



· HAYFORD HOUSE ·





01

CAMBUSBARRON STIRLING



he historic town of Stirling is on the banks of the River Forth and is the gateway to the spectacular scenery of the Trossachs and beyond. The town enjoys a variety of shopping facilities including banking, building society and Post Office services along with a variety of sports and leisure amenities. The town also provides educational requirements at both primary and secondary level, whilst Stirling University lies to the north of

the town. Stirling town centre is well placed for access to major motorways, as the area is served by the M9 and M876 motorways along with the A9 which gives access to Perth and the north. A mainline railway station provides rail links to Edinburgh, Glasgow, Perth and beyond while a bus station is located in the town centre, making this location ideal for commuters.



03

HAYFORD HOUSE



Hayford House, which dates back to 1850 and built for the owner of Hayford Mill, is a very attractive B listed Victorian house which has been renovated to an exceptional specification creating a very attractive modern family home while preserving key period features including cornices, fireplaces and staircase.

Hayford house is as unique as it is beautiful. The traditional building has been carefully maintained, modernised and extended both internally and externally, to create fantastic and flexible accommodation. The bespoke interior offers sophisticated living space, with exquisite, restored period detailing including ornate cornicing, fireplaces and skirtings, which is inherent with a home of this age and character. The property is accessed via

a private leafy drive, which leads to a parking area to the rear and the front of the house, whilst also giving access to the outbuildings, which incorporate two spacious storerooms and could easily be converted into additional living accommodation or would make a fabulous home office. The front garden has both a lawned and decked area. There is also a further garden area to the side of the house.

The subjects are entered via a large welcoming reception hallway with staircase off to the upper landing and access to all ground floor apartments. A useful under stairs cloakroom can be found off the hallway. The lounge is a good size, with both high ceilings and intricate ceiling cornicing. The bay window to the front aspect floods the room with natural light and offers



views over the gardens. The feature fireplace is the other key focal point of this room. There is a further mezzanine area located on the upper level located from the lounge. The open planned kitchen/dining/ family room has ample space for a dining table and chairs for more formal dining with friends and family. The picture window to the front aspect offers interesting views of the gardens. The be-spoke Clive Christian installed kitchen/breakfast room has been beautifully fitted to include a good range of floor and wall mounted units, with a striking work surface, which provides a fashionable and efficient workspace. It further benefits from a feature Rangemaster and further integrated appliances that include a dishwasher and microwave, making this the ideal kitchen for an aspiring chef. There is also an island work surface with breakfasting bar, Belfast sinks and space for an upright fridge/freezer. A spacious utility room is located off the kitchen. Access to a handy boot/boiler room is gained from here. From the kitchen, there is a hallway that leads to the rear of the property and also to the home office/bedroom and contemporary (partially-tiled) bathroom. This zone would be ideal for a

teenager or elderly relative requiring a level of independence and privacy and could easily become self-contained if desired. The original sweeping staircase leads to first-floor level, revealing three spacious bedrooms and a four-piece family bathroom. The master bedroom is the last word in luxury, with a picture window offering tremendous views into the distance and comes complete with a beautiful en-suite. All of the bedrooms have ample space for additional free-standing furniture if required. The study also has an option to used as a separate large dining room or indeed a fourth bedroom. The shower room creates the perfect ambience in which to unwind. Access to the insulated loft space can be accessed through the bedrooms as well as hallways. The specification includes oil central heating, a mixture of the original sash and sealed double glazed windows. A comprehensive security alarm system has been installed for additional peace of mind and security. **Out Buildings/Planning** : There is an approved plan/design to build additional garaging/workshop and activities room above and these plans are available upon inspection.

LIVING ROOM / MEZZANINE





KITCHEN

STUDY

BED 1 / ENSUITE

BED 2



BED 3



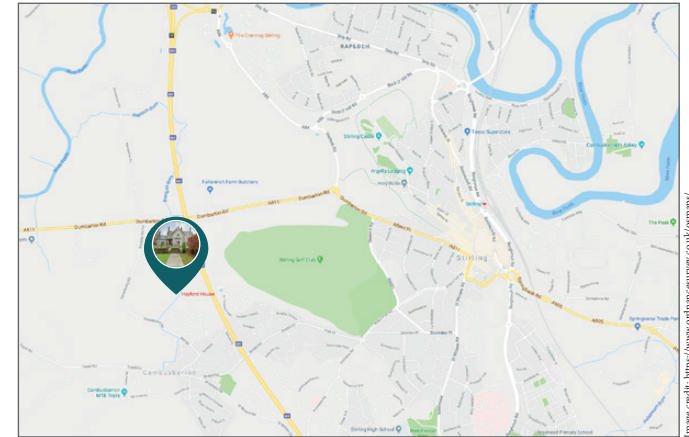
DOWNSTAIRS BATHROOM



UPSTAIRS BATHROOM



11 SPECIFICATIONS / LOCATION



Approximate Dimensions

(Taken from the widest point)

Kitchen	4.33m (14'2") x 3.90m (12'10")
Living Room	5.83m (19'2") x 4.61m (15'1")
Mezzanine	4.60m (15'2") x 5.80m (19'1")
Sitting Room	5.45m (17'11") x 4.67m (15'4")
Bedroom 1	4.70m (15'5") x 3.94m (12'11")

En-suite	3.45m (11'4") x 1.82m (6')
Bedroom 2	5.45m (17'11") x 4.28m (14'1")
En-suite	3.75m (12'4") x 2.89m (9'6")
Bedroom 3	4.43m (14'6") x 2.94m (9'8")
Study	4.69m (15'5") x 3.84m (12'7")
Bathroom	3.22m (10'7") x 1.85m (6'1")
External Garage	6.00m (19'8") x 4.06m (13'4")

Gross internal floor area (m2) : 254m2

EPC Rating : F

Extras (Included in the sale)

Floor coverings, light fittings, blinds and window dressings.

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