



... a second generation  
family business

# CAIRN HALL

BALFRON, STIRLINGSHIRE, G63 0QS

Balfron village about 1 mile : Glasgow about 20 miles :  
Edinburgh about 50 miles : Stirling about 20 miles

A STUNNING MODERN MANSION HOUSE OF CIRCA 6000 SQUARE FEET ENJOYING A  
360 DEGREE VIEW FROM THE CAMPSIE HILLS TO LOCH LOMOND,  
THE TROSSACHS AND BEN LOMOND

COMPLETE SECURITY AND PRIVACY

Vestibule, Reception Hall, Powder Room, Conservatory, Drawing Room, Dining Room,  
Living Room, Dining Kitchen, Master Bedroom with En Suite Bath and His & Hers Walk-Ins,  
Three Bedrooms with En Suites, and Cinema

Garaging, Garden Store, Potting Shed, Greenhouse  
Walled Garden

Implement shed with workshop and mezzanine, 1,350 square feet footprint

Charming gardens down to ornamental ponds and barbeque deck





**BALFRON - Cairn Hall, G63 OQS**

## **BALFRON - Cairn Hall, G63 0QS**

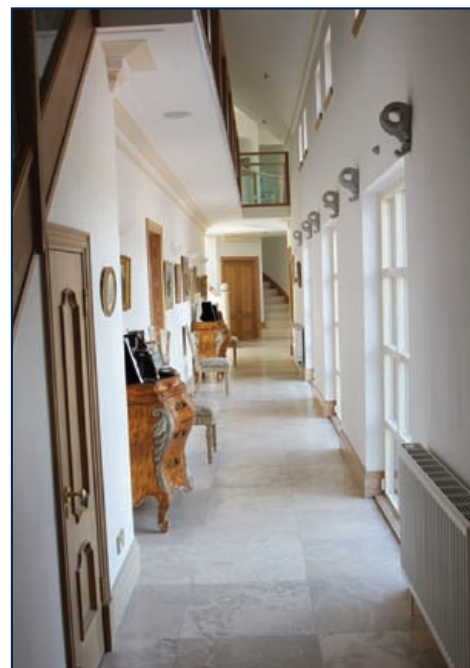
CAIRN HALL, ARGUABLY ONE OF THE FINEST HOMES IN THE LOWER STIRLINGSHIRE AREA, WAS FORMERLY CAIRN HALL FARM OPERATING UP UNTIL THE LATE 1990'S AND ENJOYS ONE OF THE HIGHEST RESIDENTIAL ELEVATIONS IN STIRLINGSHIRE. IN 1999, THE CURRENT OWNER DEMOLISHED THE EXISTING FARM AND OUTBUILDINGS TO FORM THIS OUTSTANDING FAMILY HOME EXTENDING TO CIRCA 6,000FT<sup>2</sup>, COMMANDING PANORAMIC VIEWS INCORPORATING IMMEDIATE ASPECTS TOWARDS THE CAMPSIES, FINTRY HILLS, BEN LOMOND AND THE BRAES OF DOON.



ENJOYING POLICIES OF CIRCA 5 ACRES OF FORMAL GARDEN GROUNDS, THE PROPERTY AFFORDS MAXIMUM PRIVACY ACCESSED VIA PRIVATE TARMACED, TREE AND GRASSED VERGED DRIVEWAY OVER ONE KILOMETRE. ON APPROACHING THE HOUSE THE DRIVEWAY CONTINUES OVER A STONE BRIDGE THROUGH LANDSCAPED CASCADING PONDS LEADING TO A MONOBLOCKED COURTYARD WITH PARKING FOR SEVERAL CARS.



