

Little Camoquhill House and Workshop

BALFRON, STIRLINGSHIRE, G63 0QP

McEwan Fraser Legal
Solicitors & Estate Agents





McEwan Fraser Legal is delighted to present this exceptionally rare mixed-use opportunity to acquire an exemplary residential family home alongside versatile commercial premises, all set on the outskirts of the popular Stirlingshire village of Balfron. Combining an impressive family residence with an income-producing commercial building, this unique holding is perfectly suited to those seeking a live-work lifestyle, investment opportunity, or future development potential.





The residential accommodation is formed over two levels and has been thoughtfully designed to provide spacious and flexible family living. The ground floor welcomes you via an inviting entrance hall leading to a generous lounge, elegant sitting room, cosy snug, and a spacious dining kitchen, creating the ideal space for both everyday living and entertaining. The accommodation is further complemented by a utility room, WC, two well-proportioned bedrooms, and a contemporary shower room.





the property

Little Camoquhill - Balfroon



THE LOUNGE



THE SNUG



KITCHEN/DINER



FAMILY ROOM





SHOWER ROOM



The first floor continues to impress, featuring a bright upper hall leading to the principal bedroom and dressing area complemented by a stylish en-suite shower room. A family bathroom serves a second bedroom on this floor, complete with an additional sitting room offering excellent flexibility as a home office or leisure space. Ample built-in storage completes this suite.





