



CALLANDRADE ESTATE

CALLANDER, PERTHSHIRE





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INVERTROSSACHS ROAD, CALLANDER, PERTHSHIRE, FK17 8HW

Three detached properties on the boundary of Callander with superb rural views and additional land available

WEST MAINS COILHALLAN HOUSE MEADOWS COTTAGE

APPROX 9 ACRES OF LAND ALSO AVAILABLE

Rural location yet just a short walk to Callander Main Street
Within a few minutes walk of both schools and leisure centre
Could support a number of different uses, subject to planning
Available in lots or as a whole

West Mains: 5 Bedrooms, 2 Reception Rooms, Garden and Double Garage with Workshop

Coilhullan House: 3 Bedrooms, 3 Reception Rooms, Garden and Car Port

Meadows Cottage: 3 Bedrooms, 1 Reception Room, Garden

Approximately 9 acres of land is also available for purchase

Each of the three parcels sit directly on the current boundary of the town of Callander

An indication of complementary land parcels might be:

West Mains: Adjacent land of approx. 2.9 acres also available

Coilhullan House: Approx 4.2 acres of amenity woodland

Meadows Cottage: Approx 1.9 acres of land also available

Savills Edinburgh
Wemyss House
8 Wemyss Place
Edinburgh EH3 6DH
0131 247 3738
edinburgh_countryhouses@savills.com







SITUATION

Callandrade Estate sits on the boundary of the town of Callander. It has a rural location on the south side of the River Teith yet is only a few minutes walk from Callander Main Street. The town has a large selection of independent shops, cafés, restaurants, a bank, post office and a Tom Morris designed 18-hole golf course. The town is the regional centre for many public facilities including a full health centre, library, police, ambulance and fire stations. Callandrade is just a few minutes walk to both Callander Primary School and McLaren High School, rated 23rd of 339 Scottish high schools with adjacent leisure centre, pool and all-weather pitch. Callander has many clubs and societies including an active Rotary Club, Bowling Club, Pipe Band and Operatic Society plus Catholic, Episcopal and Church of Scotland churches.

Situated on the banks of the River Teith and with Ben Ledi as its backdrop, Callander is known as one of Scotland's best loved gateways to the Highlands. Callander is the largest town in the Loch Lomond and the Trossachs National Park where there is scope for every sort of outdoor activity from cycling in the Queen Elizabeth Forest, to fishing, boating and sailing on lochs Katrine, Venacher, Lubnaig and Earn.

Callander is surrounded by easily accessible mountains including, Ben Ledi, Ben Venue, Ben A'an, Ben Vorlich and Stuc a Chroin. There is renting of shooting and stalking on nearby estates and excellent fishing on the River Teith itself.

The town sits at the junction of the A84 and the A81 within easy access of the motorway network and the entire central belt of Scotland. Stirling is 16 miles away....about 25mins drive. The city is the historic heart of Scotland, with Stirling Castle, Bannockburn and the Wallace Monument with a rich selection of shops including Waitrose. The railway is accessed from Dunblane some 12 miles from Callander adjacent to a Marks and Spencer food outlet. Glasgow is 36 miles via the A81 or 40 miles via the M80, Edinburgh 50 miles via the M9 and Perth is 37 miles via the A9. The A84 North of Callander is the arterial route to Oban, Fort William, Mull and Skye. Both Edinburgh and Glasgow Airports are within an hours reach in normal traffic. Callander is served by First Bus.

Callandrade House was built in 1870 and the three properties offered for sale were the support buildings for the house, originally 2 stone-built cottages and a stone stable.