TRADITIONALLY CONSTRUCTED WITH SLATE ROOF, BLOCK AND CAST FINISH INCORPORATING RED SANDSTONE LINTELS AND COINS, THE SUBJECTS FORM AN IMPRESSIVE AND CHARMING MANSION WITH 360° ASPECTS TO FRONT OVER CASCADING PONDS, AND ASPECTS TO THE SOUTH AND WEST OVER THE GOLF COURSE. THE SPECIFICATION INCLUDES HIGH LEVEL OF WALL, FLOOR AND ROOM INSULATION TOGETHER WITH DOUBLE GLAZED HIGH PERFORMANCE SCANDINAVIAN TYPE WINDOWS THROUGHOUT.



COMPLETED TO PERFECTION BY CRAFTSMEN, INCLUDING STONE MASONS AND CARPENTERS, THE FINISHES PRESENT THIS HOME TO AN OUTSTANDING LEVEL WITH A RANGE OF LUXURIOUS MATERIALS, COMPRISING MARBLE, GRANITE, LIMED OAK, BRASS DOOR FURNITURE AND ORNATE CORNICING, FOUND THROUGHOUT THE LIGHT, SPACIOUS TEN APARTMENTS.

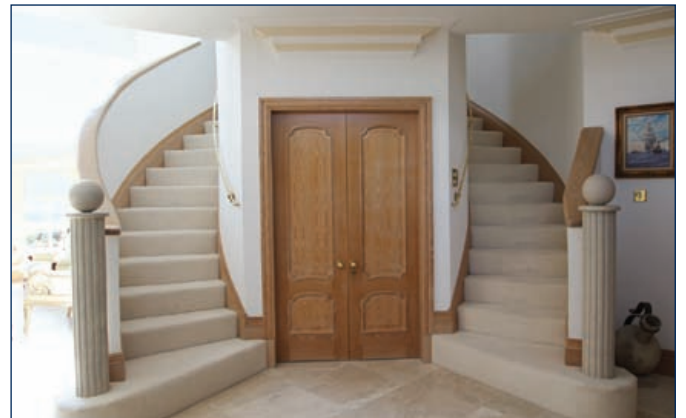
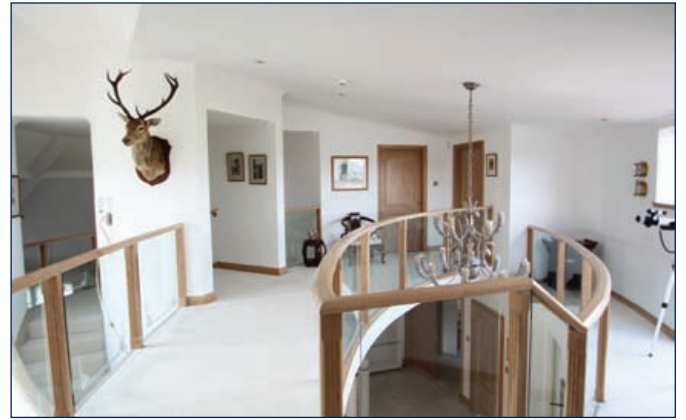
## **BALFRON - Cairn Hall, G63 0QS**

PRESENTED IN A 'MANHATTAN STYLE', THE PROPERTY IS OFFERED AS 'WALK IN' CONDITION, WITH ACCOMMODATION COMPRISING, ENTRANCE VESTIBULE ACCESSED FROM SANDSTONE STEPS IN A CRESCENT SHAPE THROUGH SOLID DOUBLE TIMBER STORM DOORS, LEADING TO A VAULTED ENTRANCE HALLWAY WITH FEATURE BARRELLED TWIN STAIRCASE. FROM THE ENTRANCE HALLWAY, THIS LEADS TO THE CONSERVATORY WITH ACCESS TO THE DINING ROOM AND REAR TERRACE. THE ENTRANCE HALL ALSO GIVES ACCESS TO THE BAR, MASTER SUITE, LIVING ROOM AND KITCHEN. THE KITCHEN GIVES ACCESS TO THE DINING AREA, BOOT ROOM, LARDER, PREPARATION KITCHEN AND UTILITY ROOM, GIVING ACCESS TO THE GARAGE AND HOME CINEMA. THE UPPER HALLWAY OFFERS A SUSPENDED WALKWAY WITH ACCESS TO BEDROOM TWO, BEDROOM THREE AND BEDROOM FOUR, ALL EN-SUITES AND STUDY. THERE IS A SECONDARY STAIRCASE WHICH ARRIVES AT THE UPPER GALLERY.

