truly appreciate all that this spectacular home has to offer.

To the front of the property there is a driveway providing off road parking convenience, whilst the rear garden is a further attractive feature which has been designed for ease of maintenance & a pathway has also been fashioned in the original stone backdrop, which in turn leads to a delightful, elevated seating area providing a wonderful outlook.

Lochearnhead is a small, picturesque village situated at the west end of Loch Earn & is beautifully set within the Loch Lomond & Trossachs National Park. Primary & Secondary schools are Strathyre Primary School, McLaren High School, Callander & Morrison's Academy in Crieff. The larger town of Callander is situated approximately 14 miles away & offers more extensive facilities.



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Ground Floor

Vestibule

Open Plan Sitting/Dining Room

31' 9" max x 13' max (9.68m max x 3.96m max)

Kitchen/Breakfast Room

16' 3" max x 13' 7" max (4.95m max x 4.14m max)

Utility Room

Bedroom

12' 1" x 11' 1" max (3.68m x 3.38m max)

En Suite

Snug

12' 1" x 10' 2" (3.68m x 3.10m)

Shower Room

Sauna

Workshop/Craft Room

19' max x 17' max (5.79m max x 5.18m max)

Upper Floor

Bedroom

12' 11" x 11' 7" (3.94m x 3.53m)

Dressing Room

En Suite

Bedroom

13' 2" x 12' 11" (4.01m x 3.94m)

En Suite

Bedroom

16' 7" max x 8' 1" (5.05m max x 2.46m)

En Suite



welcome to

Lochearn House, Lochearnhead

- Impressive, detached family home
- Versatile accommodation
- 4 Bedrooms, each with En Suites
- Spacious Open Plan Sitting / Dining Room
- Kitchen/Breakfast Room & separate Snug

Tenure: Freehold EPC Rating: E

offers over

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110352 - 0002

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