

GLENSIDE FARM



GLENSIDE FARM, BY PLEAN, STIRLING, FK7 8BA

Larbert 3.6m Stirling 5.5m Denny 5.8m Falkirk 6m Glasgow 25.5m Edinburgh 35 m



West and south elevation of the house



The pond

VERY SPACIOUS SECLUDED YET CENTRAL 5/6 BEDROOM COUNTRY HOUSE WITH ATTACHED ANNEX/GRANNY FLAT. THE PROPERTY SITS WITHIN LARGE PRIVATE GARDENS, INCLUDING A POND AND TENNIS COURTS, NUMEROUS OUTBUILDINGS INCLUDING 6 STABLES, A PORTAL FRAMED SHED AND TWO LEAN-TO'S. (At least one of the outbuildings would qualify to be converted into a house or would be suitable for kennels/cattery)

The house is very spacious, centrally heated and fully double glazed. The adaptable accommodation, all on one level consists of:

Utility Room, w.c, Dining Kitchen, Conservatory, Sitting Room, Office, Wet Room, Master Bedroom with dressing area and en-suite bathroom, 4 further bedrooms

Annex: Ground Floor: Dining kitchen, lounge, shower room

First Floor: Two double bedrooms, bathroom

OFFERS OVER £650,000

Situation

Glenside Farm Farmhouse sits within 20.83 acres of land and is surrounded by lovely gardens which include a small pond and a vegetable garden. The property sits off the quiet A872, but is also only 5 minutes drive to the M9 motorway which provides excellent commuter access. Primary schooling is available in the nearby town of Plean which also provides local amenities. The property is in the catchment area for Bannockburn, Denny and Larbert High Schools. There is a school bus to Dollar Academy. The larger towns of Falkirk and Stirling are only a short 10 minutes drive away.



North and East elevation of the house



The Tennis Court

DESCRIPTION

Utility Room
4.10m x 5.10m
13'4 x 16'7

(N)

Rear entrance door, window to north, two velux windows, double stainless steel sink, plumbing for washing machine, tiled floor, clothes drying pulley, boot rack, oil fired boiler. Door to wc and separate door to hallway leading to bedrooms. Fitted book case then three stairs down to hallway leading to kitchen, lounge and bedrooms

W.C.
1.25m x 1.25m
4'10 x 4'10

white w.c and wash hand basin, tiled floor

<p>Kitchen 6.0m x 5.5m 19'6 x 18'0</p>	<p>(N,E,S)</p>	<p>Large newly fitted dining kitchen with wall and base units, stainless steel sink and drainer, Aga Cooker with extractor hood, Separate island with wooden worktop which has removable metal covering, two windows to north, porthole window to east, door to porch and stable door to conservatory.</p>
<p>Porch 4.9m x 1.9m 16' x 6.2</p>	<p>(E)</p>	<p>Half glazed side entrance door with windows either side. Large storage cupboard, tiled floor.</p>
<p>Conservatory 3.8m x 4.6m 12'4 x 15'0</p>	<p>(E,S,W)</p>	<p>Spacious conservatory with tiled floor, doors opening onto decking area in front garden, door leading to lounge Lovely views eastwards over to the pond, south eastward to the tarred driveway and tennis court and southward and westward over garden</p>
<p>Lounge 8.8m x</p>	<p>(S,E)</p>	<p>Lounge with large bay window with window seating, stone fireplace and open fire with granite marble effect Tiles, oak flooring</p>



The Kitchen



The Conservatory

Hallway
7.5m x 1.2m
24'6 x 3'9

Hallway providing access to office, master bedroom, wet room, large storage cupboard (2.8m x 1.7m)

Office
3.8m x 3.0
12'4 x 9.8m

(S)

Currently used as an office with built in bookshelves. Window overlooking rear garden

Master Bedroom
4.5m x 4.2m
14'7 x 13'7

(S,W)

Large airy bedroom with laminate floor, windows to south and west, doorway to large Dressing area (4.67m x 1.60m) with double fitted wardrobes , laminate flooring, 3 stairs to en-suite bathroom with bath, sink and w.c., fully tiled walls, window to west