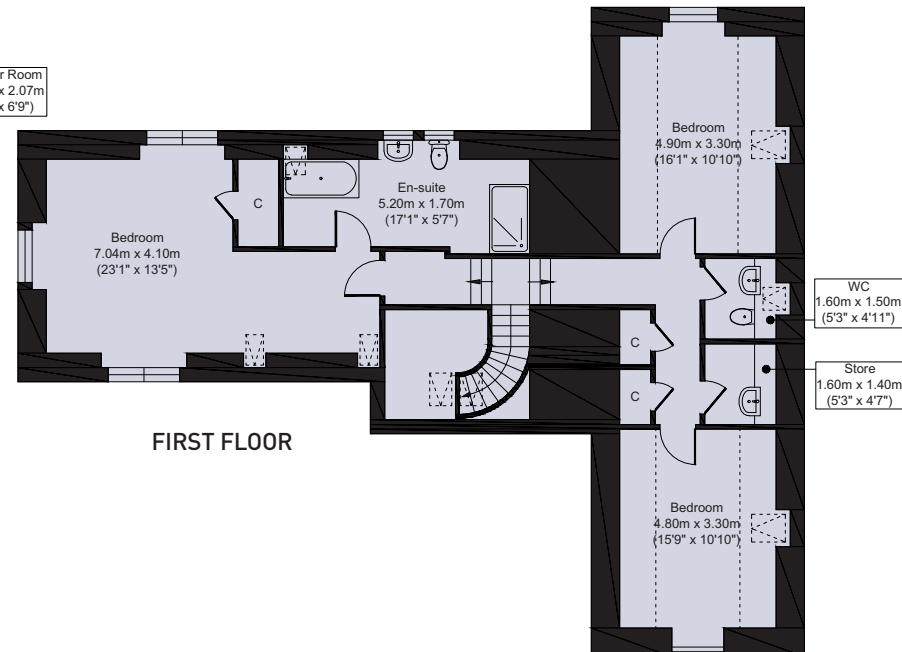
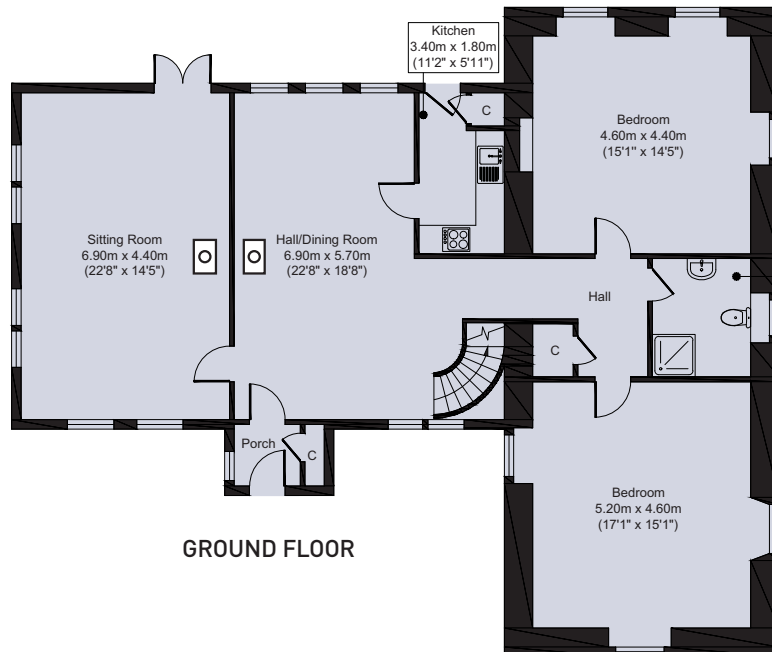
WEST MAINS

WEST MAINS

West Mains is a substantial property of about 2500 sq ft which was modernised to a high standard and extended by the current owner in the late 90s. The property sits elevated on its site and enjoys far reaching views to the town, River Teith and Callander Crag. The property is well suited for modern day living with bright and spacious accommodation across 2 floors. It's a substantial property with 5 bedrooms, two bathrooms, 2 woodburning stoves and benefits from a solar panel installation. Adjacent to the property is a double garage with large store room above. To the rear is a garden with small area of woodland beyond and to the front the garden reaches down to Invertrossachs Road. An immediately adjacent large open field of approximately 2.9 acres is offered as an additional sale.