MASTER BEDROOM



BEDROOM 2



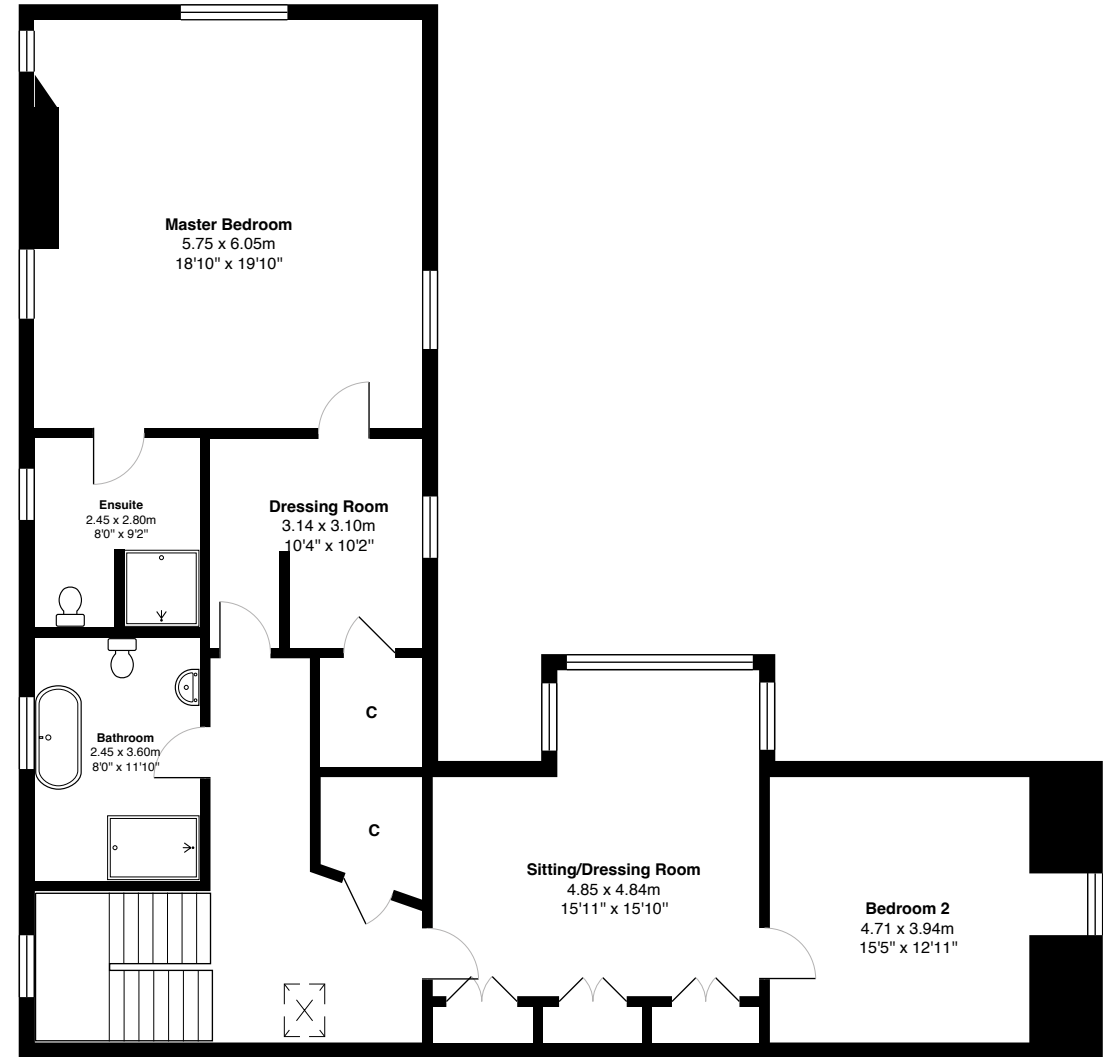
THE BATHROOM



the property



Little Camoquhill - **Balfron**





Externally, the property offers ample parking to the front, providing space for multiple vehicles. To the rear, the beautifully maintained private garden enjoys a high degree of seclusion and is not overlooked, creating a peaceful setting for relaxation and outdoor entertaining. The garden features a combination of decking and lawn areas, perfectly positioned to take full advantage of the breathtaking panoramic countryside views, offering an idyllic backdrop throughout the seasons.





the property

Little Camoquhill - **Balfour**



THE GARDEN



Adjoining the residential property is a substantial workshop with office accommodation, offering tremendous flexibility for a wide variety of commercial or lifestyle uses. The current owners operate their business from these premises; however, with the correct consents, this building presents exciting potential for conversion into additional residential accommodation, holiday letting units, ancillary accommodation or even equestrian facilities such as stables.



Adding further appeal is a large detached commercial workshop, currently occupied as a garage and generating a rental income providing an immediate revenue stream for the new owner. The garage has a 10-tonne gantry crane with an eaves height of approx 7.15m and both commercial properties benefit from a 3-phase electrical supply.

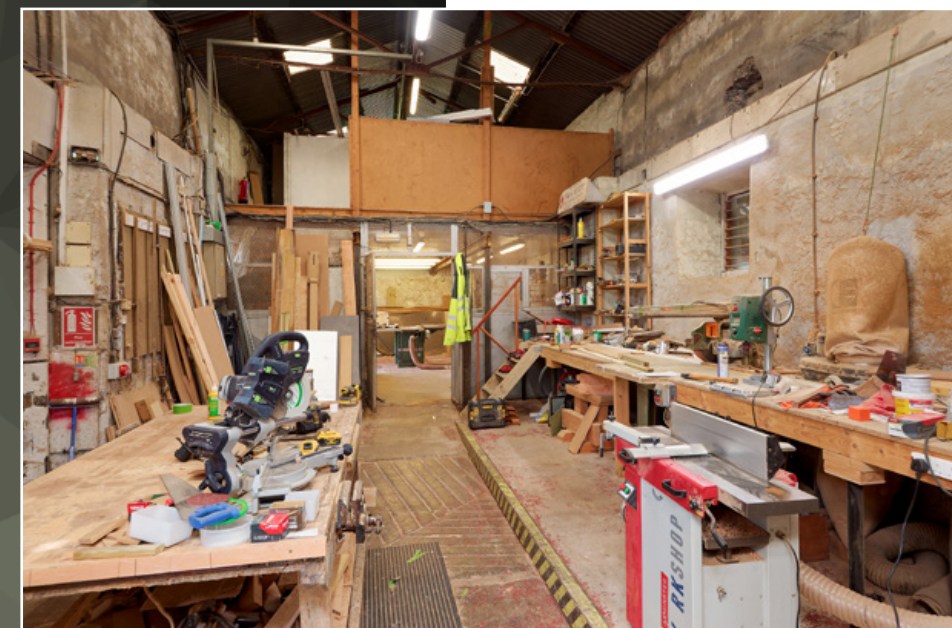
The site offers extensive yard space, generous parking, storage areas, and ample room for business operations, leisure pursuits, or future expansion, subject to the appropriate consents.