ALL GROUND FLOOR DOORWAYS ARE OVER ONE METRE IN WIDTH TO SUIT WHEELCHAIR ACCESS AND ALL CEILING LEVELS ARE ABOVE STANDARD 2.7 METRES HIGH. ON THE UPPER FLOOR, THE DOORS AND CEILING HEIGHTS ARE 2.5 METRES STANDARD.

OUTSIDE, THE HOUSE ENJOYS PRINCIPAL GARDENS & ACCESS DRIVE OF CIRCA 5 ACRES WITH COURTYARD TO THE FRONT FOR PARKING, LEADING TO INTEGRAL GARAGING AND WALLED GARDEN TO THE SOUTH AND REAR, MAINLY LAID TO LAWN WITH MATURE BORDERS. THE GARDENS TO THE WEST AND EAST ARE LAID TO LAWN, ROLLING DOWN TO THREE LARGE PONDS WITH WALKWAY AND SUMMER HOUSE. THERE IS A SUBSTANTIAL IMPLEMENT SHED FOR STORAGE WITH POWER AND WATER. ALL THE BOUNDARY AND MARCH FENCES WERE RENEWED IN 2000.











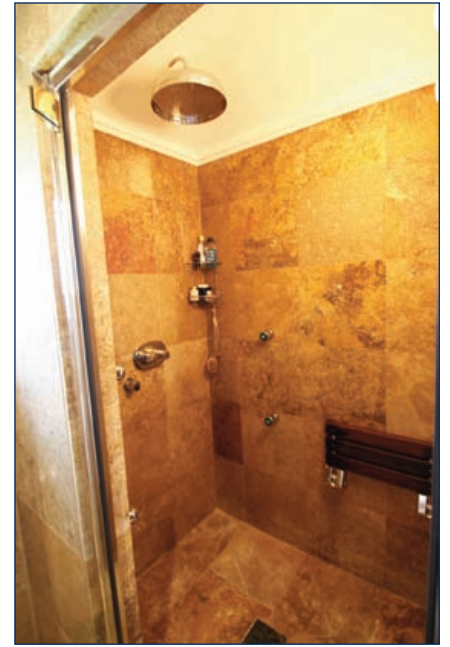




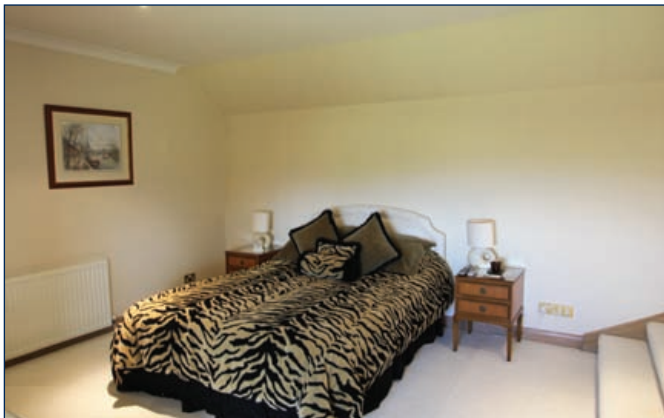








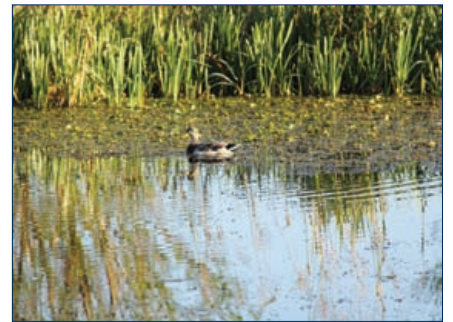


















<b>Boot Room</b>	<b>7' 6" x 9' 4"</b>	<b>Conservatory</b>	<b>19' 6" x 14' 1"</b>
<b>Cloaks</b>	<b>3' 0" x 5' 11"</b>	<b>Drawing Room</b>	<b>22' 3" x 21' 11"</b>
