



Ancaster Road, Callander, FK17 8EL

Ancaster Road, Callander

Total floor area 133.8 m² (1,440 sq.ft.) approx

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Dating back to circa 1850, this beautiful home occupies an enviable position within the highly sought-after village of Callander, commanding breath-taking views of the surrounding landscape. Rich in character and charm, the property seamlessly blends a wealth of original period features with tasteful modern enhancements, creating an exceptional family home, perfectly suited to contemporary living. Offering generous and versatile accommodation, this distinguished residence provides the ideal balance of elegance, comfort and practicality. A rare opportunity, the next owner will not only acquire a home of remarkable quality and character, but also a truly special property in one of the village's most desirable locations.

Internally, the property offers exceptionally spacious and beautifully presented accommodation, beginning with a welcoming entrance vestibule that leads into an elegant hallway. Instantly capturing your attention is the impressive Sitting Room, undoubtedly one of the standout features of this wonderful home. Bathed in natural light from dual-aspect windows to the front and side, the room enjoys delightful elevated views and provides the perfect setting for both relaxed family living and entertaining guests. A striking fireplace with wood-burning stove serves as an attractive focal point, enhancing the room's warmth and character.

The heart of the home is the superb open-plan Kitchen/Dining Room, thoughtfully designed to cater to modern family life and entertaining. Stylish and contemporary in design, the Kitchen is fitted with an excellent range of wall and base units, quality work surfaces and integrated double oven and hob, whilst also offering an abundance of practicality, storage and preparation space. Complementing the Kitchen is a separate Utility Room, ideal for keeping household chores discreetly tucked away, with direct access to the rear of the property.

Returning to the hallway, there are three Bedrooms, each offering flexible accommodation to suit a variety of lifestyle needs, whether as sleeping quarters, a home office or additional living space. Completing the accommodation is the family Bathroom, fitted with a bath and overhead shower, WC and wash hand basin.

The home is well-presented throughout, with bright, tasteful décor that perfectly complements its character and charm. The property successfully blends the elegance and warmth of a traditional period property with the style, versatility and convenience demanded by modern-day living, whilst carefully preserving an abundance of beautiful original features. Further benefits include an excellent range of built-in storage throughout and gas-fired central heating. Rarely do homes of this quality, character and setting become available and early viewing is highly recommended to fully appreciate the outstanding accommodation and lifestyle opportunity on offer.

Externally, the property is approached via a driveway, providing ample off-street parking and a welcoming arrival. The gardens to the side and rear are undoubtedly among the home's most captivating features, enjoying a wonderful degree of privacy and a picturesque woodland backdrop. Thoughtfully designed to make the most of the stunning surroundings, the garden incorporates a variety of seating and relaxation areas, each perfectly positioned to capture the changing light and scenery throughout the day. Whether enjoying a morning coffee, entertaining guests or simply unwinding amidst the tranquillity of nature, there is always a peaceful spot to be found. Offering an exceptional outdoor lifestyle, the gardens are sure to delight keen gardeners and those seeking a truly special outdoor space in which to relax, entertain and enjoy the beauty of their surroundings.

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' 7" max x 13' 8" max (6.27m max x 4.17m max)

Kitchen Area

12' 1" max x 5' 10" max (3.68m max x 1.78m max)

Dining Area

14' 5" max x 12' 7" max (4.39m max x 3.84m max)

Bedroom

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

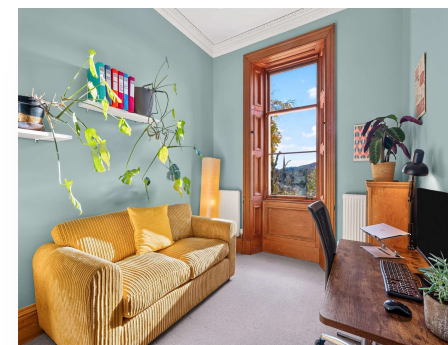
Bedroom

12' max x 8' 4" max (3.66m max x 2.54m max)

Bedroom

9' 5" max x 8' 11" max (2.87m max x 2.72m max)

Family Bathroom



welcome to

Ancaster Road, Callander

- Impressive lower conversion boasting a wealth of original period features and character.
- Elegant Sitting Room with a feature wood-burning stove and delightful elevated views.
- Stylish open-plan Kitchen/Dining Room, ideal for modern family living and entertaining.
- Three Bedrooms offering flexible accommodation.
- Practical Utility Room providing additional storage and laundry space.

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

£370,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110933 - 0002

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