the property

Little Camoquhill - **Balfour**



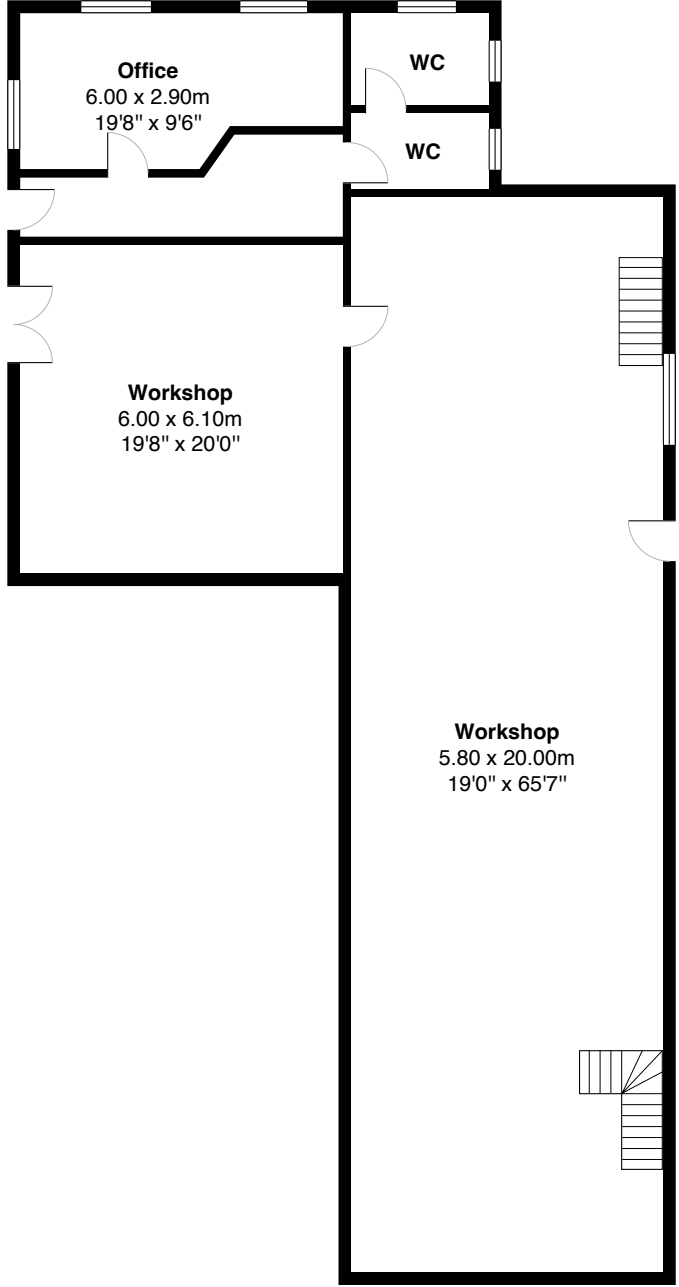
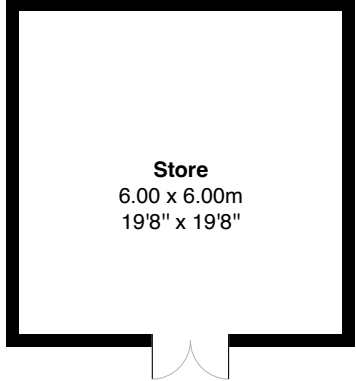
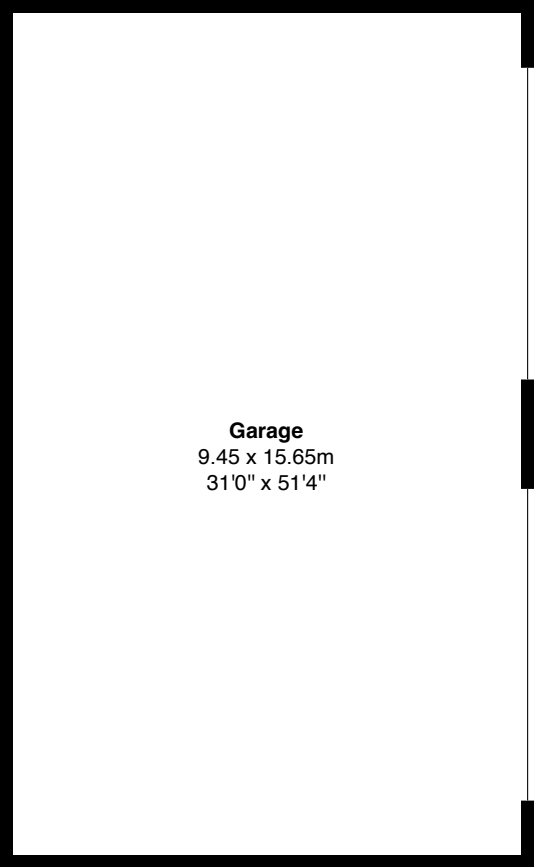
WORKSHOP



