



CROFTINSTILLY
FINTRY



corum

corumproperty.co.uk







4 | BEDROOMS 3 | BATHROOMS 3 | PUBLIC ROOMS

Croftinstilly is an exceptional and deeply characterful stone-built farmhouse, occupying a truly outstanding position within the picturesque rural setting of Fintry. Surrounded by rolling countryside and framed by the dramatic backdrop of the Campsie and Fintry Hills, the property enjoys a setting of rare beauty, with uninterrupted, ever-changing views across open farmland and the Endrick Valley. Extending to approximately 1.28 acres, the grounds are expansive, meticulously maintained and combine manicured lawn, mature planting, a pond and traditional stone wall boundaries to create a wonderfully private and idyllic environment.

Believed to date back around 300 years, this charming country home is steeped in history, with origins linked to the old drove roads that once passed through the area. Over time, the property has evolved, thought to have been formed from two separate dwellings, and today stands as a substantial and immediately impressive family home. There has been a recent comprehensive programme of upgrading and refurbishment, resulting in a stylish, walk-in interior that successfully blends period character with modern specification.

Internally, the accommodation is both generous and highly adaptable. The heart of the home is a striking kitchen and dining space, centred around a large island and complemented by extensive cabinetry, feature shelving and a charming fireplace within the dining area. A separate internal hall leads to a well-appointed ground floor bathroom, while the formal lounge offers a superb balance of scale and comfort, complete with a feature fireplace and inset wood burning stove, creating a warm and inviting focal point.

A particularly impressive additional room on the ground floor provides excellent flexibility, currently utilised as a home office or fifth bedroom, and enhanced by panelled walls, bespoke shelving, inbuilt storage and French doors opening directly onto the gardens. Further accommodation at this level includes a large utility room, formed from the original kitchen, and an additional double bedroom or family room.

Upstairs, three well-proportioned bedrooms are arranged around a bright landing, with the principal suite standing out for its scale, complete with a walk-in dressing room and a stylish en-suite bathroom. Two further double bedrooms are served by a contemporary family shower room. From the upper level in particular, the outlook is exceptional, with picture-postcard views in every direction.

Externally, the property continues to impress, with a large driveway providing ample parking, a garage and beautifully tended grounds that offer both privacy and space in equal measure. The setting is undoubtedly a defining feature, peaceful, scenic and entirely unspoilt, yet within convenient reach of nearby villages and amenities.

Croftinstilly represents a rare opportunity to acquire a home of genuine character and historical significance, set within one of Central Scotland's most scenic and sought-after rural locations, where landscape, heritage and modern living come together effortlessly.





