



## The Old Barn, Cairnston Steading

Dunblane

Offers Over £820,000









## The Old Barn

### Cairnston Steading, Dunblane

This beautifully presented 5/6 bedroom barn conversion forms part of an exclusive steading development on the outskirts of Dunblane. Finished to a high standard throughout, the property combines spacious interiors, landscaped gardens, and stunning views of the surrounding countryside. With flexible living space and the option to purchase additional land opposite, it offers a superb opportunity for family living in a sought-after semi-rural setting.

- 5/6 bedroom barn conversion in exclusive steading development
- Five bedrooms upstairs, four with built-in wardrobes
- Main bedroom with garden aspect, dressing area and luxury ensuite bathroom
- Second bedroom with ensuite
- Superb open-plan kitchen/dining/living space with log burner and French doors to garden
- Utility room with space for washing machine; tumble dryer and additional fridge freezer
- Formal lounge with dual-aspect log burner
- Private wraparound gardens to the front and side, plus a shared courtyard to the rear
- Additional field of approx. one acre opposite, available by separate negotiation
- Beautifully finished throughout, with countryside views and easy access to Dunblane







## The Old Barn

Cairnston Steading, Dunblane

Located within an exclusive steading development just outside Dunblane, this impressive barn conversion offers generous accommodation across two levels. Thoughtfully designed for modern family life, it combines contemporary finishes with character features such as exposed stonework, a dual-aspect log burner, and a natural flow between rooms. Clever planning ensures excellent storage and quiet corners for study or relaxation, while large windows and French doors fill the home with light and create a bright, welcoming feel.

The property opens into a striking entrance hallway, which doubles as a seating area and sets a warm tone. From here, doors lead into the formal lounge or through to the spacious open-plan kitchen, dining and living area at the rear.

The heart of the home is the superb Ashley Ann kitchen and family space, finished with quartz worktops, two electric ovens, an induction hob, and an integrated dishwasher. French doors open directly to the garden from both kitchen and living areas, connecting indoors and out. A log burner adds atmosphere, making this the perfect hub for family life and entertaining. A utility room just off the kitchen provides additional space for appliances.



The formal lounge is another bright and inviting space, sharing the dual-aspect log burner with the hall. A modern shower room and an additional bedroom, currently used as a home office, complete the ground floor.

Upstairs, five well-proportioned bedrooms all include built-in wardrobes. The main bedroom is a highlight, with garden views, a dressing area and a luxury ensuite bathroom. A second bedroom also has its own ensuite, while the remaining three are served by a stylish family bathroom.

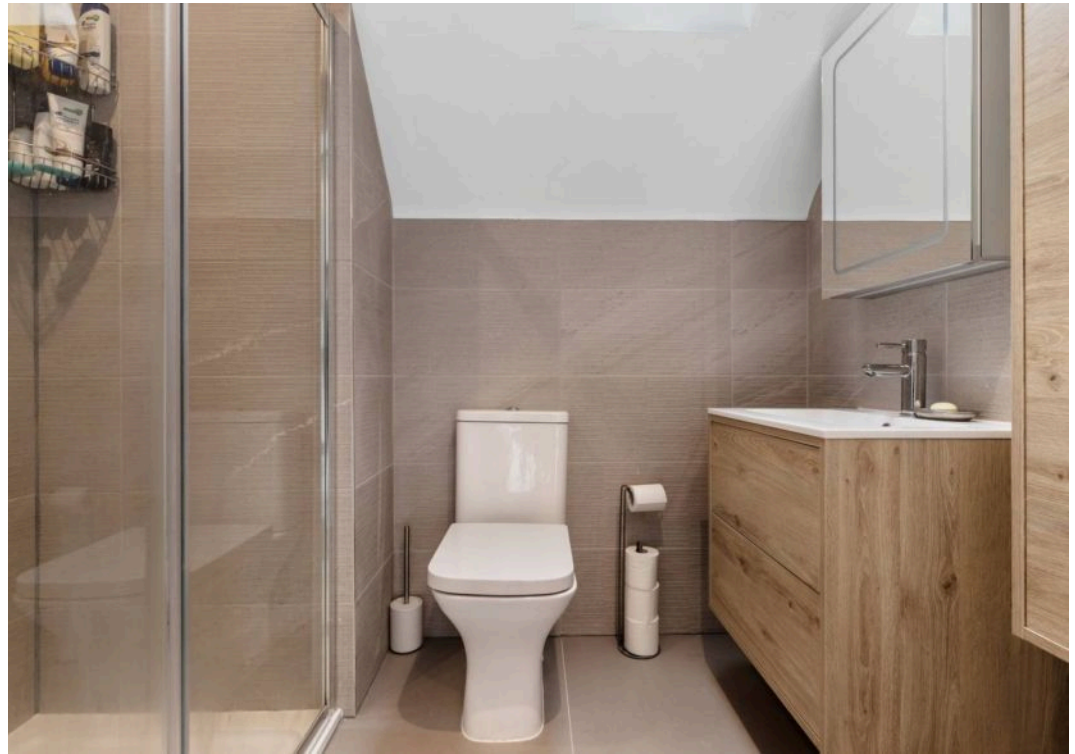
Externally, private wraparound gardens to the front and side are beautifully landscaped with lawns, planting, and seating areas, enclosed by stone walls. To the rear, a shared courtyard is maintained as part of the development, creating a sense of community. Parking includes a driveway for two cars and a garage within a shared terrace nearby.

