

Glencairnaig House with Coach House Callander



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An impressive period house with extensive accommodation and exceptional interior styling, with separate Coach House set in a desirable position in Callander, surrounded by breathtaking Trossachs scenery.

Glenclairnaig is a handsome detached house, set in a prominent position in the sought-after town of Callander, in the shadow of the magnificent peaks of Ben Ledi and Ben Vorlich. The property dates from 1896 and displays impressive stone elevations, while inside there are four exquisite reception rooms and four spacious bedrooms.

Upon entering, the reception hall sets the tone for the home with its high ceiling, ornate cornicing, wooden flooring, other and cloak room. Ground floor reception rooms include the stunning drawing room with its elegant styling and south and west-facing dual aspect, including a large bay window. There is a beautifully appointed formal dining room and a comfortable sitting room with a log burning stove, and at the rear, a large sunny conservatory with French doors to the gardens, perfect for entertaining. Adjoining the conservatory, the well-equipped kitchen has shaker-style units, integrated appliances and a gas-fired Aga with space for a breakfast table for informal dining.

A sweeping quarter-turn staircase rises to five well-presented first floor double bedrooms and a study, which could be used as a fifth bedroom. The first floor also provides access to the family bathroom with its roll top bathtub and separate shower unit, as well as to an additional tiled shower room. There is an additional storage cupboard for linen.

Additional accommodation is available at The Coach House. This two-bedroom annexe refurbished by the current owners offers useful further living space, a bathroom, a ground floor shower room and is currently licensed as a short-term let.

Main House 3,579 sq ft (332 sq m)
4 reception rooms
5 bedrooms, 2 bathrooms.

Coach House 828 sq ft (77 sq m)
1 reception room
2 bedrooms, 2 bathrooms.

Garage
About 0.68 acres
Freehold | Town
Offers Over £895,000



Outside

The gardens are mainly laid to lawn and feature various established shrubs, mature trees and well-stocked beds with patio areas and gravel pathways and terracing. Parking is available on the gravel driveway in front of the house, while to the north there is a stone wall and hedge boundary with an adjacent range of timber outbuildings and stores.

Location

Callander is a charming and picturesque town known as a gateway to the Scottish Highlands, set on the banks of the River Teith and surrounded by stunning countryside of the Trossachs. The town offers a wide range of independent shops, cafés, restaurants, and hotels, as well as essential services including medical facilities and well-regarded schools.

Stirling, about 15 miles away, provides a broader selection of amenities, including supermarkets, shopping centres, leisure facilities, and regular rail connections to Edinburgh and Glasgow. The A84 to Stirling connects to the M9 motorway providing access to Scotland's wider road network including access to international airports at Edinburgh and connections to Glasgow Airport via the M8.

The area is renowned for its exceptional outdoor lifestyle, with opportunities for water sports, hill walking, cycling, fishing and golf making it ideal for year-round recreation.

Postcode: FK17

General

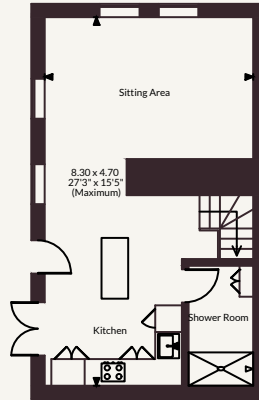
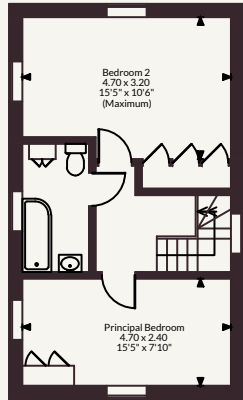
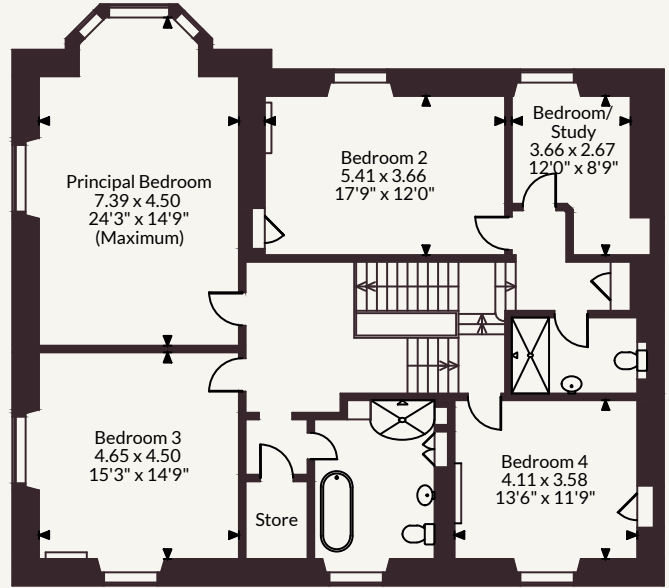
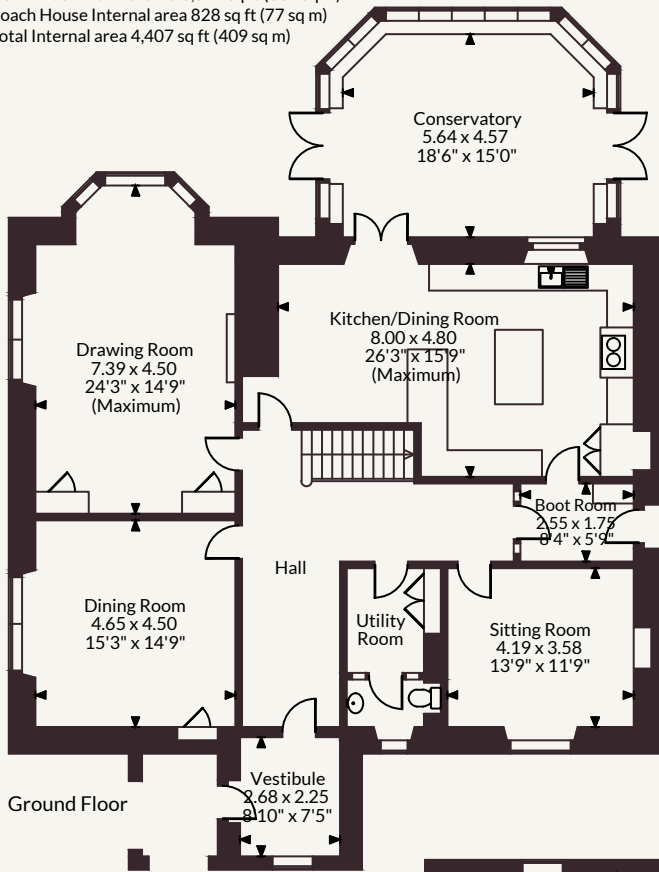
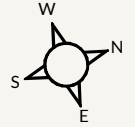
Local Authority: Stirling Council.
 Services: Mains water, gas, electricity and drainage. Gas-fired central heating.
 Council Tax: Band G.
 EPC Rating: Band D.

Fixtures and Fittings: All items in the Particulars of Sale are included in the sale price.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Mobile and Broadband: <https://checker.ofcom.org.uk/en-gb/>

Glenclairnaig, Leny Road, Callander
 Main House Internal area 3,579 sq ft (332 sq m)
 Coach House Internal area 828 sq ft (77 sq m)
 Total Internal area 4,407 sq ft (409 sq m)



Coach House First Floor

Coach House Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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