



A wonderful family house with open outlook and stables

Ferley, Aberfoyle Road Balfron Station, Stirlingshire, G63 0SQ

savills

Reception hallway • Drawing room • Dining room • Kitchen • Garden room • Home office • Utility • Principal bedroom with en suite shower room and dressing area • Three further double bedrooms • Family bathroom • Garage • Workshop • Stable block • around 1 acre Gardens

Local Information

Ferleyn sits in a highly accessible location on the outskirts of The Loch Lomond and Trossachs National Park, allowing daily commuting to Glasgow, Stirling and even Edinburgh. There are good rail connections from Stirling to all major cities.

The property is situated on the main A81 near the villages of Gartmore and Drymen and is in the catchment area for Balfron High School. There are a wide range of activities in the area include mountain biking and walking, horse riding and pony trekking, canoeing and paddle boarding, wild swimming, shooting and fishing, and the UK's longest zip wire is at the nearby Go Ape centre located at the David Marshall Lodge visitor centre. Aberfoyle (6 miles) provides a full range of facilities including a primary school, shops, post office, supermarket,

petrol station and a variety of hotels and restaurants as well as an 18 hole golf course.

The Trossachs is the heart of Rob Roy MacGregor's Scotland and it was in this area with its delightful mix of lochs, burns, hills and glens that he lived his life and where some of his more famous exploits took place.

The Trossachs has a diversity of wildlife including magnificent golden eagles, osprey, peregrine falcons and red deer, which coexist with creatures like roe deer, wildcats, foxes, feral goats, badgers and red squirrels.





About this property

Ferleyn thought to date from around 1875 and is an attractive period house which once served as the local school. Constructed in traditional methods with stone and a slate roof the property is presented in excellent condition, having been updated and extended by the present owners over the years to create a wonderful family home. The property benefits from a ground source heat pump.

Internally the property has excellent sized rooms all on one level, with the exception of two stairs leading to the dining room and kitchen. A bright spacious hallway leads to the accommodation, although for everyday use, our clients use the rear porch for access.

The drawing room is to the left: this is an elegant room with double aspect windows framing open views, a beamed ceiling, fireplace, bookshelves, and a door to the home office with FTTP broadband. From the drawing room there is

access to the formal dining room with windows to the side, and the bespoke fitted farmhouse-style kitchen which has floor and wall units, an AGA, space for a breakfast table, and windows to the rear. Double doors lead to the bright garden room with windows to both sides, fireplace and access to the rear porch.

There are four bedrooms: the principal bedroom has been extended to create a dressing area and en suite shower room. There are three further double bedrooms, a family bathroom and utility room.

The grounds of Ferleyn extend to around 1 acre, mainly laid to lawn with shrubs and bushes. There is a paved patio area for summer dining. The driveway with parking for several cars, leads to the excellent sized garage with two double doors, access to further storage cupboard and workshop. A stable block to the side includes 3 loose boxes and a tack room.





Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Glasgow Office. Telephone: +44 (0) 141 222 5875.



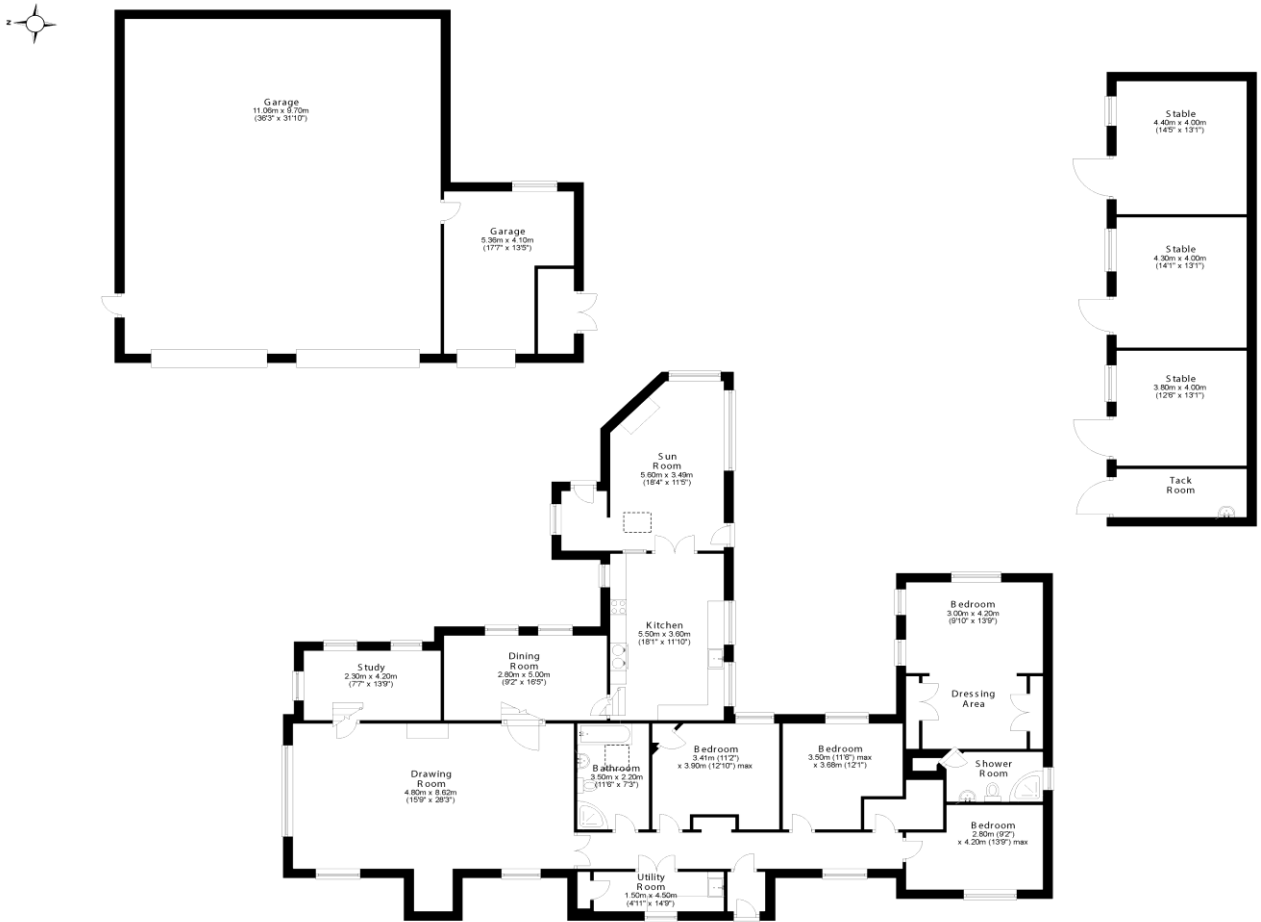


Ferleyn House, Balfroon Station, Stirlingshire, G63
Gross Internal Area 2323 sq ft, 215.8 m² excluding outbuildings

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Ferleyn, Balfroon Station
Total area: approx. 215.9 sq. metres (2323.9 sq. feet) Excluding Garage & Stables
For identification only. Not to scale. Copyright: JPI 10/2006 Internal Area (approx.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		98
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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