



WEST MAINS

Invertrossachs Road, Callander, Stirlingshire, FK17 8HW



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A unique opportunity to acquire a detached house with separate holiday lodge situated on an elevated position with approximately 6.34 acres of land with wonderful far-reaching views.

Set in the splendour of the Loch Lomond and Trossachs National Park, the setting affords all the charm of rural living, as well as convenient access into Scotland's arterial transport network.

House:

Ground Floor: Entrance Hall open plan to the Kitchen, Sitting Room, Double Bedroom 4, Office, Shower Room.

First Floor: Principal Bedroom with en-suite Bathroom, two further Double Bedrooms, WC, Laundry Room.

Lodge:

Ground Floor: Entrance Porch, Open plan Kitchen/Living area.

First Floor: Double Bedroom with en-suite Shower Room.

Exterior: Established garden of notable colour and diversity. Large patio terrace.

Games Room with adjoining Garden Store.

Woodland. Neighbouring paddock suitable for equestrian purposes.

Substantial driveway with ample parking and turning area.

Picturesque views over the surrounding countryside.

Approx. 6.34 acres (2.57 Ha) in total.

For sale as a whole or house and garden.



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Situation

West Mains is situated approximately half a mile South of the small and historic Conservation town of Callander.

A popular settlement in the East of the Loch Lomond & Trossachs National Park, Callander supports the surrounding rural hinterland with a greater range of services, including convenience stores, a petrol station, Tesco Express, Co-op, a nursery, a Primary School and a well regarded High School. The Main Street is populated with an eclectic mix of independent shops, cafes and restaurants, which attract both locals and tourists to the town. There is a medical practice and dental practice located in the town.

Further afield, Stirling offers all of the cultural attractions and leisure facilities which you would expect from one of Scotland's most established cities, including a shopping centre, a cinema and retail parks. The Loch Lomond and Trossachs National Park hosts a wealth of country pursuits and leisure activities. There are many hill walks amidst the impressive upland landscapes, with 21 Munros and 19 Corbetts, as well as a vast network of cycle tracks. A popular destination for both water sports enthusiasts and anglers, the park hosts 22 lochs, as well as the Rivers Endrick, Forth and Teith. The park's namesake, Loch Lomond is Scotland's largest body of fresh water and boasts opportunities for sailing, wind surfing and water skiing as well as an Aquarium. Lying within one mile of Brig O' Turk, Loch Venachar also has a sailing club. There is a plethora of scenic local golf courses, with clubs at Callander, Aberfoyle and Drymen, in addition to the prestigious holes of Loch Lomond Golf Club, situated within the National Park.

Despite its rural situation, Kilmahog is remarkably accessible. From nearby Callander, the A84 provides a direct route to Stirling, where there is access into Central Scotland's arterial motorway network, as well as a train station, with regular services to Glasgow and Edinburgh. The Glasgow Airport and Edinburgh Airport can both be reached in approximately one hour, assuming reasonable traffic, and offer flights to a comprehensive range of domestic and international destinations.

The Trossachs, which include several Munros and Corbetts are a short drive away boasting challenging routes for walking and climbing enthusiasts. Loch Lomond, part of Scotland's first National Park, is also nearby and is well known for its water sports including wind surfing, sailing and excellent water skiing. Fishing enthusiasts have the choice of Loch Lomond, the Lake of Menteith and the Rivers Endrick, Forth and Teith which run nearby.





General Description

West Mains House, Lodge and Gardens Approximately 0.43 acres (0.17 Ha)

Accessed off Invertrossachs Road, West Mains is approached via a gated entrance which opens to a shared driveway that sweeps up towards the house and neighbouring holiday lodge. Situated on an elevated position, West Mains is a charming, detached property which was built in 2000. The neighbouring Lodge is currently employed as a licensed holiday let business – generating a worthwhile income.

From the driveway a stone pathway leads to the front door with outdoor lantern light, opening to the Entrance Porch with ceiling spotlights and a picture window. There is a storage cupboard housing the electrics. An inner door with glass panels opens into the Entrance Hall open plan to the Kitchen which is a welcoming space. Natural light emanates via the dual Velux windows and picture windows below. The kitchen has been fitted with a generous array of kitchen units providing ample storage with worksurfaces. The units incorporate a NEFF induction hob with extractor fan above, NEFF oven and grill with separate NEFF microwave. Integrated fridge and separate freezer, Bosch dishwasher and a washing machine. There is a sink with draining area and a cupboard housing the boiler. A notable feature of the

kitchen is the island with ample storage units and a seating area. The kitchen is flooded with natural light via the patio doors framed by glass panels which provides a wonderful outlook and access to the rear garden.

