



PROPERTY AND
ESTATE AGENTS

The Stud Store

Dunblane

Bedrooms: 4 Bathrooms: 3 Receptions: 3

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Description

Halliday Homes are excited to present to the market "The Stud Store", a former stud master's store converted in 1998 by the current owner into a unique detached house within close proximity to Dunblane and Bridge of Allan. Set within well maintained grounds and offering stunning views of open countryside, this property is ideal for someone looking for rural living, yet still close to local amenities.

The ground floor accommodation comprises: entrance vestibule, reception hallway, formal lounge, dining room, substantial breakfasting kitchen/family area, shower room, home office, bedroom 4 and walk-in pantry. Accessed at half landing is a utility room and integral garage with store room. On the 1st floor there are 3 double bedrooms, with the principal bedroom benefitting from en-suite facilities and large, walk-in dressing room. A family bathroom completes the accommodation.

To the front there are mature, private gardens bound by a stone wall and feature areas of lawn, patio seating area, herbaceous trees, shrubs, rockery and water feature with pond. Garden shed, greenhouse and ample off-street parking available. Warmth is provided by LPG gas fired heating, controlled by Home NEST system. There is double glazing throughout.

Location

The Stud Store is set back from the Hill of Row road and is highly convenient for the neighbouring towns of Bridge of Allan and Dunblane, both of which offer a fine range of amenities including shops, cafes and restaurants, and schooling at both primary and secondary level. A children's day nursery is close by. More extensive retail facilities can be found in the nearby historic city of Stirling. The property is ideally located for those who commute, being within easy reach of the Keir roundabout giving access to the M9/A9, while both Bridge of Allan and Dunblane have main line railway stations with regular services to all major business centres in central Scotland.

EPC Rating E53

Council Tax Band G

Entrance Vestibule

Accessed through timber double storm doors, wood flooring and electrics cupboard.

Reception Hall

Welcoming bright hall, giving access to all other rooms on the ground floor via timber door with glazed panels. It has a generous storage cupboard, walk-in pantry, carpeted flooring and two radiators.

Lounge 4.5m x 4.4m

Bright and spacious room with magnificent views across parkland and countryside. Carpeted flooring, TV and BT points, window, and warmth provided by two radiators and gas fire. Sliding doors to the dining room.

Dining Room 4m x 3.8m

Dual aspect room with views as from lounge. Carpeted flooring, two radiators and 2 doors leading to the side and front gardens.

Breakfasting Kitchen 4.2m x 4m

Fully fitted kitchen exhibiting a wide range of wall and base units, contrasting laminate worktop with stainless steel sink, breakfast bar and tiled splashback. Integrated appliances to include; 4 ring gas hob, barbecue grill, double oven, fridge, and space for an under counter fridge. Wood flooring, window overlooking the garden, and door.

Walk in Pantry 3.2m x 1.8m

Large walk in pantry with shelves and freezer.

Family Room 4.2m x 3.6m

Open plan to the kitchen and perfect for sociable entertaining, with carpeted flooring, door leading to garden. working coal/wood fire, three radiators and TV point.

Home Office 3.3m x 3.2m

Perfect for the home working environment with carpeted flooring, velux window, radiator, multiple power points and BT point.

Bedroom 4 4.4m x 2.9m

Spacious, front facing double bedroom with door leading to the garden. Carpeted flooring, two radiators, wash hand basin and large wardrobe.

Shower Room 3.2m x 1.5m

White suite of WC, wash hand basin and tiled shower enclosure with mains shower. Tiled flooring, radiator, Velux window and extractor fan. Cupboard leading to a large storage space.

Utility Room 2.7m x 2.2m

Accessed at half landing with base units, laminate worktop, stainless steel sink, wood flooring, radiator, velux window and extractor fan.

Integral Garage 5.7m x 4.9m

Large garage with light, power and electric door. Spacious store room.

Upper Landing

Spacious landing providing access to all rooms on the 1st floor. Carpeted flooring, radiator, storage cupboard housing the boiler, and

Velux window.

Principal Bedroom 6.9m x 5.7m

Well-proportioned, triple aspect bedroom with superb views of Dumyat. Carpeted flooring, three radiators, BT and TV points.

En-Suite 2.8m x 2.7m

Four-piece suite of WC, wash hand basin with storage under, tiled shower enclosure with mains shower over and bath with handheld shower attachment. Carpeted flooring, two radiators, Velux window and extractor fan.

Dressing Room 4m x 1.9m

Great storage space for clothes/shoes with carpeted flooring, two radiators and Velux window.

Bedroom 2 3.7m x 3.7m

Front facing double bedroom with carpeted flooring, window, TV point and built-in wardrobe.

Bedroom 3 3.8m x 3.6m

A further front facing double bedroom with carpeted flooring, two windows, radiator, TV point and two built-in wardrobes.

Family Bathroom 2.6m x 1.9m

White three-piece suite of WC, wash hand basin and bath with electric shower over. Velux window, carpeted flooring, radiator and extractor fan.

Agents Notes

We believe these details to be accurate, however it is not guaranteed, and they do not form any part of a contract. Fixtures and fittings are not included unless specified otherwise. Photographs are for general information, and it must not be inferred that any item is included for sale with the property. Areas, distances and room measurements are approximate only and the floor plans, which are for illustrative purposes only, may not be to scale.



The Stud Store

Dunblane, Scotland

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