



Cathedral City Estates

The Lots of Callander

A81, NEAR CALLANDER

OFFERS OVER £455,000

Callander Primary School - 1 miles

McLaren High School - 0.8 miles

Tesco supermarket - 1.3 miles

Stirling Railway Station - 15.2 miles

(Distances are approximate)

Find your forever home in the quiet of the countryside, with panoramic views and outdoor activities on the doorstep. The Lots of Callander is a cottage steeped in history. It is a four-bedroom property on the outskirts of Callander with plenty of character, fantastic living space and gorgeous south-facing gardens.

This delightful characterful cottage was originally built in 1746 after the Jacobite Rebellion when seven lots were offered to the locals to manage and The Lots is now the last remaining plot. The property has been developed and extended down the centuries. It is located on the southern outskirts of Callander, yet within easy reach of the bustling county town's high street and excellent range of amenities.

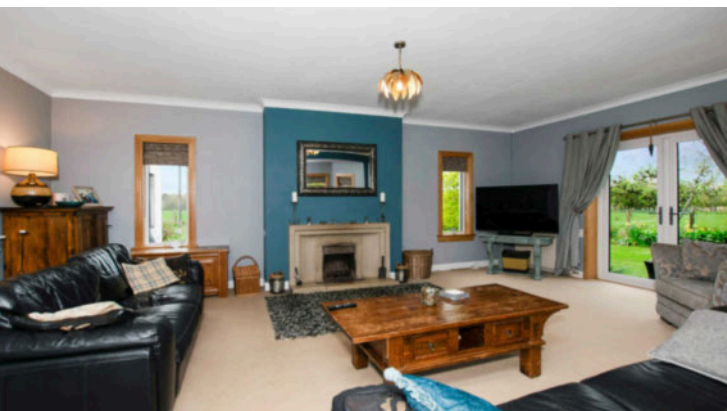
The Lots was previously run as a successful B&B. With two discreet wings, its layout lends itself to the possibility of re-establishing a holiday business or simply creating a private area for guests or family members, if required.

The large garden is home to two productive apple trees and a spectacular cherry blossom tree. Mature flowering creepers frame the back door, and cultivated vegetable beds provide a generous annual crop of black and red currants.

A gazebo is positioned in the south lawn to make the best of the sun and the panoramic views.

A tarmac driveway with a high beech hedge borders the house on the north side, providing extensive, private, off-street parking and leading to a double garage.

The house is double glazed throughout, with new doors and windows installed seven years ago. Warmth and hot water are provided by an oil-fired central heating system, with a bank of south-facing solar panels providing hot water in the summer months.



The Lots of Callander

FK17 8JJ

NEED TO KNOW

Historic property originally built IN 1746
Four double bedrooms plus dressing room
Three bathrooms
Beautiful south-facing garden grounds
Panoramic views
Double garage and extensive private parking
B&B business potential

FINER DETAILS

Council tax: Band G

EER: Band F

Superfast broadband: available in the area

School catchment: Callander Primary and McLaren High School

LOCATION

This property is situated in a semi-rural location on the A81 as it leaves Callander to the south, only minutes from all the town's amenities. Callander is a picturesque tourist town which lies within the Loch Lomond and Trossachs National Park with has an excellent array of independent shops, cafes and restaurants, as well as a bank, post office, leisure centre with swimming pool and a golf course. It is the regional hub for many public services, including a health centre, library, police and fire stations, as well as the well-regarded Callander Primary and McLaren High school. There are many fine walks and cycle trails on the doorstep, with a huge variety of pursuits and amenities for lovers of the great outdoors, with Lochs Lubnaig, Venacher, Drunkie and Katrine within easy reach. Road networks allow convenient access to Central Scotland and beyond, with Stirling only 15 miles to the southeast and Edinburgh and Glasgow both within an hour's drive.



This plan is for general guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and details before making any decision. Measurements taken through cupboards/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (E 11/06/21) VistaBee.com

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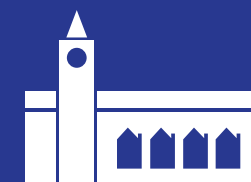
6 Beech Road, Dunblane, Perthshire, FK15 0AA

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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s owner-ship. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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