<b>Larder</b>	<b>3'9" x 5' 11"</b>	<b>Bar</b>	<b>6' 0" x 6' 0"</b>
<b>Utility Room</b>	<b>8' 8" x 10' 3"</b>	<b>Master Suite</b>	
<b>Preparation Kitchen</b>	<b>9' 1" x 9' 6"</b>	<b>Bedroom</b>	<b>16' 2" x 16' 4"</b>
<b>Kitchen</b>		<b>Bath</b>	<b>12' 1" x 5' 11"</b>
<b>Dining area</b>	<b>19' 0" x 12' 5"</b>	<b>WC</b>	<b>6' 2" x 4' 5"</b>
<b>Cooking area</b>	<b>11' 0" x 11' 0"</b>	<b>Shower room</b>	<b>6' 2" x 6' 11"</b>
<b>Garage</b>	<b>29' 5" x 20' 0"</b>	<b>Dressing – hers</b>	<b>12' 1" x 6' 4"</b>
<b>Garden Loo</b>	<b>5' 0" x 4' 2"</b>	<b>Dressing - his</b>	<b>10'2" x 5' 2"</b>
<b>TV Room</b>	<b>13' 5" x 19' 0"</b>		
<b>Dining Room</b>	<b>13' 5" x 19' 0"</b>		



**Bedroom Four**

Bedroom	14' 5" x 13' 5"
Bathroom	6' 10" x 13' 5"
Wardrobe	9' 3" x 5' 4"
Study	19' 1" x 7' 1"

**Bedroom Two**

Ensuite 'jack & jill'	11' 10" x 16' 9"
Bedroom Three	12' 3" x 8' 7"
Cinema	11' 10" x 16' 9"
Loft Areas	20' 6" x 15' 4"

11' 10" x 16' 9"

12' 3" x 8' 7"

11' 10" x 16' 9"

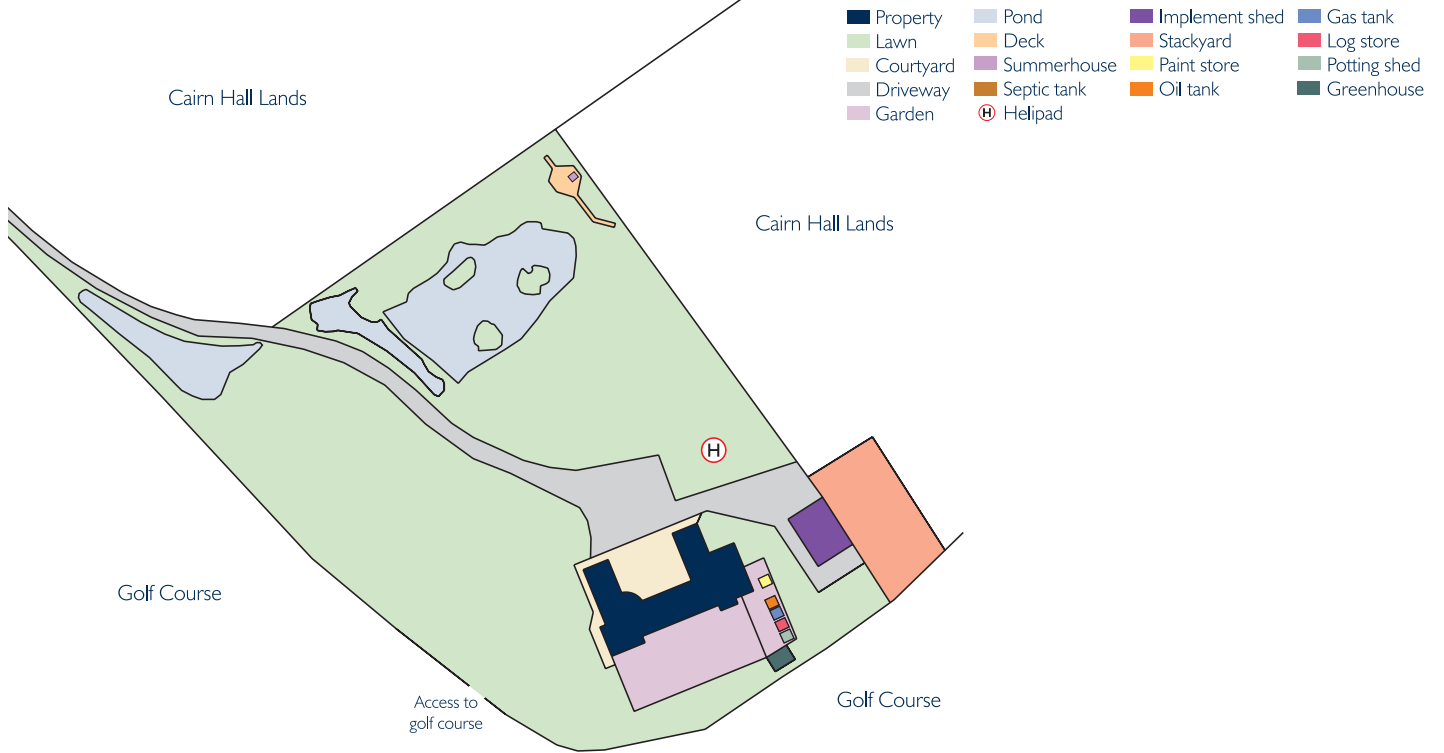
20' 6" x 15' 4"

