



## GRAYSTONE

Balfon, Glasgow, G63 0QE





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A stone-built detached house with quintessential charm which provides well-proportioned and tastefully presented living accommodation, set within substantial garden grounds with wonderful views overlooking the Campsie Fells.

Graystone is ensconced within approximately 2 acres of beautifully landscaped grounds, in an enviable and private setting.

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### Accommodation

**Ground Floor:** Entrance Hall, Sitting Room, Living Room, Dining Room, Kitchen, Conservatory, Double Bedroom 1, Bathroom, Utility Room

**First floor:** Principal Bedroom with en-suite Bathroom, Bedroom 2, Double Bedroom 3, Shower Room

**Exterior:** Established gardens of notable colour and diversity, fringed by the Endrick water.

Large outdoor Kitchen.

Substantial driveway with ample parking and turning area.

Home Office. Games Room. Cinema Room. WC

Garden Sheds. Greenhouse.

**Approx. 2 acres.**

**For sale as a Whole.**



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## Situation

Graystone offers both privacy and accessibility, situated amongst attractive countryside, located just outside the sought-after village of Balfron in Stirlingshire, which is approximately 19 miles north of Glasgow and 19 miles west of Stirling. Standing in manicured garden grounds the setting affords the house with a high degree of privacy, while offering all the benefits of village living - being within 1.5 miles of all of Balfron's amenities.

Balfron has an excellent range of services which include a library, post office, bank, grocers, doctors, chemist, ironmonger, cafe and two village pubs, as well as a highly regarded nursery, state primary and secondary school. The bus station in Balfron is the main station for the west of Stirling and offers a superb service to Glasgow and Stirling, which offers a wider range of amenities, including the excellent shopping and leisure facilities, whilst Glasgow provides an excellent range of shops, restaurants, galleries and clubs.

Balfron is well located with an excellent transport infrastructure, with the M8/M80 motorway system easily accessible on the nearside of Stirling. There is a mainline railway station in Milngavie (9 miles), with Glasgow International Airport offering regular domestic and international flights.

The historic county of Stirlingshire and the surrounding area offers an enormous range of cultural and leisure opportunities. There are some excellent golf courses in the area, including a nearby course at Balfron, as well as Buchanan Castle and Strathendrick Golf Clubs near Drymen. There are private sport clubs at Fintry, Drymen and Milngavie, with Balfron High School having a community sports centre, which has a swimming pool, sports hall, gym and all weather floodlit playing fields.

Balfron is situated close by the Loch Lomond & Trossachs National Park, which offers famous scenery, with a plethora of recreational and leisure opportunities, including a wide range of water sports. The surrounding hills are also extremely popular with hillwalkers and the county also offers excellent opportunities for mountain biking, sailing, pony trekking, shooting and fishing.

## General Description

Graystone is an attractive former farmhouse which was originally built in circa 1870. The house has been diligently restored and extended over the passage of time to provide comfortable and tastefully presented living accommodation, in an utterly delightful setting. The house is situated on a large and private plot with generous garden ground extending to approximately 2 acres. The property has generous well-proportioned accommodation that offers flexibility of use and a highly specified interior.





Located off the road, the house is accessed via a private gated entrance. The driveway sweeps towards the house and provides ample parking with turning circle as well as access to the detached double garage which is currently used as a games room and a cinema room, with separate WC. Off the driveway solid double doors open into the Entrance Hall which is a welcoming space giving access to the accommodation on the ground floor.

Accessed off the Entrance Hall is the Sitting Room which is sumptuously proportioned with a dual aspect view overlooking the garden ground. The log burner with timber mantle provides a heartening focal point. From the Living Room a door opens to Double Bedroom 1 with sash window and a part glazed door provides access to the front of the house.

Across the Entrance Hall is the Living Room with sash windows, feature wall lights and log burner with timber mantle and stone surround. Part glazed doors open to the Conservatory, which is a real feature of the house. The conservatory is fully glazed, providing a wonderful outlook over the rear garden.

From the Living Room a timber door opens to the Dining Room which is generously proportioned with dual sash windows, feature wall lights, a pressed cupboard and a storage cupboard housing the boiler. Notable features are the traditional timber beam and the log burner.

Adjacent is the Kitchen which is full of heritage charm and flooded with natural light via the large Velux window. The kitchen has been fitted with a generous array of kitchen units providing ample storage with worksurfaces. The units incorporate a Rangemaster oven with induction hob and extractor fan above and dual Belfast sink. The Kitchen has been thoughtfully configured to align with modern lifestyle trends and incorporates a Dining area which allows for sociable and relaxed family living, as well as the Dining Room which is ideal for entertaining larger parties when occasion demands. A part glazed door provides access to the front of the house.

Completing the Ground Floor accommodation is the Utility Room with traditional pulley, wash hand basin & WC. Adjacent is the Bathroom with sash window and working shutters. There is a stand alone bath unit with separate handheld shower attachment, walk-in shower cabinet, WC with traditional cistern, wall mounted towel rail and pressed cupboard.