Approximate Gross Internal Area: 232.74m sq (2504 sq ft)



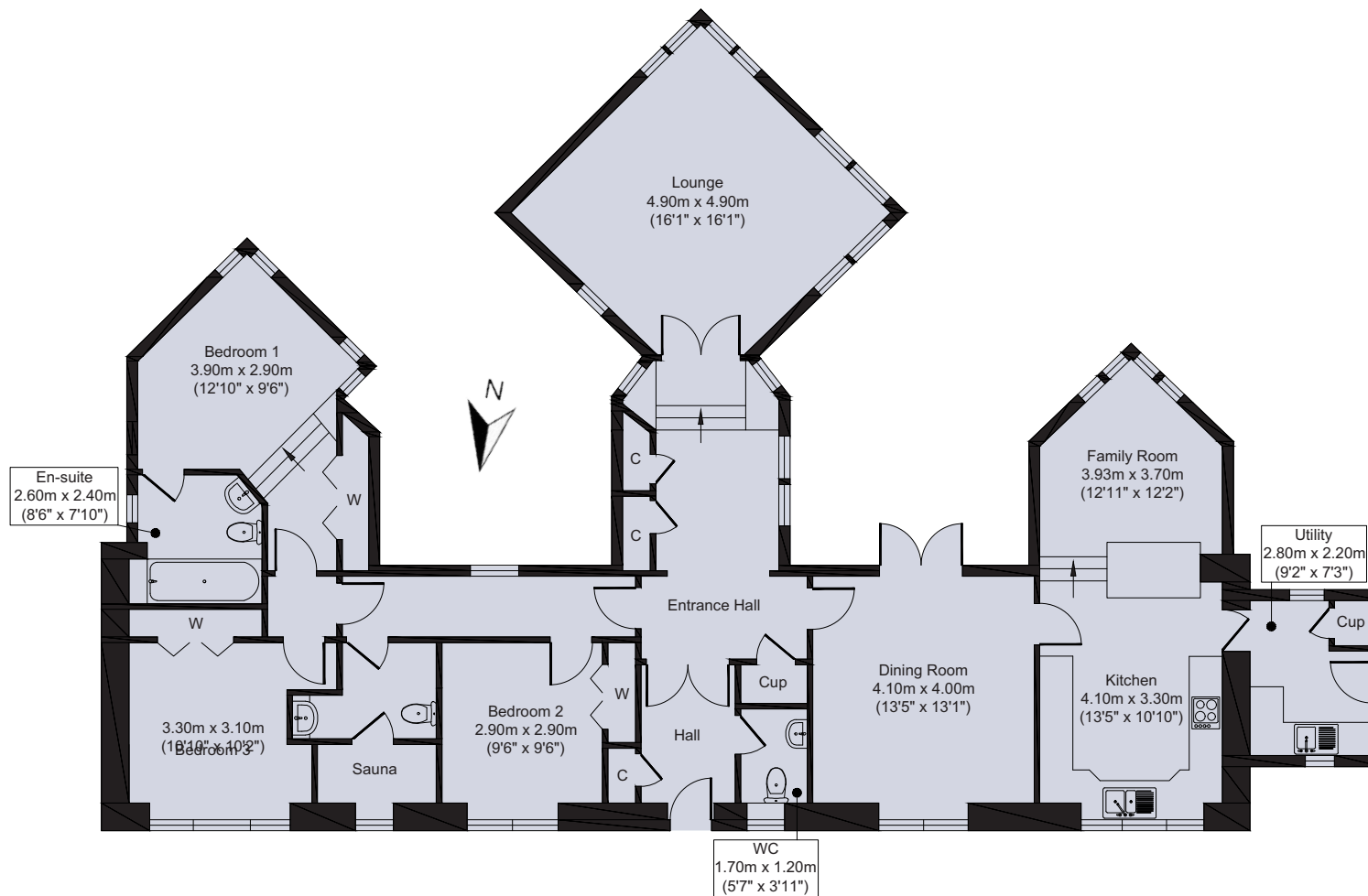


COILHALLAN HOUSE

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Coilhallas House is a single storey detached home with superb living spaces. The property was originally a stable and was converted into the current owner's home in the late 90s. To one end of the property are bright and spacious living spaces with a kitchen, dining room and sitting room, which extends out into the garden. The living accommodation is situated to the other end of the property where there are 3 bedrooms, 2 bathrooms, one of which has a sunken spa bath and sauna. The property benefits from a large attic. Outside there is a large south facing lawn garden and small summer house. Adjacent to the property is a double carport with store rooms. Across from the carport is a small area of woodland. The house is named after Coilhallan Wood which lies on the hill immediately South of the property and an additional 4 acres (approx) of amenity woodland is available as an additional purchase. The wood is mainly of oak, beech, Scotch pine and silver birch with some fine specimen trees, ponds, mosses and rock features.

Approximate Gross Internal Area: 152.42m sq (1640 sq ft)

