



Callander Woods, Wood Leisure Holiday Park, Stirling Road

Offers Over £150,000



Callander Woods, Wood Leisure Holiday Park

Stirling Road, Callander

A truly exceptional opportunity to own one of the most luxurious lodges within the stunning surroundings of Callander Woods Holiday Park, this immaculately presented 2025 Swift Toronto Urban offers premium holiday living on an impressive scale. Measuring 43ft x 20ft and positioned within beautifully maintained grounds surrounded by breathtaking woodland scenery, this outstanding three bedroom lodge combines contemporary elegance with outstanding comfort and practicality. With site fees fully paid until March 2027, secure 12 month occupancy and high specification finishes throughout, this is the perfect luxury retreat within the heart of The Trossachs.

From the moment you arrive, the lodge immediately impresses with its striking modern exterior, extensive wraparound decking and private driveway parking, all perfectly positioned to enjoy the peaceful surroundings and picturesque views across the parkland.

As you step inside, you are welcomed by a practical yet beautifully designed entrance porch and utility area, thoughtfully fitted with stylish built in cabinetry, seating and excellent storage solutions for coats, shoes and everyday essentials. This space also discreetly houses the integrated washing machine, keeping the main living areas sleek, uncluttered and perfectly designed for modern lodge living.

From here, the home opens into the stunning open plan living, dining and kitchen space, beautifully designed with a modern contemporary feel throughout. The vaulted ceilings, feature lighting and soft neutral décor create a bright and luxurious atmosphere, while the large windows and patio doors flood the space with natural light and seamlessly connect the indoors with the outdoor decking area.



The lounge is both stylish and inviting, centred around a striking media wall with integrated fireplace and television space, creating a wonderful focal point within the room. Plush fitted furnishings and the integrated surround sound Bluetooth music system elevate the sense of luxury, making this the ideal space for relaxing or entertaining guests.

The kitchen has been finished to an exceptional standard with sleek modern cabinetry, contrasting worktops and high quality integrated appliances. Features include an integrated dishwasher, fridge freezer and a stylish built in wine cooler perfectly positioned within the breakfast bar island. Contemporary lighting, modern fittings and beautifully finished herringbone style flooring complete the space perfectly, while the dining area offers comfortable built in seating with additional storage neatly hidden beneath.

The principal bedroom is particularly impressive, offering a luxurious boutique hotel feel with elegant décor, fitted storage and a superb walk in dressing area with illuminated vanity space. The room also benefits from a large ottoman bed with generous hidden storage underneath, adding further practicality to this beautifully designed space. The stunning en suite shower room is finished with sleek contemporary fittings, modern panelling and striking black accents, creating a luxurious and sophisticated finish.

There are two further beautifully presented twin bedrooms, both generously proportioned with fitted storage and stylish décor, ideal for family and guests alike.

The main bathroom has been equally well designed and comprises a modern three piece suite including a bath with shower overhead, contemporary vanity storage, stylish black fittings and elegant finishes throughout.

Externally, the extensive wraparound decking provides the perfect setting for outdoor dining, entertaining or simply relaxing whilst taking in the peaceful woodland surroundings. The lodge enjoys a prime position within the park, offering privacy, tranquillity and beautifully maintained outlooks.





Callander Woods Holiday Park itself is an exceptionally well maintained and secure development benefiting from number plate recognition entry and exit for added security. The park also features a children's play area and beautifully landscaped surroundings, whilst being conveniently located within walking distance of Callander town centre. Further benefits include mains gas, combi boiler heating, Hive smart heating system, flow drainage system and excellent storage solutions throughout.

Nestled within the breathtaking scenery of the Loch Lomond and The Trossachs National Park, Callander is one of Scotland's most sought after holiday destinations. Often referred to as the "Gateway to the Highlands", the town perfectly blends natural beauty with an excellent range of local amenities including independent cafés, restaurants, boutique shops and supermarkets.

Callander Woods Holiday Park enjoys a peaceful woodland setting whilst remaining within walking distance of the town centre, allowing residents to enjoy the perfect balance of tranquillity and convenience. The surrounding area offers endless opportunities for outdoor pursuits including scenic walks, hiking, cycling, fishing and water sports, all set against some of Scotland's most spectacular landscapes.

Despite its idyllic rural setting, Callander also benefits from excellent road links to Stirling, Glasgow and Edinburgh, making it easily accessible for weekend escapes or extended stays throughout the year.

A rare opportunity to enjoy luxury lodge living in one of Scotland's most breathtaking locations, where contemporary comfort, peaceful surroundings and exceptional quality come together to create the perfect year round escape.

Site Fee's - £4900





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