the property



Little Camoquhill - **Balfron**





This remarkable property offers an increasingly rare combination of an exceptional family home, established rental income, and significant commercial flexibility. Whether you're an entrepreneur looking to operate a business from home, an investor seeking a mixed-income asset, or a buyer searching for a unique countryside property with outstanding potential, this is an opportunity not to be missed.

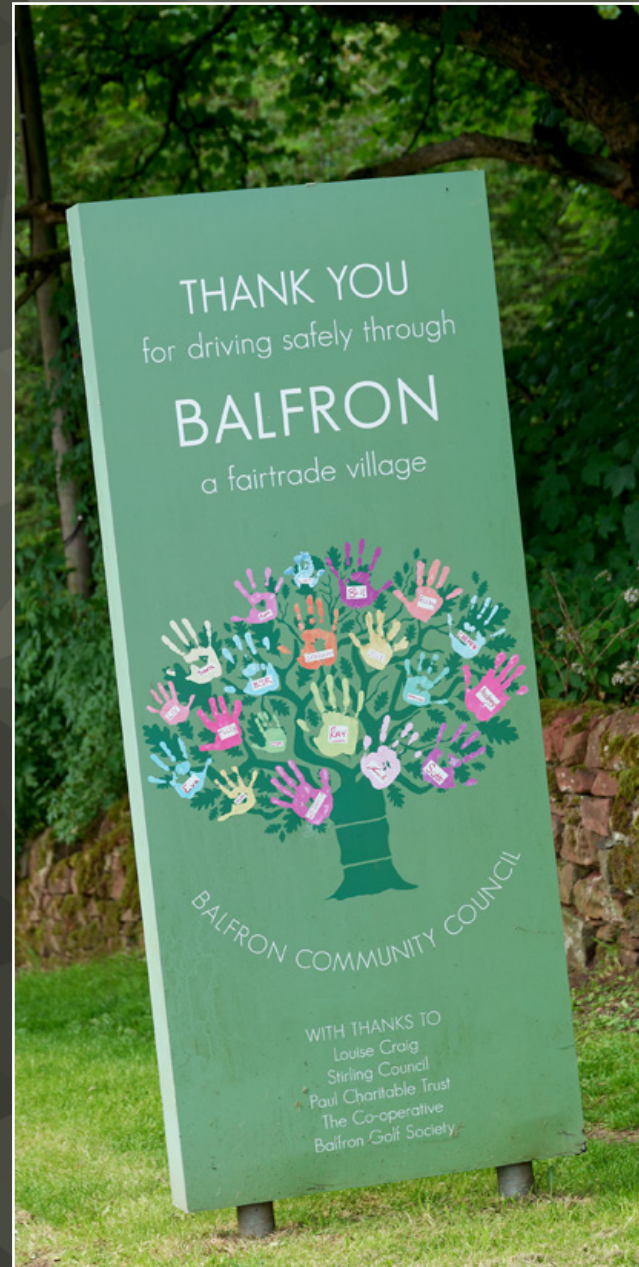
The house would also be available separately by negotiation with a flexible entry date. Early viewing is highly recommended to fully appreciate the scale, versatility, and lifestyle on offer.





THE LOCATION

Situated on the outskirts of the picturesque village of Balfron, this exceptional property enjoys the perfect balance of peaceful rural living and excellent accessibility. Nestled within the heart of the Stirlingshire countryside, Balfron is a thriving and highly sought-after village renowned for its strong community spirit, scenic surroundings, and excellent local amenities.