From the Family Room a feature staircase rises to the First Floor, giving access to the Principal Bedroom with en-suite Bathroom, two further Bedrooms and the Shower Room. The Principal Bedroom is well proportioned with a dual aspect view. Steps lead to the en-suite Bathroom with Velux window. There is a stand alone bath unit with separate handheld shower attachment, walk-in shower cabinet, wash hand basin, wall mounted cabinet and wall mounted towel rail.

Across the landing are two further Bedrooms; one single and one double. Completing the First Floor accommodation is the Shower Room with walk-in shower cabinet, WC, wash hand basin with glass shelf and vanity mirror above and a towel hook.

The accommodation is well-appointed throughout and ideal for entertaining with 3 flexible reception rooms alongside the Kitchen and the stylish Mozolowski & Murray Conservatory.





### Garden

The garden is a particular asset of the property, surrounding the house attractively. Sheltered by stone walls, mature trees and burgeoning shrubbery, it is something of a protected haven providing a sense of privacy and seclusion. The spacious rear garden which is predominantly laid to lawn is bordered by the Holm burn and the Endrick water. The garden benefits from a large outdoor kitchen with seating area which is ideal for al-fresco dining in the warmer months.

There are pathways running amongst established borders and beds with numerous spring bulbs, which provide year-round colour and interest. There is a bridge which allows access to an area of lawn which is idyllically positioned on the other side of the burn.

A notable feature of the rear garden is the Home Office with electric light and power and small patio area.

The garden benefits from a vegetable garden, greenhouse, log store and two garden sheds which provide useful storage space for garden machinery. Special features of the garden are the mature trees such as Oak, Acer, Pine and Beech to name a few.

There is a substantial detached double Garage with electric light and power which is currently used as a Games Room, Cinema Room and separate WC.



## GENERAL REMARKS AND INFORMATION

### Designations

Graystone is category C Listed. Reference: LB49014

### Special Note

Please note there are no fishing rights on the Endrick Water.

### Viewing

Viewing is strictly by appointment with the Selling Agents.

### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is G63 0QE, and it should be noted that the postcode is not centered on the house, but half a mile away.

### Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

### Classifications

Council Tax - Band G

EPC Rating - Band E

### Tenure

Freehold

### Services

Mains electricity and water. Oil fired central Heating. Drainage to a private septic tank.

### Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

### Internet Websites

Properties and other properties offered by Rettie & Co can be viewed on our website at as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

### Servitude Rights, Burdens & 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 or not referred to above.

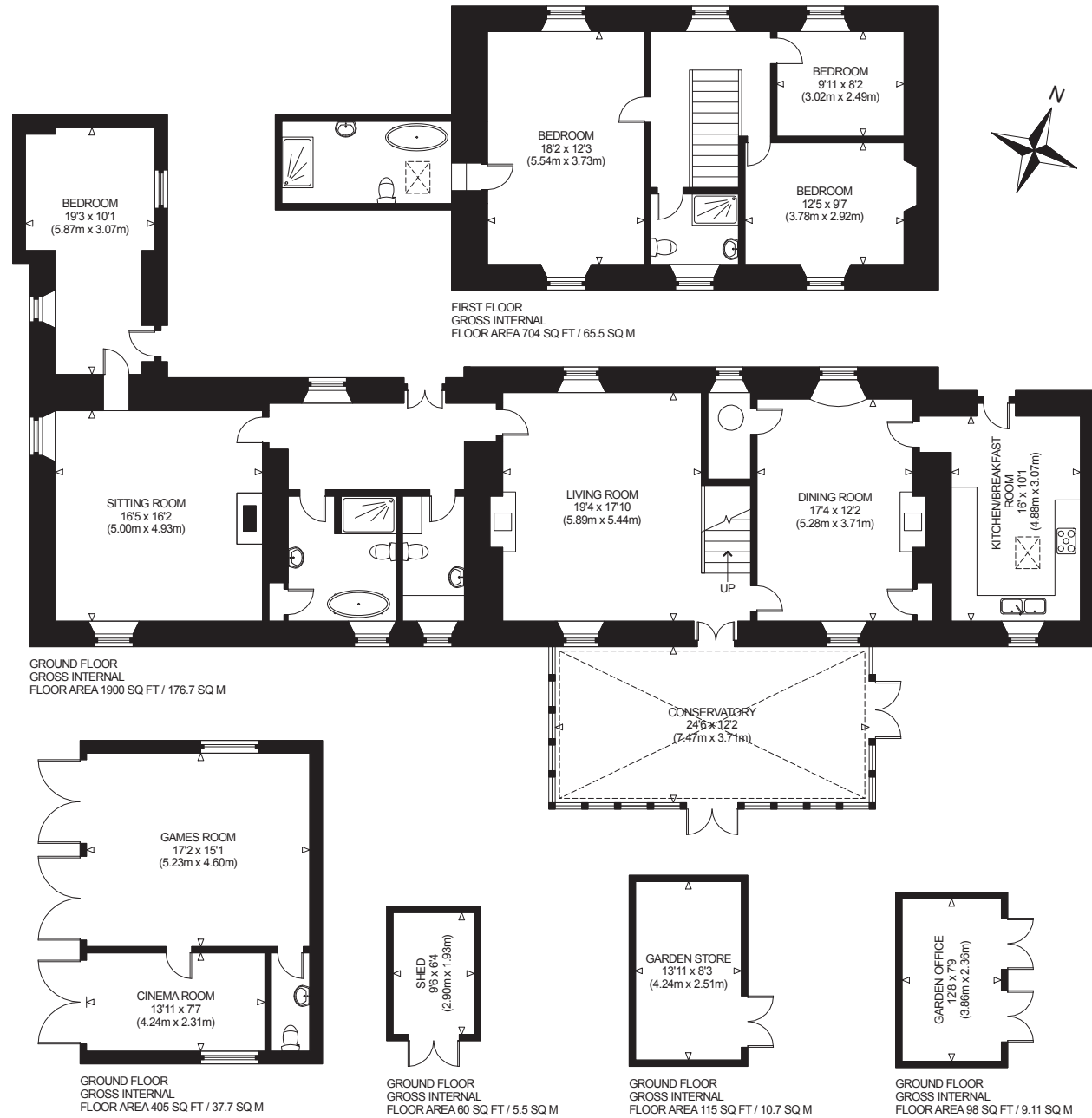
### Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.