**Outside**

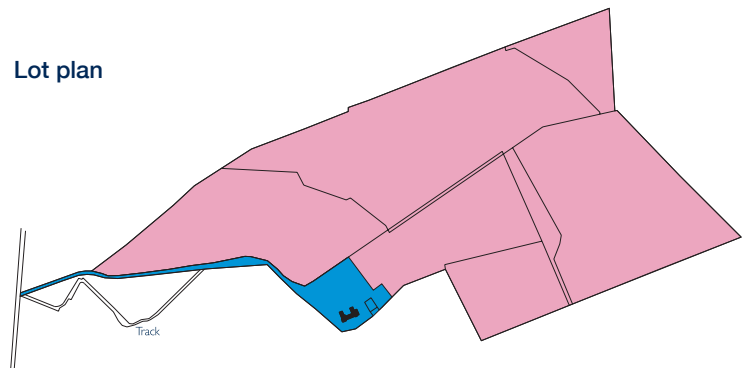
Paint store / Potting shed / Oil tank

Gas tank / Greenhouse / Implement shed 45' 0" x 30' 0"

# Site plan



# Lot plan



■ Lot 1    ■ Lot 2



**Price**

The subjects are to be sold in two Lots, 1 & 2.

**Lot 1** comprises the house, circa 5 acres of immediate ground and driveway.

**Lot 2** comprises 57.34 ha (146.87 acres) 22.90 pasture and 34.44 rough grazing.

Lot 2 will not be sold prior to Lot 1.

**Deposit**

A deposit may be required 7 days after the conclusion of missives.

**Fixtures & Fittings included in the sale**

All light fittings, carpets, audio and projection equipment. All other by negotiation.

**Services**

The property is connected to mains water, oil and electricity and drainage is by septic tank. Heating is by means of two oil fired boilers which serve the central heating system also heating a pressurised domestic hot water supply. In addition there are two immersion systems. The property is wired for both 120v and 240v.