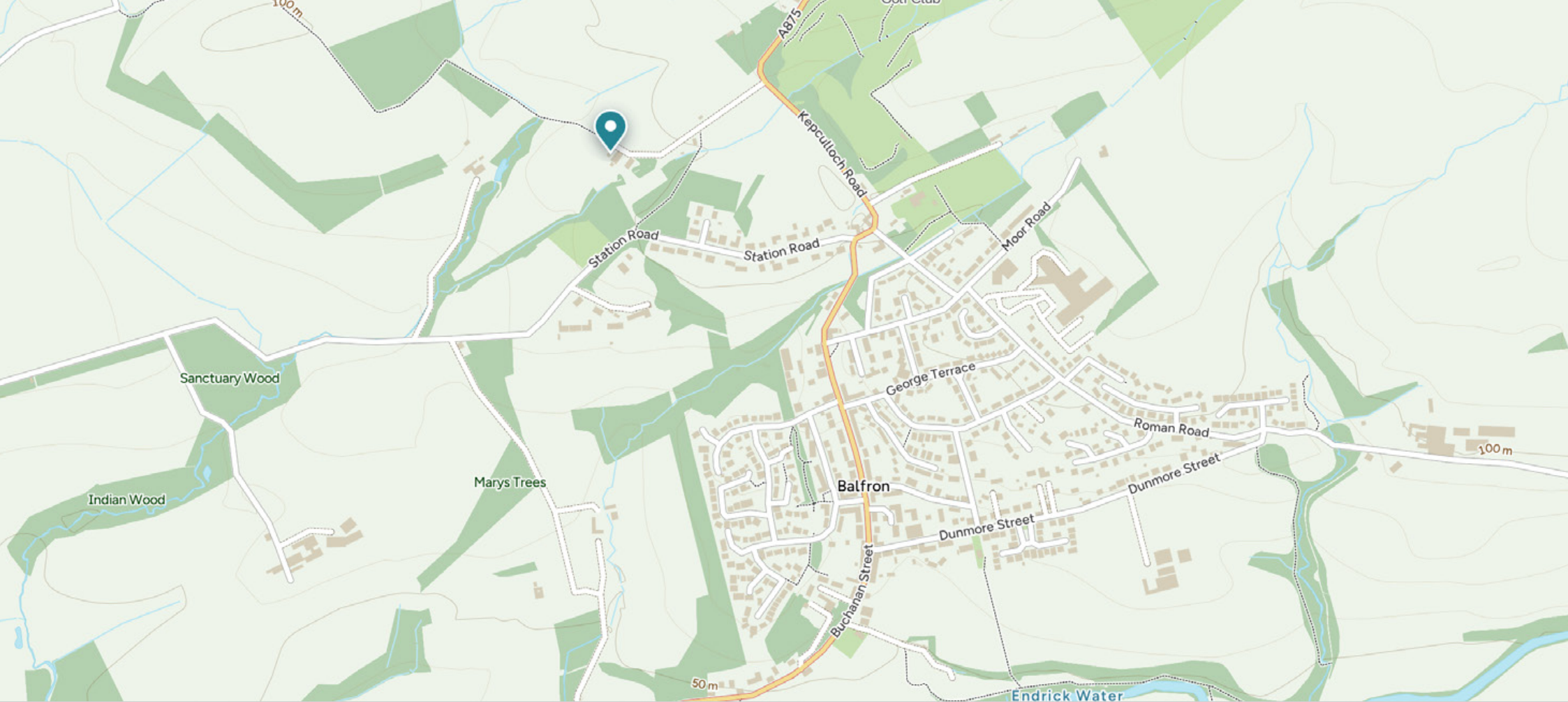
The village offers a range of everyday conveniences, including independent shops, cafés, restaurants, a supermarket, health centre, and highly regarded primary and secondary schools. The surrounding countryside provides endless opportunities for walking, cycling, horse riding, and other outdoor pursuits, while nearby attractions such as Loch Lomond and The Trossachs National Park are within easy reach.

Despite its tranquil setting, Balfron is ideally positioned for commuters, with excellent road links to Glasgow, Stirling, and Edinburgh, making it an attractive location for those seeking a rural lifestyle without compromising on connectivity.

The property's generous grounds and semi-rural position provide privacy and space while remaining just minutes from the village centre. This unique combination of countryside living, business potential, and accessibility makes the location particularly appealing to families, entrepreneurs, and investors alike.







McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01786 231 155
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
CONNIE NUGENT
 Surveyor



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer



@mflcommercial



@mcewanfraserlegalcommercial



@mcewanfraserlegalcommercial