



Cherry Cottage, Bridgend, Callander, FK17 8AG

welcome to

Cherry Cottage, Bridgend, Callander

Introducing this impressive family home, which offers a wonderful subtle blend of fine traditional features & modern sophisticated living. The property also 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 1845, is nestled within a notably envious position, 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.

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 Kitchen/Breakfast Room, which is a true highlight of this wonderful home & very much in keeping with today's lifestyle preferences. The recently refitted, contemporary design with central island, certainly makes this Kitchen one to enjoy; impeccably tailored with an array of wall & base units; the Kitchen provides space, convenience & storage in abundance. There is a door leading from the Kitchen/Breakfast Room out to the rear garden & in the warmer seasons, step out into the garden - this makes the ideal space for alfresco dining or a delightful outside space to enjoy. Next, we gravitate to the Family Room, this is a further highlight & this room has become the sociable hub of the home, ensuring that this modern, stylish room is the ideal retreat where friends & family will naturally gather at the start & end of the day. Ideally situated off the Family Room is one of the Bedrooms, which is a double in size & benefits from in built storage as well as an outlook over the rear garden. Located off the inner Hallway, you will find a further 2 double Bedrooms, WC & the stylish 4 piece Family Bathroom, comprising of a bath, shower cubicle, wc & wash hand basin.

Retracing our steps back to the Entrance Hallway, we ascend the staircase to gain access to the upper floor living accommodation; this consists of an upper Sitting Room, with a balcony overlooking the rear garden & providing delightful views/backdrop of Ben Ledi. This room offers a multitude of possibilities & could easily be adapted to alternative usage, such as an additional Bedroom, depending on your lifestyle needs, due to the substantial living accommodation on offer throughout the home

The home is presented to a high 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 provides a multitude of areas to enjoy & the design of the garden has been fashioned to introduce a patio seating & raised decking area; providing ideal spaces in which to relax & unwind, whilst also ensuring that throughout the course of the day there is always a beautiful area in which to appreciate the surroundings. There is also a lawn garden to enjoy, plus the sellers have also resourcefully built a bespoke Urbanpod designed to create a beautiful inspiring outdoor room offering a variety of potential use, depending on your lifestyle requirements. Any prospective buyer with a passion for gardening will be impressed & suitably indulged, with what is on offer. There is also a garage, at the front of the home, providing off road parking or a handy/practical storage facility.

Callander is renowned for its lovely setting amidst the Trossachs, now part of the National Park & providing good local shopping, plus 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 approx. 14 miles away & Glasgow about 37 miles.

Ground Floor

Entrance Hallway

Kitchen / Breakfast Room

15' max x 12' 6" max (4.57m max x 3.81m max)

Family Room

14' 11" x 14' 9" (4.55m x 4.50m)

Bedroom

12' 5" x 9' 11" (3.78m x 3.02m)

Bedroom

15' 8" x 9' (4.78m x 2.74m)

Bedroom

15' 8" x 8' 4" (4.78m x 2.54m)

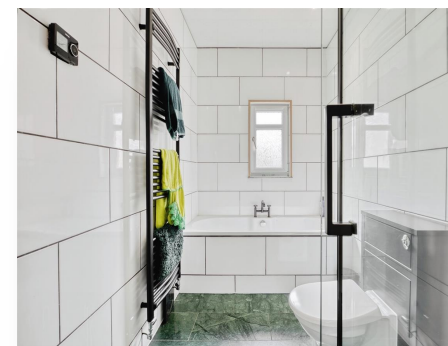
Family Bathroom

Wc

Upper Floor

Sitting Room / Bedroom

19' 6" max x 17' 9" max (5.94m max x 5.41m max)



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welcome to

Cherry Cottage, Bridgend, Callander

- Impressive family home
- 3/4 Bedrooms
- Kitchen/Breakfast Room
- Stylish refitted Kitchen
- Family Room & Upper Sitting Room/Bedroom with balcony

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers over

£360,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

STI110576 - 0002

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