From the hall a door opens to the Sitting Room which is generously proportioned with a dual aspect and patio doors leading out to the rear garden. The log burner provides a heartening focal point. Across the hall is Double Bedroom 4 with dual aspect. Neighbouring is the Shower Room with walk-in shower cabinet, wash hand basin and WC. Completing the ground floor accommodation is the Office which benefits from a triple aspect and could be utilised as another Double Bedroom. There is a storage cupboard with shelving.

From the Hall, a staircase rises to the first-floor landing giving access to the Bedroom accommodation. The Principal Bedroom with en-suite Bathroom is sumptuously proportioned with a triple aspect view and built-in wardrobes. The en-suite Bathroom is well proportioned with bath unit, walk-in shower cabinet, wash hand basin, WC and heated wall mounted towel rail. There are two picture windows providing charming outlook over the garden grounds. Across the landing is two further Double Bedrooms both with a dual aspect.



Completing the first-floor accommodation is the WC with Velux window and wash hand basin. Neighbouring is the Laundry Room with wash hand basin and there are two storage cupboards.

The accommodation is spacious and well-appointed throughout and clever use has been made of large windows, Velux windows and patio doors all maximising natural light and views overlooking the garden grounds and the surrounding countryside.

The Lodge

Accessed off the driveway and neighbouring the main house is The Lodge with open plan kitchen/living area and a Double Bedroom with en-suite Shower Room. The Lodge benefits from a front driveway and private decked terrace.

Garden

The garden at West Mains is exquisite and real care and attention has been paid over the past 6 years of ownership. The rear garden is predominately laid to lawn and is mostly enclosed by fencing and fringed by woodland. There is an array of specimen trees and mature shrubs with borders and beds with numerous spring bulbs, which provide year-round colour and interest. The substantial patio terrace which can be accessed via the kitchen offers an ideal entertaining space in the warmer months.

There is a detached Games Room with electric light and power and a WC. There is a decked terrace to the front. Adjoining is a Garden Store providing ample storage space for garden machinery.

Adjacent to the Lodge is a sheltered decking area which offers an ideal space for alfresco dining in the warmer months.

There is an abundance of wildlife and birdlife such as red squirrels, deer, sparrows and woodpeckers to name a few.

The large driveway to the front of the house and lodge provides ample parking and turning area.

GENERAL REMARKS AND INFORMATION

The paddock and woodland will not be sold ahead of the main house and the lodge.

Note: There are solar panels which benefit from a feed-in tariff payment

Viewing

Viewing is strictly by appointment with the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is FK17 8HW

Fixtures and Fittings

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

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

The property benefits from mains water and electricity, oil fired central heating and private drainage to a septic tank.

Local Authority

Local Authority: Stirling Council, Viewforth, Stirling, FK8 2ET Tel: 0845 277 7000

Burdens

Council Tax - Band G
EPC Rating - Band D

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH.



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.

Websites and Social Media

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com, RettieTownandCountry](https://www.facebook.com/RettieTownandCountry), [twitter.com, RettieandCo](https://twitter.com/RettieandCo), [Instagram](https://www.instagram.com/RettieandCo) and [LinkedIn](https://www.linkedin.com/company/RettieandCo).

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.

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 agent, 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 misstatement 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, 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 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 misstatement 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.





