Upper Ballaird is set amidst almost 20 acres of fields and woodlands enjoying an idyllic, elevated setting affording breathtaking panoramic views. This magnificent, six bedroom home occupies a private, semi-rural setting from where the orientation is such as to maximise the unbelievable, panorama taking in three mountain ranges. This once in a generation opportunity offers a wide array of opportunities to suit a wide demographic. The main house features an adjoining, self-contained, one bedroom bothy with private entrance which is currently utilised as an extremely successful holiday rental featured on several prominent booking platforms. The surrounding 20 acres or thereby, of fine quality grazing land is ideal for those with equestrian interests wishing a livery business stabling or operating a hobby farm. With the stunning view, there is the potential of an extensive holiday business. At the edge of the grounds, is a woodland with three beautiful water falls. Upper Ballaird also offers development potential in the form of outbuildings as the owners have secured planning consent to convert the adjoining barn into a three bedroom property along with permission to construct a four bedroom, detached new build property towards the southern edge of the garden, details of which can be viewed on the Stirling Council Planning website, Ref no. 17/00028/FUL.

SITUATION
Upper Ballaird occupies an unrivalled setting between the beautiful, Stirlingshire villages of Balfron and Buchlyvie not far from Killearn. Each village offers an array of local amenities including shops, pubs, eateries and enjoy a real sense of community with excellent award winning Mulberry Bush Nursery, Balfron Primary School and Balfron High School. The area is a perfect haven for those who enjoy outdoor pursuits with a number of acclaimed nearby golf clubs, low level and more challenging walking routes, renowned cycle paths and the location is a short distance from the Loch Lomond and Trossachs National Park. This central location is also an easy commute to Stirling, Glasgow, Edinburgh and Perth.

AT A GLANCE
Magnificent panoramic views of nearby mountain ranges
Expansive and extremely flexible family home
Self-contained bothy with private entrance
Planning permission to convert adjoining barn and build new four bedroom, detached house in the grounds
Almost 20 acres of quality grazing fields

THE FINER DETAIL
40ft long drawing room
Oil fired Aga Range cooker
Oil fired three zone, area control system central heating
Double-glazing
Mains water and three phase electricity
Fibre Optic broadband has been led to the edge of the courtyard
EPC Band x

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On entering, you are greeted by a bright and extremely generous welcoming entrance hall with American oak flooring and from here, the impressive drawing room exceeds 40ft in length complete with various lighting circuits that enable mood areas to be created, a spectacular focal point is the huge log gas fire and broad sliding doors offer the stunning aforementioned views and direct access to the gardens and terracing. There is a family room library/fifth bedroom, a generous sitting room with open fire and in the centre of the home, the dining kitchen features French terracotta floor tiles, Aga Range cooker and opens to the dining area with doors to the garden. A sizeable utility room offers additional storage and a rather useful, additional entrance to the home. There are four further double bedrooms, two upstairs and two down, one with wash basin including the master bedroom with adjoining en-suite bathroom, bedroom two featuring an en-suite shower room and finally, the principal bathroom. The breathtaking views can be enjoying from almost every window and the décor is light and neutral throughout.

Accessed via a private entrance, this self-contained, one bedroom bothy is currently a successful, five star holiday rental consisting of its own private entrance, lounge open to kitchen, double bedroom and shower room. It is also double glazed and similar to the main house, affords spectacular views.

As you enter the pillared entrance and through the wooded spinney, Upper Ballaird is formed around an attractive courtyard offering a lovely, secluded, seating area as well as extensive parking. There is a double garage with power and lighting, two large open sided storage barns with consent for them to be replaced by a new, detached house and as mentioned, an adjoining stone barn offering the ability to add a second house in the current planning consent. Two separate terraces with gardens along the front of the property offer a wonderful platform from which to enjoy the breathtaking views, enhanced furthermore by a melodic backdrop of the charming waterfall water feature circulating from two small feeder ponds.

In summary, a unique opportunity to acquire an impressive, family home in a truly unrivalled setting with one bedroom, bothy, approximately 20 acres of grounds and development opportunities.
Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.