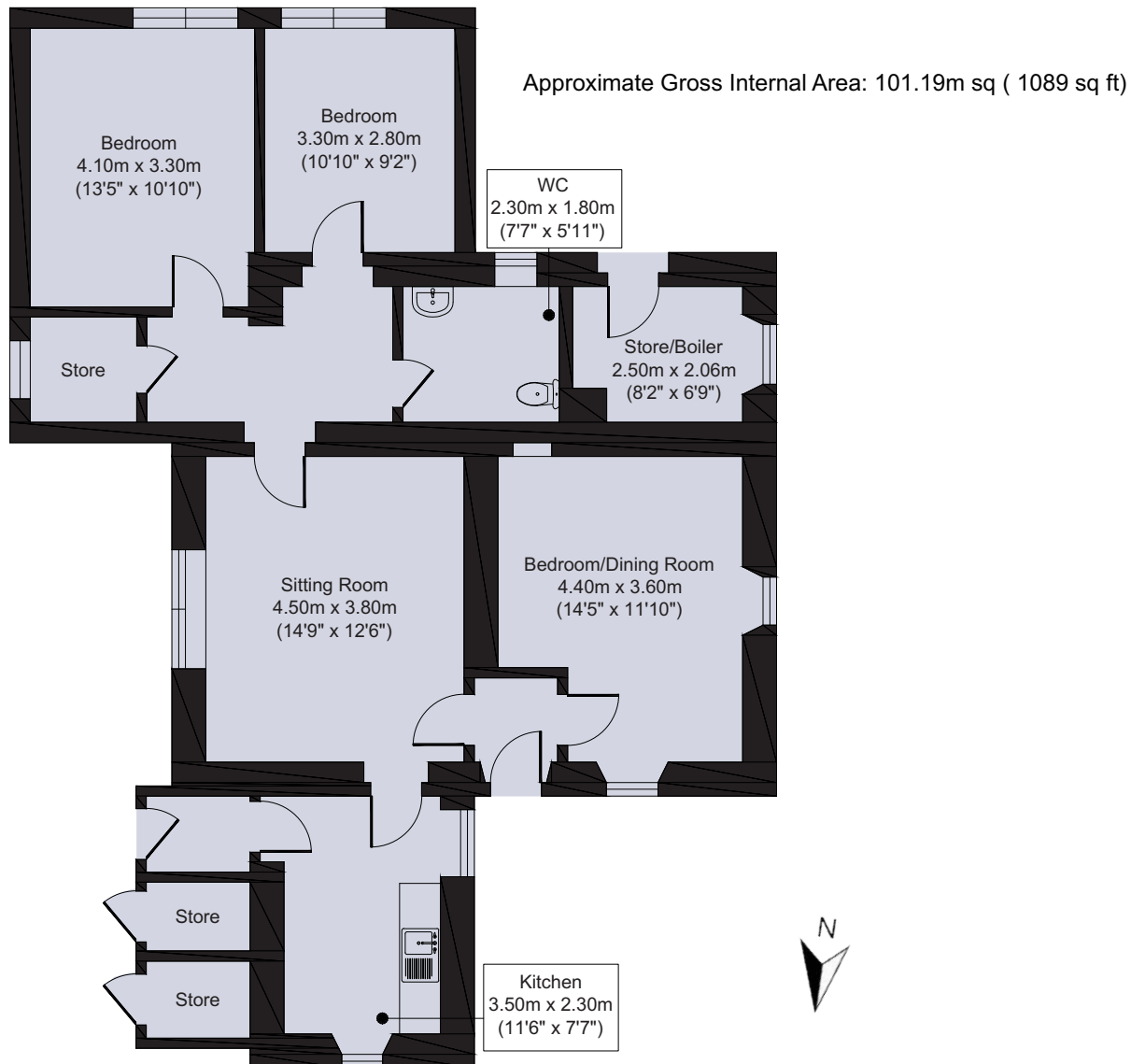




MEADOWS COTTAGE

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Meadows Cottage is an extended stone-built cottage with accommodation on one level and views across the open fields of "Callander Meadows" and River Teith to Callander. The property is classed as an office and was fully renovated by the existing owner in the mid 1990s for that purpose. The property is now in need of full renovation and change of use back to residential. Internally there are good sized rooms and scope to create a very homely property. Surrounding the property are lawns bordered by a low stone wall with a woodland and attractive burn beyond. Available in addition is a paddock of up to 2 acres, immediately across from the cottage on the North side of road.



DIRECTIONS

From Stirling, follow the A84 for Callander. Once on the main Street turn left onto Bridge Street and follow the road until the roundabout. At the roundabout turn right and Callandrade is immediately on your left.

GENERAL REMARKS

Viewings

Strictly by appointment with Savills - 0131 247 3738.

Services

Mains water and electricity. Private drainage. Oil fired central heating. All three properties benefit from excellent broadband courtesy of an adjacent Openreach cabinet.

Local Authority & tax band

West Mains is in Stirlingshire Council, Tax Band G
Coilhallan House is in Stirling Council, Tax Band G
Meadows Cottage is presently subject to business rates.

Energy Performance Certificate

West Mains: D
Coilhallan House: C
Meadows Cottage: F

National Park

Callandrade sits within the Loch Lomond and Trossachs National Park.

Fixtures & Fittings

Standard fixtures and fittings are included within the sale.

Access

Callandrade House will retain ownership and access over the driveway.

Solicitors

Iain Smith & Partners. Bank Chambers, Bank Close, Galashiels, TD1 1BG. Tel: 01896 755 179.

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date, but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