The Lodge



The Lodge

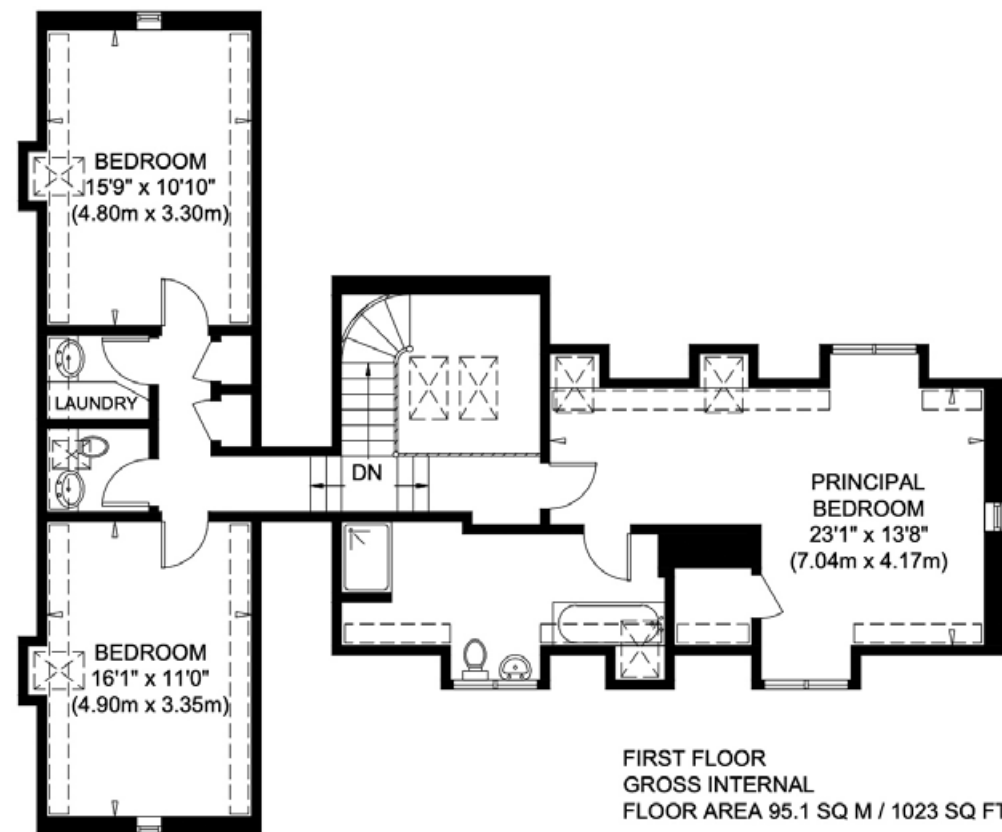
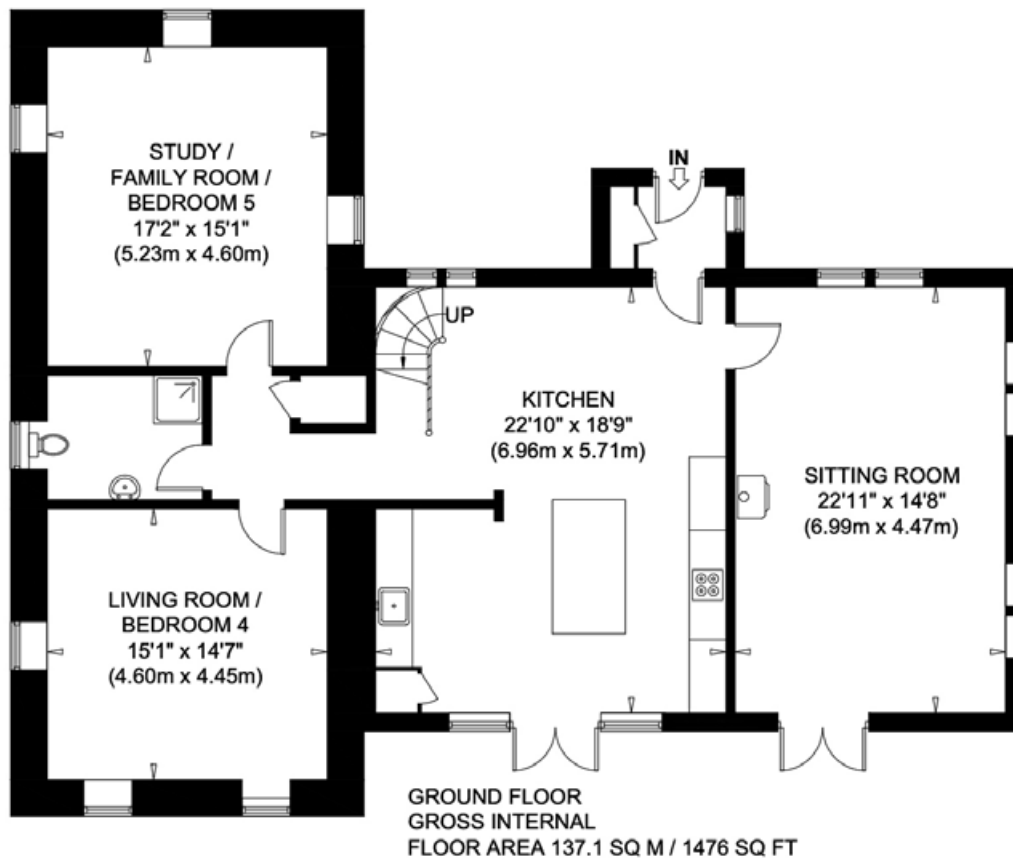


The Lodge



The Lodge









75.5m

El Sub Sta

CASTLE GROVE

Beinn le Ohia

A81

The Gatehouse

FB

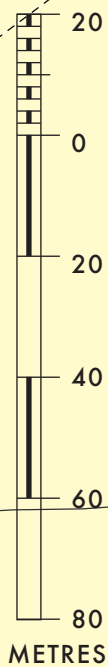
Callandrade Pines

Callandrade Lodge

Sinks

78.0m

SCALE
1:1,250



LOT 1

0.177 hectares
0.438 acres

Issues

LOT 2

2.390 hectares
5.909 acres

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RETTIE

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