



Teithside Cottage, Bridgend, Callander, FK17 8AF

welcome to

Teithside Cottage, Bridgend, Callander

This beautiful home, which dates back circa 1650 & is believed to be one of the original properties in Callander, is nestled within a notably envious position with breath-taking vistas, in the ever-popular village of Callander. The property tastefully combines a wealth of original character features with modern touches, to create an exquisite family home which offers flexible accommodation & is certainly more in keeping with today's lifestyle requirements.



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



Not only would the next prospective owner be purchasing a home of noteworthy distinction, but they would also be acquiring a significant & charming property set within the village. Internally the property boasts accommodation which is set over 2 levels & initially consists of an Entrance Hallway, with a staircase leading to the upper level. Immediately drawing you in, is the impressive & extensive Kitchen/Dining/Family Room, which is a true highlight of this wonderful home & very much in keeping with today's lifestyle preferences, creating a central hub for socialising & the ideal retreat where friends & family will naturally gather at the start & end of the day. The windows to the front & rear aspect not only allow a wealth of light to flourish into the room, but also provide spectacular views over the River Teith, Callander Bridge & further afield towards the Callander Crags. The recently refitted, contemporary design with central island, certainly makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops & integrated appliances to include in-built fridge, freezer & dishwasher, the Kitchen provides space, convenience & storage in abundance. Retracing our steps back to the Hallway, we then gravitate to the opposite end of the property where we find the elegant & sophisticated Sitting Room, with wood burning stove; this provides the perfect ambience in which to relax or unwind, plus the triple aspect windows allow an influx of light into the room as well as the amazing vistas over the rear garden, looking towards Ben Ledi & the River Teith to the front of the property. There is a further reception room which is currently being used as a Home Office; however, this room could also be adapted to alternative usage, such as a ground floor Bedroom or Playroom, depending on your lifestyle needs & due to the substantial additional living accommodation on offer throughout the home. Concluding the accommodation on this floor is a modern & stylish Shower Room which comprises of a shower cubicle, WC, wash hand basin & a handy Utility cupboard. Ascend the staircase to gain access to the upper floor living accommodation; this consists of 4 Bedrooms, all of which are doubles in size & 3 of the Bedrooms having the inclusion of in-built storage, with the sizeable Principal Bedroom also benefitting from the spectacular elevated views. Completing the accommodation on this floor is an exquisite 4-piece Family Bathroom, comprising of a roll top bath, shower cubicle, WC & wash hand basin.

The home is presented to a truly excellent standard throughout, with bright fresh décor & it is a credit to the current owners that the property skilfully encapsulates the charm of a traditional property, with a modern twist & versatility which current lifestyles desire, all whilst retaining a wealth of beautiful original features. There is a good range of in-built storage space to be found throughout the home.

The garden & in particular, the breathtaking vistas/views, are a further stand-out feature of this delightful home & the outside space on offer provides a multitude of areas to enjoy. The design of the garden has been fashioned to introduce a patio seating area & multi-tiered lawn in which to relax & unwind, whilst also ensuring that throughout the course of the day there is always a beautiful space in which to appreciate the surroundings; there is also direct access to the riverbank which is ideal for dog walkers or general walking/fishing enthusiasts, plus a place to launch the boat/kayak & also a great spot for a swim in the river. Any prospective buyer with a passion for gardening or who simply desires a wonderful outside space in which to appreciate the stunning panoramic backdrop views of Ben Ledi, Callander Crags & the River Teith, will be wholly impressed & suitably indulged, with what is on offer. There is also a driveway, providing off road parking towards the rear of the garden.



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Ground Floor

Entrance Hallway

Kitchen/Dining/Family Room

26' 1" x 16' 4" (7.95m x 4.98m)

Sitting Room

16' 5" x 11' 9" (5.00m x 3.58m)

Study/Bedroom 5

12' 9" x 11' 9" (3.89m x 3.58m)

Shower Room

Upper Floor

Principle Bedroom

18' 6" max x 13' 2" max (5.64m max x 4.01m max)

Bedroom

13' 7" x 10' 4" exc storage (4.14m x 3.15m exc storage)

Bedroom

13' 6" x 11' 4" exc storage (4.11m x 3.45m exc storage)

Bedroom

13' 4" x 12' exc storage (4.06m x 3.66m exc storage)

Family Bathroom



welcome to

Teithside Cottage, Bridgend, Callander

- Impressive, detached family home
- Garden, with spectacular views of Ben Ledi, Callander Craggs & the River Teith
- 4 double Bedrooms
- Expansive Kitchen/Dining/Family Room
- Stylish refitted Kitchen

Tenure: Freehold EPC Rating: D

offers over

£490,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
STI110366 - 0002

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