



# Callander Lodge Gardener's House

Leny Feus, FK17 8AS

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# Introduction

Callander Lodge Gardener's House is situated in Leny Feus. This area was developed in response to the arrival of the railway in Callander – many of these houses were built to offer accommodation to wealthy tourists spending the summer months in Callander. The property is Category B listed and is of stone construction with a slate roof. The surrounding gardens, originally the kitchen garden for the Lodge, extend to 0.42 acres (0.17 ha).

The cottage is in need of full renovation works. However, being linked to the Coach House, which has an internal floor area estimated to be 115 sqm, there is tremendous scope for further development, subject to obtaining the required Planning Consent.

Please note that the appliances and systems in the property, including the heating system, are sold as seen and no warranty is given.





A solid door opens into the hallway and to the right is the main living room. It has windows on two sides, two storage cupboards and a brick fireplace with a wood burning stove. A connecting door gives access to a ground floor room which is currently being used as a ground floor bedroom.

To the left of the hallway is the kitchen with base and wall units and a fireplace. A connecting door gives access to another public room which would also serve well as a dining room. Completing the ground floor is the shower room with WC and wash basin.

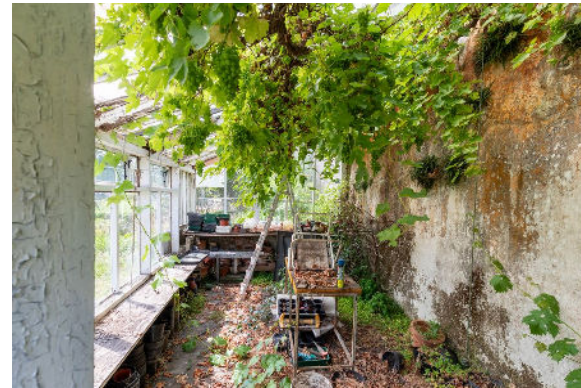
An external staircase provides access to two further rooms to the left and to the right there is an entrance to the upper floor of the attached Coach House.





Externally, the walled garden grounds extend to 0.42 acres (0.17 ha). One section of the grounds were originally the kitchen garden for Callander Lodge.

Spread throughout the rest of the grounds are mature trees and colourful shrubs.



Adjacent to the boundary wall is a large greenhouse, still containing grapevines. The greenhouse has now fallen into disrepair.









