



THE MILK COTTAGE
STRONACHLACHAR
BY ABERFOYLE
FK8 3TX



ABOUT ARDBEG HOMES

The Ardbeg Homes development at Stronachlachar is a unique offering of seven energy-efficient rural properties. Situated in the picturesque hamlet of Stronachlachar which is located at the far end of Loch Katrine, each home benefits from a sense of calm that is perfectly in keeping with the idyllic country setting. Working with our highly experienced team, Ardbeg Homes have created these remarkable rural properties, all with a distinct character that reflects the local setting. Perfect as a prestigious family home or enviable holiday retreat these homes are carefully crafted focusing on space, light and functionality.



“...The Milk Cottage has been fully restored and extended to create a highly energy efficient single-storey, detached house focused on the interplay of space and light...”



SPECIFICATIONS

HEATING

- Air source heat pump
- Underfloor heating throughout
- Options to install a wood burning stove

THE KITCHEN

- Bespoke kitchen designed by Mihaus Kitchens & Bathrooms in a variety of materials and colours from Ardbeg's standard samples
- Siemens appliances
- Fridge freezer
- Dishwasher
- Washing machine
- BORA 4-ring induction hob with extractor fan (available as an optional extra)
- Choice of Silestone countertops and breakfast bar (available as an optional extra)

THE FLOORING

- Choice of Karndean flooring to hall, kitchen and living area from Ardbeg's standard range.
- Choice of floor tiles to bathrooms and en-suite, from Ardbeg's standard range

THE BATHROOMS

- Contemporary bathrooms and en-suite designed by Mihaus Kitchen & Bathrooms from Ardbeg's standard range
- Wall-mounted washbasin and WC
- Choice of ceramic tiles from Ardbeg's standard range
- Mirror with lights and demister pad
- Accessory package including heated towel radiator

FINISHES SELECTION

- All materials and other selections for which the purchaser is entitled to make a selection are to be chosen from the Ardbeg standard range. Sizes and specifications are subject to change without notice.
- Purchasers can choose to amend or add to the Ardbeg standard range. Any changes to the standard range are to be chosen with the assistance of the Ardbeg sales team and are subject to an additional charge, which must be paid for at the time of placing the order.



THE MILK COTTAGE IS AN ORIGINAL BUILDING WHICH HAS BEEN FULLY RESTORED, CONVERTED AND EXTENDED TO CREATE A STUNNING SINGLE-STOREY 3 BEDROOM ENERGY EFFICIENT HOME. FEATURING AN OPEN-PLAN KITCHEN, LIVING AND DINING ROOM, THREE BEDROOMS (TWO EN-SUITE), WRAPAROUND GARDENS, AND TWO PARKING SPACES, OFFERING THE ULTIMATE CONTEMPORARY LIFESTYLE IN A SUBLIME LOCATION BESIDE TWO IDYLIC LOCHS AND THE SPECTACULAR TROSSACHS NATIONAL PARK.

The entrance hallway is naturally lit creating a fantastic first impression. The open-plan kitchen, living and dining room has a generous footprint and triple-aspect windows, including glazed sliding doors to the garden and an over-sized window set in the apex of a vaulted ceiling. Bathed in warm sunshine, this reception room would accommodate a great choice of lounge furniture and a large table, providing distinct zones for everyday use. Meanwhile, the kitchen benefits from a high-specification German Kitchen, fitted with contemporary cabinetry housing a range of integrated Siemens appliances. The cottage has three spacious bedrooms: two with en-suite shower rooms and one additional bedroom. A modern family bathroom completes the home. An efficient air source heat pump system, underfloor heating, and double-glazed windows are planned throughout. Externally, the property has restored original stone work which is complemented by Lap Cladding.



AN ECO BUILD WITH IMPRESSIVE GREEN CREDENTIALS

To complement the beauty of its natural surroundings and to ensure the high-quality interiors are always at their best, the Milk Cottage has been extensively upgraded with state-of-the-art environmentally-friendly credentials. The luxury property has been constructed with high-performance structural insulated panels (SIPs) ensuring Passive Standard and unrivaled thermal and energy efficiency with minimal wastage. Furthermore, the exteriors are finished with Lap cladding, which is very resilient and aesthetically pleasing, bringing a natural look that sympathetically fits with the home's stunning location. On the inside, Milk Cottage is designed to provide maximum warmth and comfort all year round, whilst maintaining optimal efficiency with low and efficient running costs. To this end, it is equipped with an air source heat pump, as well as underfloor heating throughout. It also has a solar-panelled PV (fitted in the roof) to reduce the cost of utility bills and it has a Mechanical Ventilation with Heat Recovery system (MVHR) for a continuous supply of fresh filtered air. High-quality windows and doors add to the already impressive thermal standards and high levels of efficiency. LED lighting is also installed throughout for a bright and airy ambiance and improved environmental performance. All of these green features work together to provide the very best in comfort, quality, and energy and thermal efficiency. In short, Milk cottage is an eco-friendly build with its foundations firmly in the future.