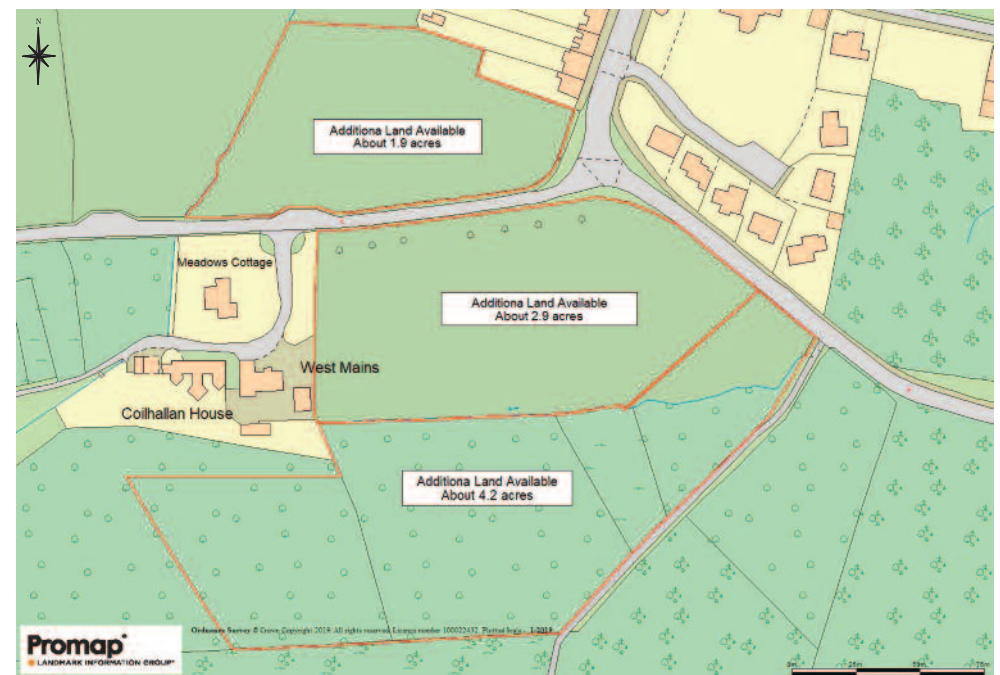
Deposit

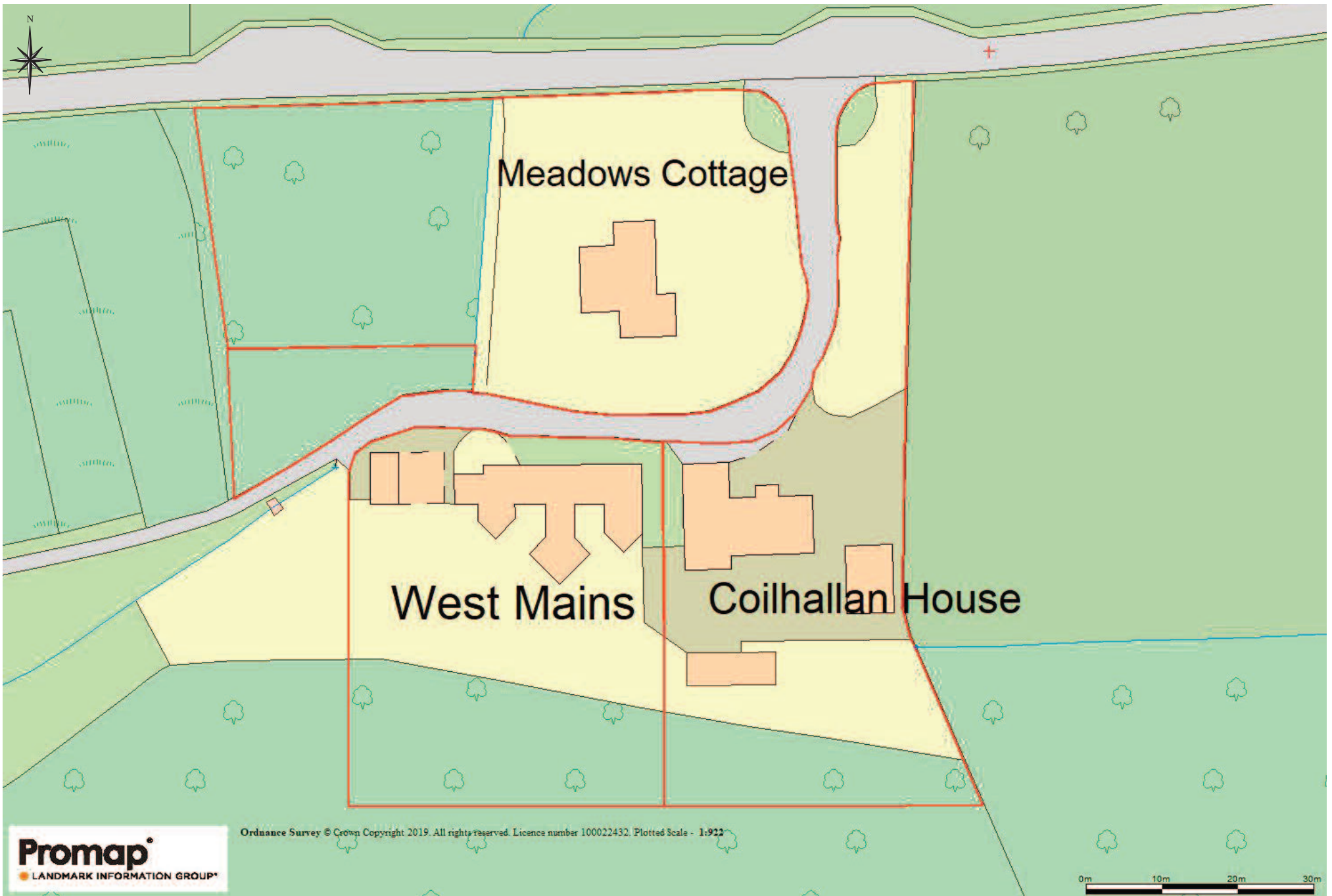
A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

