



1 The Elms, Ancaster Road, Callander, FK17 8EL

welcome to

1 The Elms, Ancaster Road, Callander

Introducing this impressive lower conversion which offers a wonderful, subtle blend of fine traditional features & modern sophisticated living. The property allows for an expansive & comfortable living space for families seeking a high-quality home & viewing is certainly recommended to fully appreciate all that this delightful property 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 beautiful home, which dates back circa 1896, 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 in keeping with today's lifestyle requirements. Not only would the next prospective owner be purchasing a home of noteworthy distinction, but they would also be acquiring a truly charming property in a fabulous location within the village.

The property has been sympathetically updated & improved to a high standard by the current owners & internally the property boasts spacious accommodation, initially comprising of an entrance vestibule which leads into an elegant reception hallway. Immediately drawing you in is the impressive Sitting Room, which is one of the true highlights of this wonderful home; 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 & side aspect not only allow a wealth of light to fill the room, but also provide delightful, elevated views. There is also a feature fireplace, which is an impressive centrepiece, with wood burning stove. We then gravitate to the open plan Kitchen/Dining Room, which is ideal for entertaining & family dining. The contemporary design certainly makes this Kitchen one to enjoy; tastefully tailored with an array of wall units, fitted worktops & integrated double oven/hob; the Kitchen provides space, convenience & storage in abundance. To keep your Kitchen chore & clutter free, there is a separate Utility Room at the rear of the property, with a door leading to the outside. Retracing our steps back to the Hallway, we find the 3 well-proportioned Bedrooms, which also offer flexible usage depending on your lifestyle requirements. Completing the accommodation on offer is the stylish family Bathroom, which comprises of a bath with over shower, WC & wash hand basin.

The home is presented to an excellent standard throughout, with bright fresh décor & the owners have skilfully encapsulated 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 property further benefits from gas fired central heating. Viewing of this property is highly recommended to truly appreciate all that this spectacular home has to offer.

Externally, an initial shared driveway leads up to the property, with off road parking convenience then available beside the home. The gardens to the side & rear of the property are a further stand-out feature of this lovely home, along with a private woodland backdrop & the design of the garden has been fashioned to introduce various areas in which to maximise the woodland setting & surrounding views, as well as ensuring that throughout the course of the day there is always a beautiful space in which to relax & unwind 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 is on offer.

The town of Callander is renowned for its lovely setting amidst the Trossachs, now part of the National Park and providing good local shopping and excellent schooling facilities, as well as being on the doorstep of some glorious countryside, which provides all forms of amenities for outdoor enthusiasts. Callander is well located for access to Central Scotland, Stirling being 14 miles away and Glasgow about 37 miles.



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Vestibule

Entrance Hall

Sitting Room

20' 6" max & into bay x 13' 7" max (6.25m max & into bay x 4.14m max)

Kitchen / Dining Room

26' 1" max x 12' 6" max (7.95m max x 3.81m max)

Bedroom

9' 11" exc storage x 11' 11" (3.02m exc storage x 3.63m)

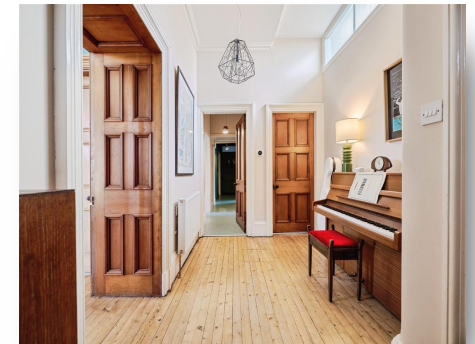
Bedroom

12' 2" x 9' 5" (3.71m x 2.87m)

Bedroom

9' 4" x 8' 10" (2.84m x 2.69m)

Family Bathroom



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1 The Elms, Ancaster Road, Callander

- Lower conversion with a wealth of original features
- Spacious Sitting Room, with wood burning stove
- Stylish open plan Kitchen/Dining Room
- 3 Bedrooms
- Utility Room

Tenure: Freehold EPC Rating: D

offers over

£330,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
STI110310 - 0005

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