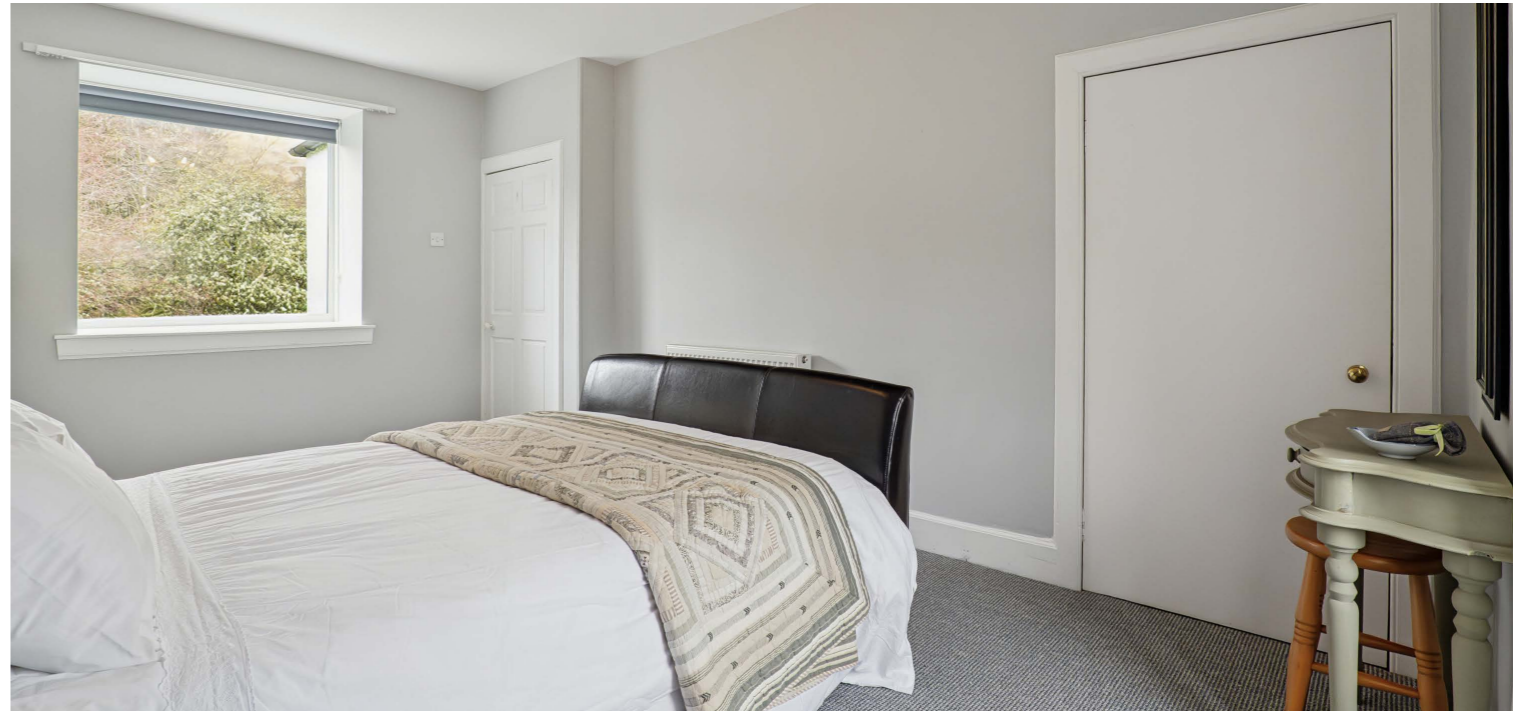






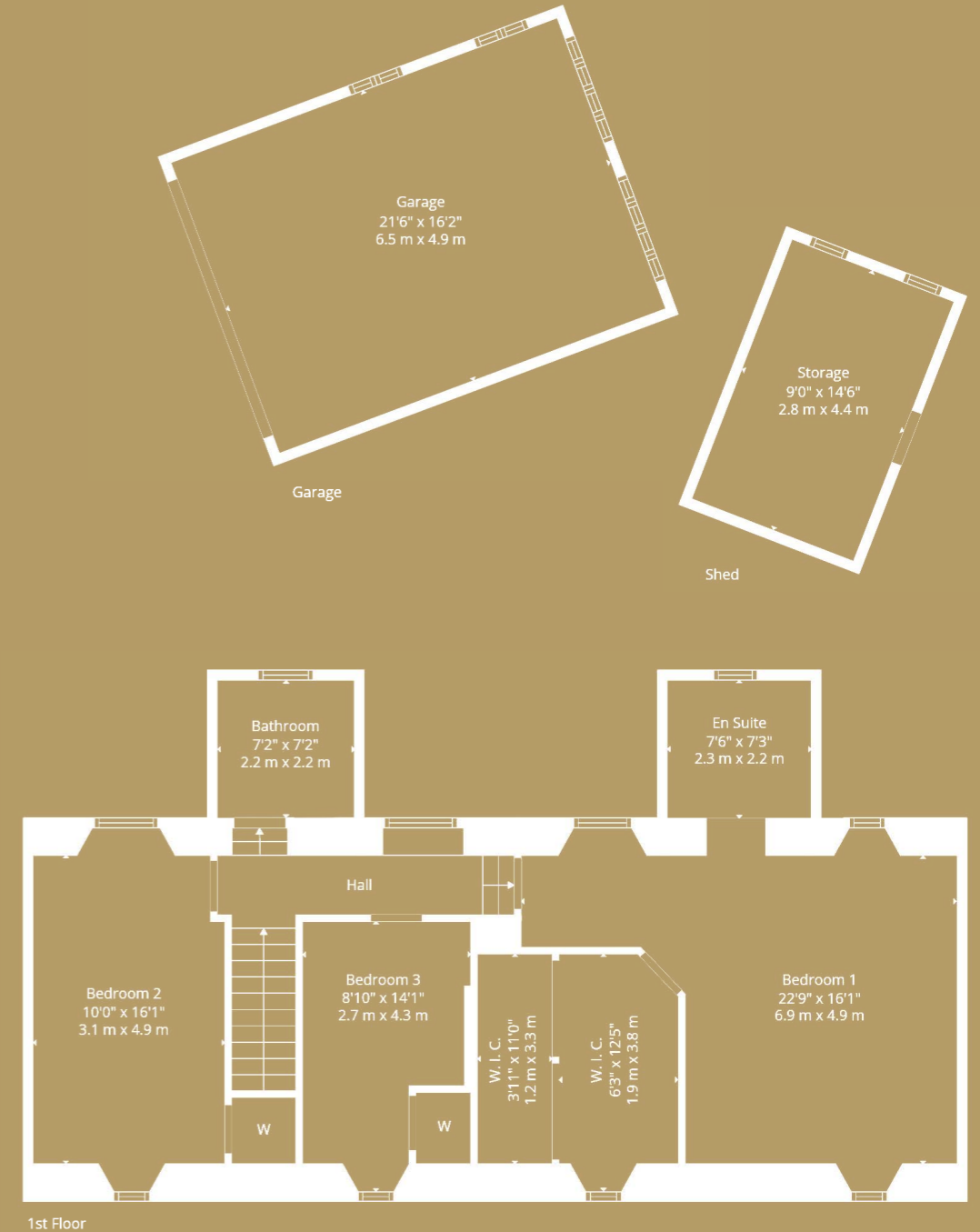