Important Notice

Savills, their clients and any joint agents give notice that:

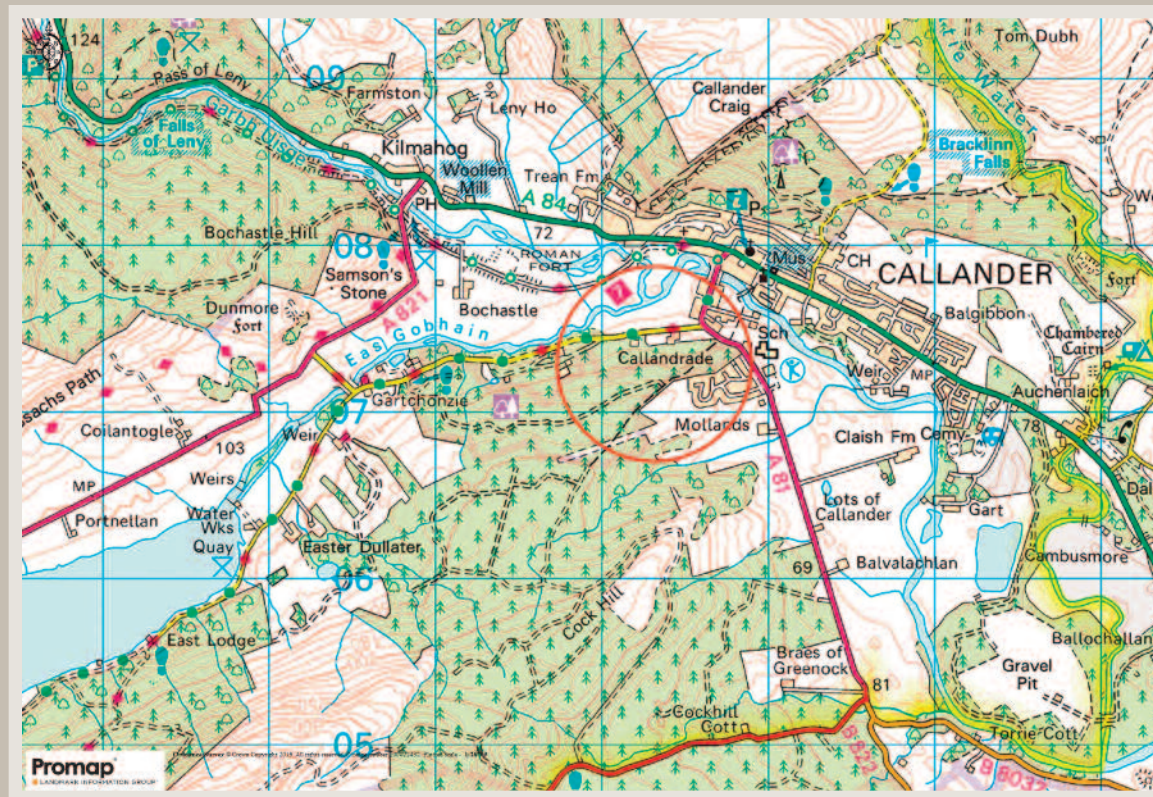
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photos taken August 2019. Brochure prepared September 2019.





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LANDMARK INFORMATION GROUP

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