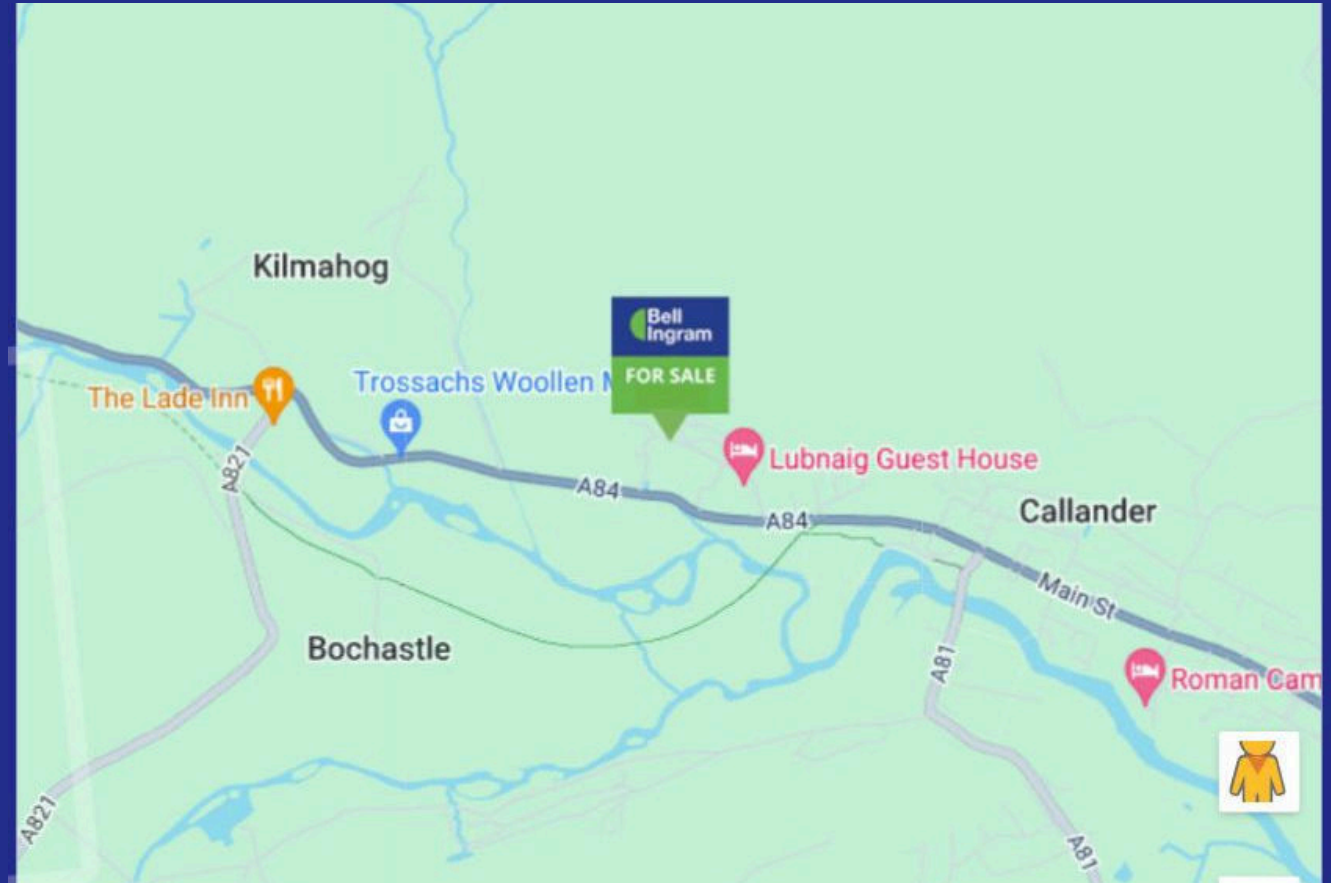
# Location

Leave Stirling on the A84 signposted "Doune and Callander". Travel for approximately 13 miles and continue through the town of Callander. As you reach the national speed limit sign, leaving Callander, the last road on the right is Leny Feus. Follow the road for about 200m and the entrance to Callander Lodge is on the right hand side. For viewers using the 'what3words' app, the entrance to Callander Lodge is at [///blogging.sigh.founders](https://www.what3words.com/?w3w=///blogging.sigh.founders)

The town of Callander provides everyday amenities, including a post office, supermarkets, specialist food shops, florist, chemist, library and a health centre.