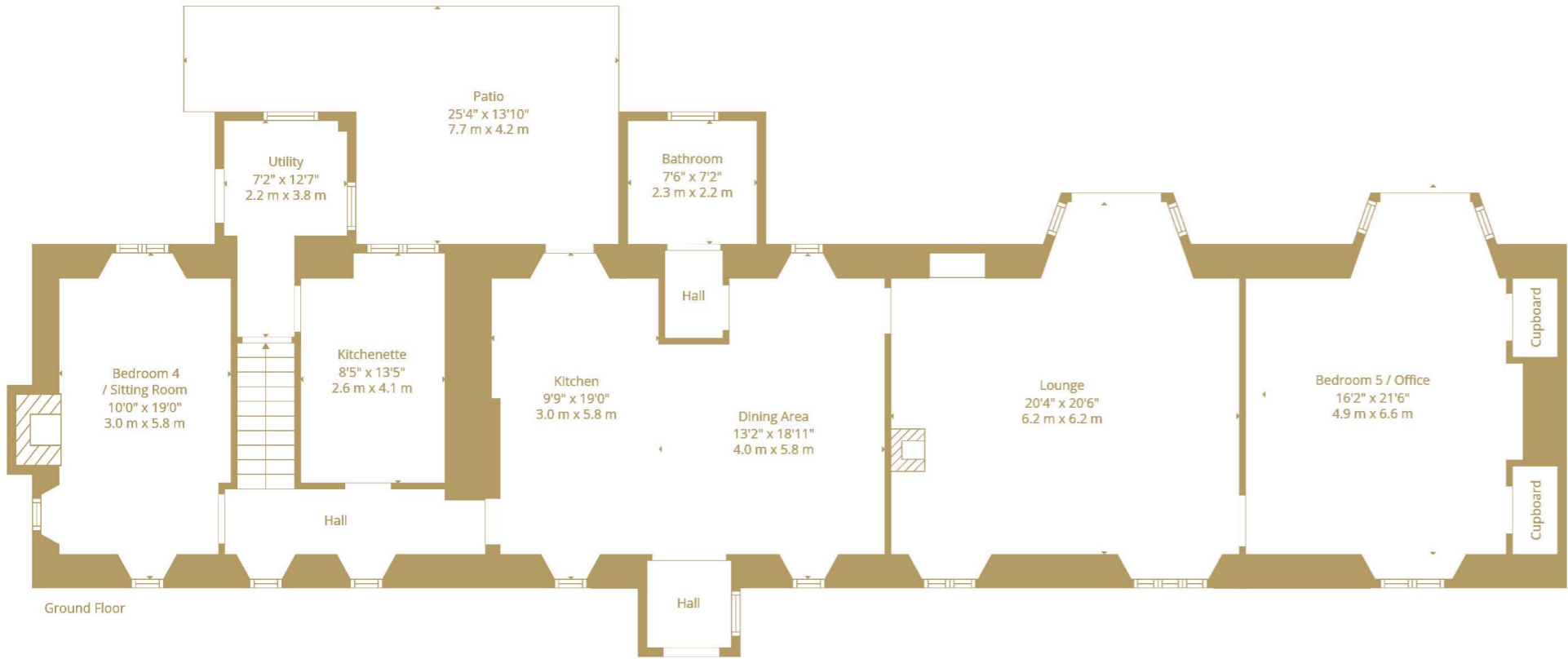