An additional acre of land opposite the house is available by separate negotiation. Currently used as a play area, it could also provide space for recreation or equestrian use.

#### **What the Current Owners Loved Most**

The owners especially enjoyed the open-plan kitchen and living space, the light-filled rooms with French doors, and the landscaped gardens. They also valued the outlook over the field opposite, which added to the home's sense of space and tranquillity.

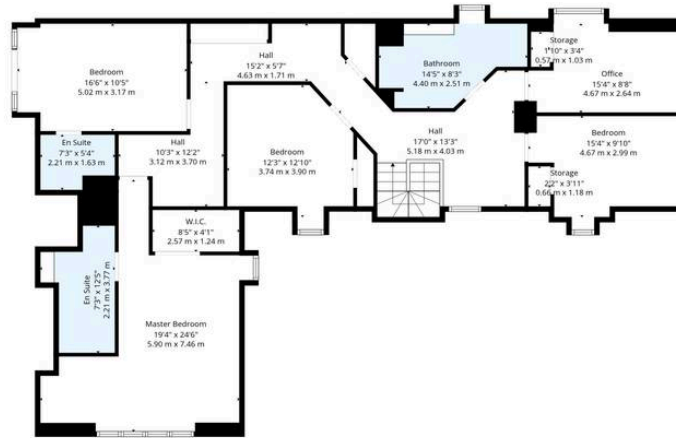




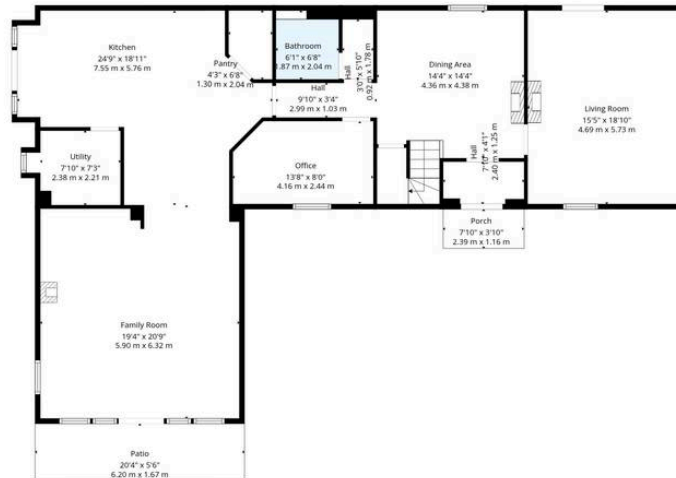








Floor 2



Floor 1

**TOTAL: 3063 sq. ft, 285 m2**

FLOOR 1: 1546 sq. ft, 144 m2, FLOOR 2: 1517 sq. ft, 141 m2

EXCLUDED AREAS: UTILITY: 56 sq. ft, 5 m2, PATIO: 112 sq. ft, 10 m2, PORCH: 30 sq. ft, 3 m2,

BAY WINDOW: 28 sq. ft, 1 m2, STORAGE: 17 sq. ft, 2 m2, WALLS: 217 sq. ft, 20 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



# Cathedral City Estates

Cathedral City Estates, 6 Beech Road – FK15 0AA

01786821012 • [info@cathedralcityestates.co.uk](mailto:info@cathedralcityestates.co.uk) • [cathedralcityestates.co.uk/](http://cathedralcityestates.co.uk/)

Please Note: Property details are for guidance only and do not form part of any offer or contract. Measurements, photos, and floor plans are approximate. Systems and appliances haven't been tested, and we can't guarantee their condition. Tenure and construction details are unverified. Contact us for more information.