**GRAYSTONE**  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2604 SQ FT / 242.2 SQ M  
 EXTERNAL OUTBUILDING FLOOR AREA 678 SQ FT / 63.0 SQ M  
 TOTAL COMBINED FLOOR AREA 3282 SQ FT / 305.2 SQ M  
 All measurements and fixtures including doors and windows  
 are approximate and should be independently verified.

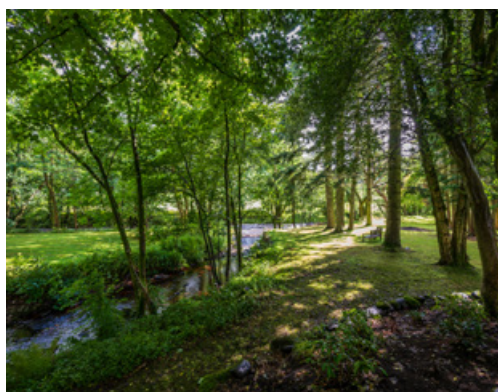
RETTIE

0131 624 4183

mail@rettie.co.uk

11 Wemyss Place  
 Edinburgh  
 EH3 6DH





### Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

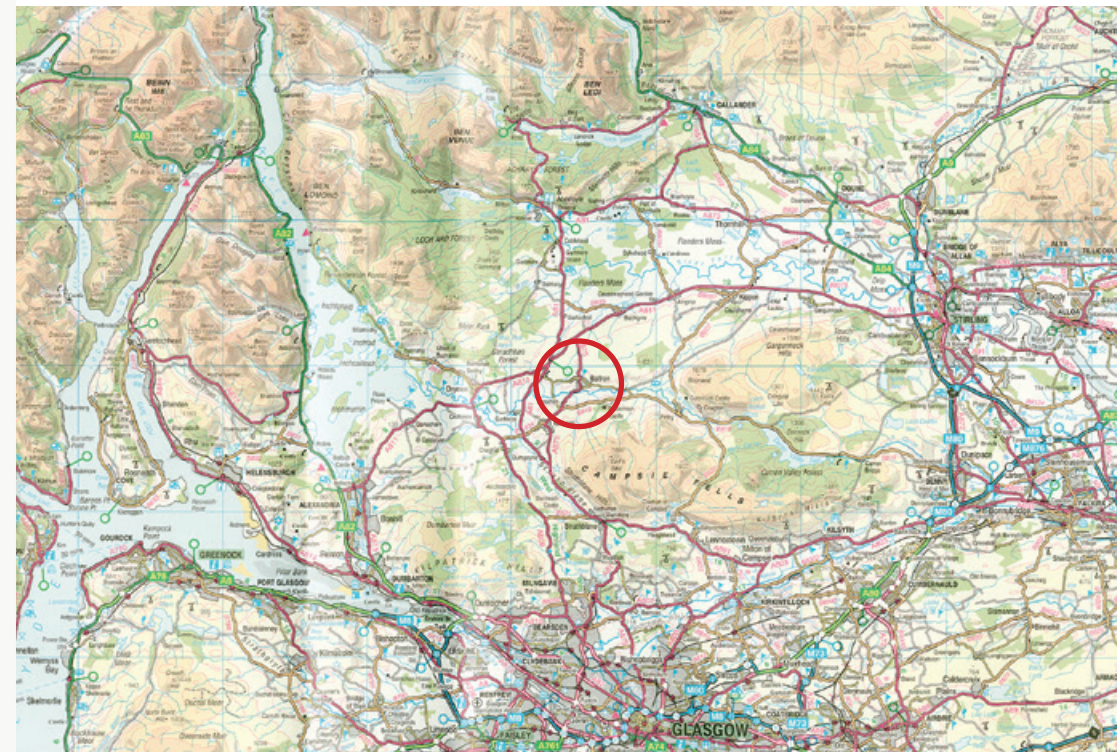
### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

### Important Notice

Rettie & Co give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. 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 and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.







Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

## RETTIE

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