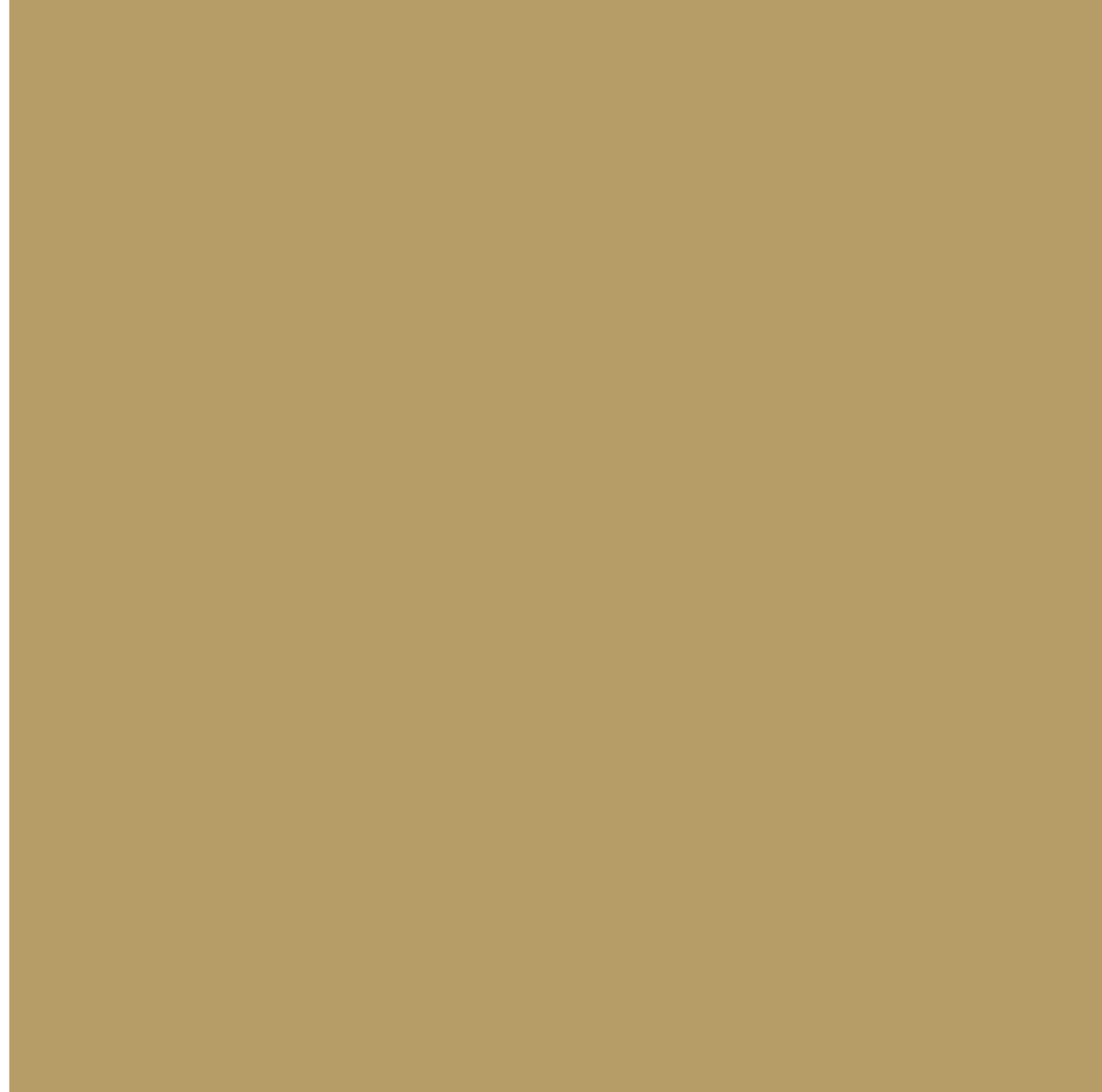


Local Area

Fintry sits at the foothills of the Fintry Hills and the Campsie Fells. It is approximately five miles east of Killearn and Balfron and is one of the first communities in Scotland moving towards energy self-sufficiency through the Fintry Development Trust, a charitable enterprise established to reduce energy consumption within the village. The village has a strong sense of community and an excellent local primary school, with secondary provision at Balfron High School. There is a sports centre, providing a gym, bowling, rugby, squash and other sports, with bar and small shop. The Endrick Water runs through its centre and the surrounding countryside, where local walks can be enjoyed, is stunning. Despite the tranquillity of its rural idyll, the city of Glasgow and Edinburgh can be reached within 40 minutes and an hour, respectively, by car and Stirling, within half an hour.

BD4055 | Sat Nav: Croftinstilly, Fintry

* All measurements and distances are approximate. Floorplans are for illustration purposes and may not be to scale and/or geographically accurate.





c o r u m

1 Canniesburn Toll, Bearsden, G61 2QU

T: 0141 942 5888

E: bearsdenenq@corumproperty.co.uk

corumproperty.co.uk