**Vendor**

Clients of G&S Properties

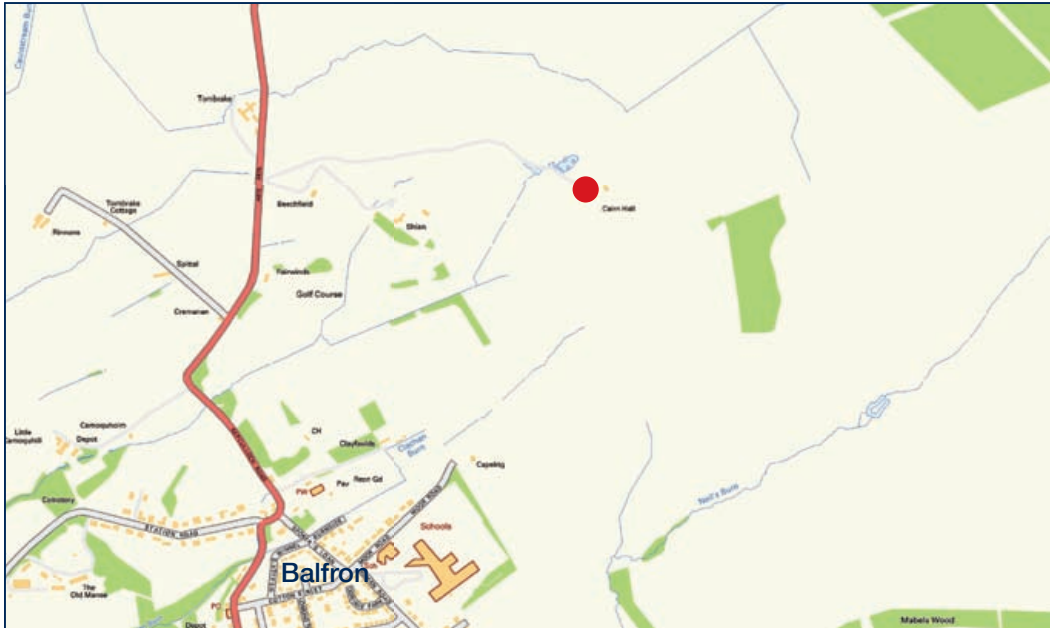
**Negotiator**

Mark Adams

**Reference**

000923





Contains Ordnance Survey data © Crown copyright and database right 2011

## Travel Directions

From Milngavie travel North on the A81 heading towards Blanefield and Killearn. Pass through Killearn and follow the road to Balfron. On entering Balfron pass the petrol station on your right hand side and continue all the way through the village on Buchanan Street up the hill. Continue on the Stirling Road and you will pass Balfron Golf Club on your right and approximately 1 mile outside the village you will see the gates for Cairn Hall on your right. The property is marked in red on the attached map.

The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested. We have not tested any electrical or other appliance/equipment and purchaser should make their own enquiries. No warranty is given. All sizes are approximate only. Plan is schematic only.

G & S Properties give notice that:

- 1) These particulars do not form any part of an offer or contract.
- 2) They are intended to give a fair description of the property, but neither G & S Properties nor the vendor accepts responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness.

## Head Office

Exchange House  
50 Drymen Road  
Bearsden  
G61 2RH

Tel: 0141 942 9090  
Fax: 0141 942 0775  
Email: [info@gsproperties.co.uk](mailto:info@gsproperties.co.uk)

## West End Office

330 Byres Road  
Glasgow  
G12 8AP

Tel: 0141 334 1111  
Fax: 0141 334 2112  
Email: [info@gsproperties.co.uk](mailto:info@gsproperties.co.uk)

## Partners

Gordon H. Adams  
Sandra D. Adams  
Mark A. Adams B.A. Hons  
Jamie P. Adams BSc





...over 40 years of selling &  
renting family homes



Head Office: Exchange House, 50 Drymen Road, Bearsden G61 2RH :: Tel: 0141 942 9090 Fax: 0141 942 0775 :: Email: [info@gsproperties.co.uk](mailto:info@gsproperties.co.uk)

West End Office: 330 Byres Road, Glasgow G12 8AP :: Tel: 0141 334 1111 Fax: 0141 334 2112 :: Email: [info@gsproperties.co.uk](mailto:info@gsproperties.co.uk)