The Lounge



Master Bedroom

Wet Room
2.5m x 2.3m
8'2 x 7'5

Tiled wet room with white w.c, wash hand basin and Mira Electric Shower, two handrails

Bedroom 2
3.7m x 2.7m
12'1 x 8'8

(W) Single bedroom with fitted wardrobe, window to west

Hallway
16.8m x 1.5m
55'0 x 4'9

(E) With two windows to east and velux window, storage cupboard providing access to utility room, bedrooms 3, 4, 5, and sloping floor leading to annexe/granny flat

Bedroom 3
4.1m x 3.7m
13'4 x 12'1

(W) Double bedroom with window to west, White wash hand basin, radiator



The Wet Room



Aerial View of Farm

Bedroom 4 3.9m x 2.4m 12'7 x 7'8	(W)	Single Bedroom with window to west, radiator
Bedroom 5 3.9m x 2.3m 12'7 x 7'5	(W)	Single Bedroom with window to west, radiator, fitted cupboard with shelves
Annexe/Granny Flat		
Lounge 4.4m x 3.2m 14'4 x 10'4	(W)	Lounge with French door opening onto garden
Kitchen 4.8m x 4.1m 15'7 x 13'4	(S)	Floor and base units with oven, hob and extractor fan, stainless steel sink and drainer, large storage cupboard, door to shower room and lounge, wooden banister with stairs to upper level, partly glazed hardwood storm door leading to yard outside
Shower Room 2.1m x 1.5m 6.8 x 5'1		Shower cubicle with Mira electric shower, white w.c and wash hand basin
First Floor		
Mezzanine Level		
Bedroom 1 4.3m x 4.1m 14'1 x 13'4	(E,S)	Spacious double bedroom with two velux windows, two small windows overlooking yard to east and south
Upper level		Hallway with large storage cupboard, door to bedroom 2 and bathroom

Bedroom 2
6.2m x 4.1m
20'3 x 13'4

(W)

Large bedroom with velux window, small window to west

Bathroom
2.8m x 1.7m
9'1 x 5'5

Cream w.c., wash hand basin and corner bath with wooden surround, laminate flooring, radiator, velux window



Portal Framed Shed, Garage and Outbuilding



The Annexe/Granny flat which extends into the building on the left

The Gardens

The gardens incorporate planted gardens together with a large decking area with plenty of room for outdoor entertaining/dining barbeques etc. The gardens provide lovely views and offer a high degree of privacy. The grounds are stocked with a variety of mature trees and shrubs and there is a duck pond to the south east of the house, and there is also a vegetable garden. There is a full sized tennis court. There is outside water and power.

Outbuildings and land

The property has a variety of outbuildings including a cattle shed, 3 loose boxes, 4 stables, new 80 x 60 shed, feed store, 2 garages and workshop, including a smiddy with a fire. The property sits in around 20 acres of land which is currently split into paddocks which are presently laid down to grass and being used for grazing horses. All the paddocks have water troughs installed.

Likely Planning Consent

The traditional shed could be converted into a dwelling house and the steading would be suitable for a commercial kennels/cattery all subject to planning. The planners are considering allowing housing even on buildings footprints where the buildings are not of traditional build in line with planning policy SPP15

Services

Mains water to the end of the road and a private pipe, which is insured by the present owners, runs to the house. There is electricity, oil central heating, with two separate boilers, one of which services the annexe/granny flat. There is private drainage. Council Tax Band G .

Viewing and Registering an interest

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae Limited, 27 East Port, Dunfermline, Fife KY12 7JF Tel 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends) Fax 01383 621180.

Closing Date

Prospective purchasers are advised to register their interest in the property to ensure that they are give notice of any closing date. Failure to register interest may result in the property being sold without notice.

Directions

Follow signs for M9 towards Stirling, At Junction 9, take the A91 exit to Stirling. At the roundabout take the 1st exit onto the A872 heading towards Denny. Take the second turning on the left . Head down this road for approximately 1 mile and the property can be found on the right hand side.

Property mis description.

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

Property details prepared J.