

**Springbank, School Road, Lochearnhead, FK19 8PR**

**Offers Over £325,000**

**Adjacent Plot - Price on Application**





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Irving Geddes are delighted to offer for sale this handsome, fully refurbished four bedroom period Villa enjoying a most peaceful & private elevated location within beautiful Lochearnhead. Set amidst an area of striking natural beauty, Lochearnhead is situated at the western end of Loch Earn at the foot of Glen Ogle & is a haven for those keen on venturing into the great outdoors. Easily accessible, Lochearnhead is located on the main arterial road providing access to Perth, Crianlarich and Stirling.

Springbank was extensively damaged by a falling tree during storms in 2015 and has since undergone a substantial programme of refurbishment. Amongst the considerable list of works include a completely new roof, first floor windows, flooring, plumbing/electrics, full insulation and redecoration.

Set over two floors, the flexible accommodation comprises on the ground floor: a charming VESTIBULE, good sized LOUNGE and FAMILY ROOM, SNUG, KITCHEN with DINING AREA, SHOWER ROOM, UTILITY ROOM, STORE, BOILER ROOM & REAR PORCH. There are FOUR BEDROOMS and FURTHER BATHROOM on the upper floor. A hatch in the upper landing, with folding wooden ladder, provides access to a most useful fully-clad attic space which benefits from power/lighting and two large Velux windows.

Externally there are private gardens, principally to the front and side of the property, laid mainly to lawn with extensive mature planting. There is an adjoining store to the side and further outbuildings consisting a brickwork coal store, metal container garden store, along with a circular barbecue hut. A plot with full planning permission lies adjacent to the property is also available (further details are available on page 6 of these particulars)

Essentially Springbank is a 'new' Edwardian house, a fine property which retains its period charm with the significant benefit of having had a refit to modern building standards. Likely to have broad appeal, early viewing is advised.

### Viewing

Strictly by appointment through Irving Geddes on 01764 670325/653771.

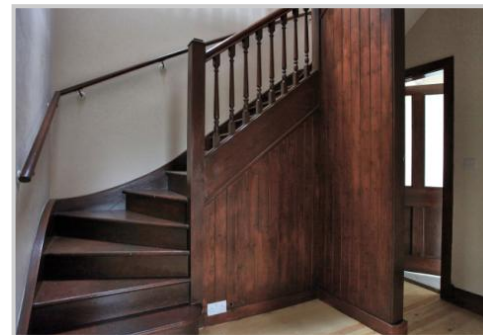
### Energy Performance

Rated 'F' for efficiency.

Council Tax Band 'F'.

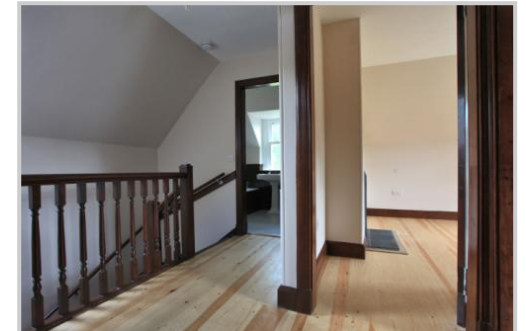
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A substantial residential plot located to the rear of Springbank with full planning permission for a 4/5 bed detached villa with separate double garage. Designed by award winning local architects firm, James Denholm Partnership, the 174m<sup>2</sup> villa will be clad in natural rubble stone & timber with roofing in natural slate.

Full details of the plans and permissions passed are available through the Loch Lomond and Trossachs e-planning website - reference 2015/0373/DET.



The site plan for Springbank shows a proposed house and garage. The house is labeled 'Proposed House FFL 116.5m' and includes a 'Terrace', 'Main Entrance', and 'Side Entrance'. The garage is labeled 'Proposed Garage FFL 115.5m'. The plan includes numerous annotations: 'Existing trees (to be retained)', 'New trees to be planted adjacent to an existing tree along the North-West boundary', 'Existing tree to be reduced in height and pruned to remove heights overhanging the proposed site area', 'Road protection barriers indicated push-out', 'Existing fence to be removed', 'New driveway (gravel finish)', 'Existing fence to be removed (indicated dashed)', 'New screen (bamboo finish)', and 'Existing retaining wall to be removed (indicated dashed)'. The plan also shows 'Proposed protection barriers indicated push-out' and 'New driveway (gravel finish)'. The site is bounded by a red line, and the surrounding area is labeled 'Springbank'.

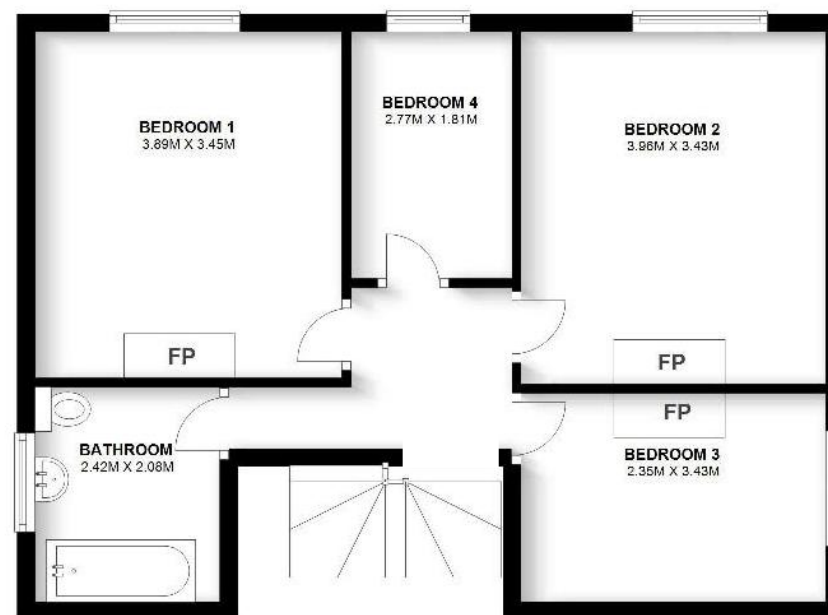


## GROUND FLOOR



These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.

## FIRST FLOOR



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