

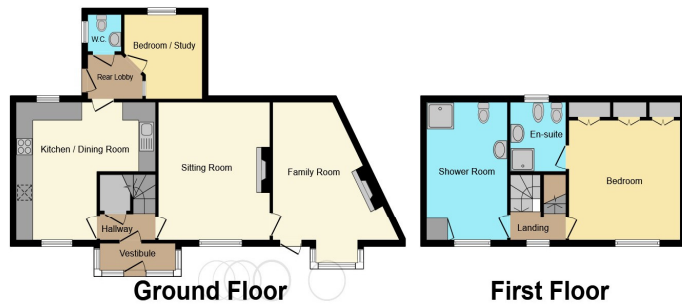


Trelawney Cottage, The Square, Gargunnock, FK8 3BH

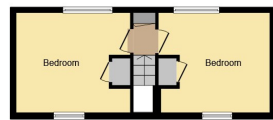
welcome to

Trelawney Cottage, The Square, Gargunnock

A rare opportunity to purchase this charming 3/4 bedroom end-terrace, grade 'B' Listed family home, which offers versatile living accommodation. The vendor has now moved out of Trelawney Cottage, leaving it ready for immediate occupancy with no onward chain. The property has now been reduced to Offers Over £330,000 & viewing of this wonderful home is highly recommended, to truly appreciate the size, charm & versatility on offer



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Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Trelawney Cottage, which dates back circa 1775, is a beautiful example of Grade 'B' Listed workmanship, nestled within a notably envious position in the heart of Gargunnoch. The property combines a wealth of character features with modern touches, to create an exquisite family home which offers flexible accommodation & is certainly more in keeping with today's lifestyle requirements.

Not only would the next prospective owner of Trelawney Cottage be purchasing a home of noteworthy distinction, but they would also be acquiring a piece of history & a truly significant focal point within the village of Gargunnoch.

This elegant & spacious property is sure to appeal to a wide demographic of potential purchasers, especially those that are looking for an expansive family home. Internally the property boasts comfortable accommodation which is set over 3 levels & consists of an entrance vestibule leading into a welcoming entrance hallway, with a feature spiral staircase leading to the upper levels. Immediately drawing you in, is the open plan Kitchen / Dining Room; this is the hub of the home & is an ideal space where friends & family can gather at the start & end of the day. The warm design makes this Kitchen one to enjoy; with an array of wall & base units, fitted worktops & integrated oven/hob, the Kitchen provides space, convenience & storage in abundance. There are windows to both the front & rear aspect. Situated off the Kitchen / Dining Room is the rear lobby, providing access out to the rear garden, WC & also the downstairs Bedroom – this room could also be adapted to alternative usage such as an Office/Study, depending on your lifestyle requirements due to the substantial additional living accommodation on offer throughout the home. Retracing our steps back to the entrance hallway, we gravitate towards a delightful & well-proportioned Sitting Room; which also benefits from an open fire with an attractive surround & also a window to the front aspect which provides natural light into the room. Concluding the ground floor accommodation & located off the Sitting Room, is the separate Family Room; again the usage can be adapted to suit your lifestyle requirements, but ultimately provides wonderful extra living accommodation.

Ascend the historic spiralling staircase, which is one of the many standout characteristics of this lovely home, to gain access to the first floor accommodation. The sizeable principal Bedroom benefits from a range of fitted wardrobes & a stylish, modern en-suite, whilst the expansive Shower Room which is also located on this floor is a real stand-out feature of this lovely home. On the top floor, the property has been imaginatively adapted over the course of time, to create a further 2 double bedrooms, which both have the inclusion of in-built wardrobes.

The home is well-presented throughout, with bright fresh décor & skilfully encapsulates the charm of a traditional property, with a modern twist & versatility which current lifestyles desire, all whilst retaining character features. There is a good range of in built storage space to be found throughout the home & the property further benefits from an oil fired central heating system.

The private rear garden is an additional lovely feature of this charming home, with a patio seating area & lawn with shrubs/borders & a Victoria plum tree; it must be said that it is a credit to the current owner that they have created a delightful outside space. To the front of the home is an area which provides off road parking for a number of vehicles.

Gargunnoch is a sought after village, conveniently situated between Stirling and Kippen, whilst amenities include a village primary school, church & pub. The secondary school catchment is Stirling High School & Balforn High School. The historic city of Stirling, which is a short journey away, offers excellent local shopping facilities with many of the well- known stores located in the Thistle Marches Shopping Centres. M8 & M9 motorways offer commuting to Glasgow and Edinburgh by rail (Stirling Station) or bus.



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Ground Floor

Entrance Vestibule

Hallway

Kitchen / Dining Room

16' 10" max x 15' 7" max (5.13m max x 4.75m max)

Sitting Room

15' 7" x 13' 9" (4.75m x 4.19m)

Family Room

16' 4" max x 14' 2" max (4.98m max x 4.32m max)

Rear Lobby

Bedroom / Study

9' 9" x 9' 7" max (2.97m x 2.92m max)

WC

1st Floor

Principal Bedroom

14' 1" x 13' 7" exc wardrobes (4.29m x 4.14m exc wardrobes)

En Suite

Shower Room

15' 11" x 10' (4.85m x 3.05m)

2nd Floor

Bedroom

14' 5" inc wardrobe x 11' 2" max (4.39m inc wardrobe x 3.40m max)

Bedroom

13' 8" inc wardrobe x 11' 4" (4.17m inc wardrobe x 3.45m)



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- The property has now been reduced to Offers Over £330,000 & viewing of this wonderful home is highly recommended, to truly appreciate the size, charm & versatility on offer.
- Impressive grade 'B' listed, end-terrace family home, with versatile living accommodation & charming character features
- 3/4 bedrooms
- Expansive Kitchen/Dining Room, Sitting Room & Family Room

Tenure: Freehold EPC Rating: F

offers over
£330,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/STI109699



Property Ref:
STI109699 - 0006

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