



Graycraigs House, Main Street,
Sauchie , Clackmannanshire FK10 3JX

Offers Over £229,500

County Estates is pleased to present Graycraigs House, a stunning traditional upper conversion full of charm, character and original features, with spacious accommodation across three levels and nestled within mature, walled gardens in the village of Sauchie.

This unique property provides versatile family living accommodation, including an entrance vestibule, lower hallway, and a charming garden room on the lower level. The first floor features a spacious dining kitchen, a welcoming lounge, a formal dining room, an office, the principal bedroom, and a modern family shower room. Upstairs, you'll find a further three bedrooms, perfect for family or guests. The property boasts an extensive rear garden with paved seating areas, a lush orchard, various outbuildings, and a parking area with a driveway leading to a detached garage.

Sauchie offers a variety of local amenities for everyday needs, including a Post Office, shops, nearby supermarkets, nurseries, schools and leisure facilities. Its proximity to road and rail networks facilitates convenient travel to Stirling, Edinburgh, Glasgow, and beyond.

Entrance

Access to the property is via a black hardwood door, leading to:

Outer Vestibule

The outer vestibule provides access to the main entrance storm doors that lead to the lower hallway.

Lower Entrance Hallway

The lower entrance hallway has a tiled floor, a built-in storage cupboard and a large opaque window to the side. Access is provided to the garden room and the staircase to the first floor level.

Garden Room

8' 4" x 26' 4" (2.54m x 8.02m)

The garden room has windows overlooking the rear garden and a door gives direct access to the rear garden.

Upper Hallway

The upper hallway has carpeted flooring, a large window overlooking the rear of the property and provides access to the first floor level.

Family Shower Room

5' 6" x 5' 5" (1.68m x 1.65m)

The stylish family shower room features a white vanity sink unit, w.c and a large walk-in shower with a thermostatic shower. With modern, grey wet-wall panelling, laminate flooring and a large opaque window.

Dining Kitchen

11' 3" x 7' 7" (3.43m x 2.31m)

The dining kitchen is fully fitted with a good range of cream wall and base units, complimentary oak effect worktops, a free-standing gas cooker and a fridge/freezer. Partially tiled splash back with a tiled floor and a window overlooking the rear garden with ample room for a dishwasher and a table and chairs.

Lounge

12' 4" x 16' 9" (3.76m x 5.10m)

The generous size lounge has two windows overlooking the front and the side of the property and features an original brick fireplace with an open fire, ornate cornicing a shelved alcove and carpeted flooring.

Office/5th Bedroom

5' 6" x 10' 6" (1.68m x 3.20m)

The office is located on the first floor level and overlooks the front of the property with carpeted flooring and could easily be used as a further bedroom.





Principal Bedroom

11' 8" x 14' 2" (3.55m x 4.31m)

Fantastic size principal bedroom is to the front of the property with carpeted flooring and two built-in storage cupboards, one which houses the boiler.

Dining Room

10' 8" x 11' 7" (3.25m x 3.53m)

The formal dining room is to the rear of the property and has an open fire with an original brick fireplace and a tiled hearth, a built-in storage cupboard and carpeted flooring.

First Floor Hallway

The first floor hallway provides access to the upper level and features the original wrought iron balustrade with carpeted flooring and a window overlooking the rear of the property.

Bedroom 2

10' 5" x 17' 2" (3.17m x 5.23m)

The second double bedroom is on the upper level and overlooks the rear with carpeted flooring and loft access.

Bedroom 3

10' 3" x 17' 2" (3.12m x 5.23m)

Bedroom 3 is a good size double bedroom with 2 built-in wardrobes and carpeted flooring.

Bedroom 4

8' 6" x 7' 8" (2.59m x 2.34m)

Bedroom 4 is a single bedroom with a Velux window, carpeted flooring and eave access.

Heating & Glazing

The property benefits from a gas central heating system and is fully double glazed throughout.



Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds, curtains, and curtain poles. The free-standing gas cooker and fridge/freezer in the kitchen.

Gardens

The property features an extensive rear walled garden with an orchard, an array of mature trees, shrubs and plants, a lovely seating area and 3 outbuildings.

Driveway & Garage

The property benefits from a driveway to the side which leads to the wooden garage and a further parking area.



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