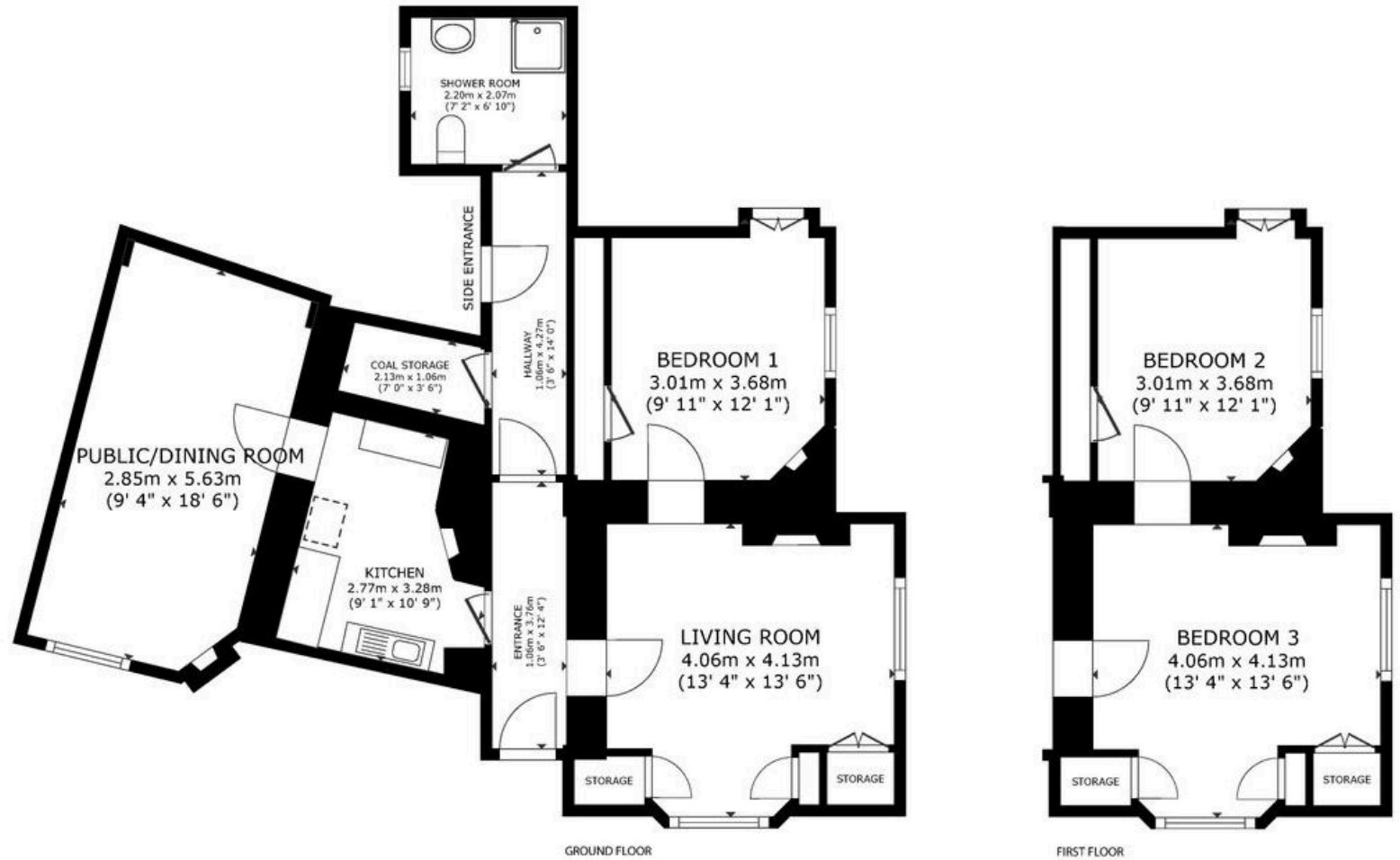
There is a primary and secondary schools in the town. The McLaren leisure centre is a popular sports complex and there is a network of routes for walking, cycling and horse riding. Callander Golf Club lies to the north of the town and there is a sailing club to the west on Loch Venachar. The River Teith is famous for its trout and salmon fishing. The city of Stirling, 16 miles away, is the historical heart of Scotland, with Stirling Castle, Bannockburn and the Wallace Monument just a few of the many sights to visit in the local area.

The pivot of the motorway network is only three miles to the west of Stirling, giving quick access to Edinburgh and Glasgow. Both Edinburgh and Glasgow Airports are within easy reach. There is a wide range of private schools close by, including Beaconsburn, Dollar Academy, Strathallan, Morrison's Academy and Glenalmond. Stirling University is also located in Bridge of Allan.



# Plans

217 sqm in total



## Callander Lodge Gardener's House, Leny Feus, Callander, FK17 8AS

GROSS INTERNAL AREA  
GROUND FLOOR 76.0 m<sup>2</sup> (818 sq.ft.), FIRST FLOOR 25.7 m<sup>2</sup> (276 sq.ft.)  
TOTAL : 101.7 m<sup>2</sup> (1,094 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# Details


Local Authority  
Stirling Council

Council Tax  
Band = D

Tenure  
Freehold

EPC  
EPC Rating = E

Gardener's House

| Energy Efficiency Rating                    |   | Current                    | Potential                                                                           |
|---------------------------------------------|---|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |   |                            |                                                                                     |
| (92+)                                       | A |                            |                                                                                     |
| (81-91)                                     | B |                            | 83                                                                                  |
| (69-80)                                     | C |                            |                                                                                     |
| (55-68)                                     | D |                            |                                                                                     |
| (39-54)                                     | E | 47                         |                                                                                     |
| (21-38)                                     | F |                            |                                                                                     |
| (1-20)                                      | G |                            |                                                                                     |
| Not energy efficient - higher running costs |   |                            |                                                                                     |
| England, Scotland & Wales                   |   | EU Directive<br>2002/91/EC |  |

## Services & Additional Information

Mains water, electricity, gas and drainage.

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 referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set. In addition, the seller reserves the right to not accept the highest or indeed any offer.



Leny Feus, FK17 8AS

Offers Over £250,000



Carl Warden

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