EXCEPTIONAL GREEN CREDENTIALS

CONSTRUCTION

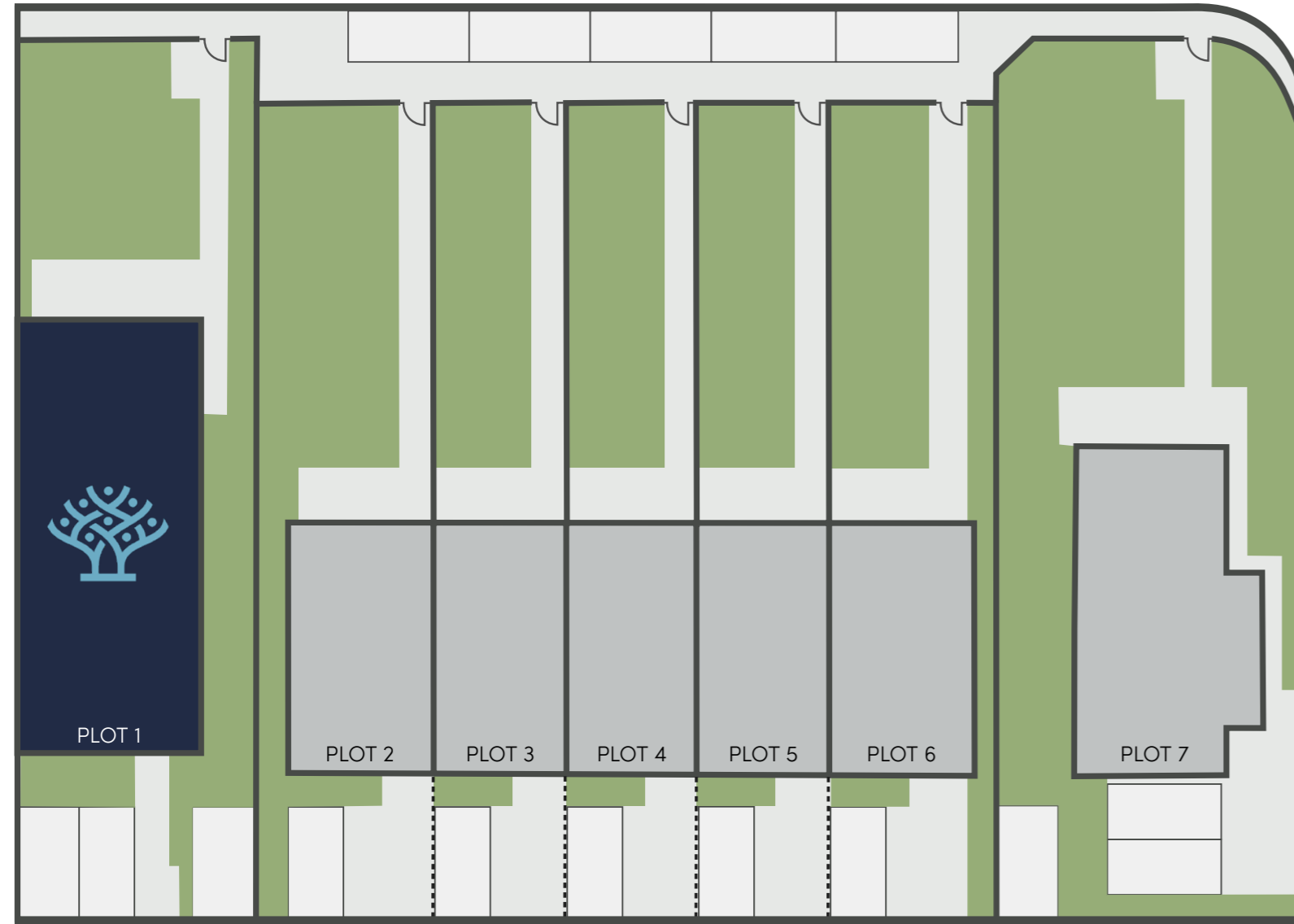
- High-performance structural insulated panels (SIPs) construction
- Highly energy efficient
- Low energy wastage
- Excellent airtightness
- Outstanding thermal performance
- Improved acoustics
- Eco-friendly & sustainable
- Built to Passive Standards with thermal efficiency
- Exteriors finished with resilient Lap cladding
- High-quality windows and doors with high thermal quality
- LED lighting installed throughout
- Fitted with an electric car (EV) charging point

HEATING & VENTILATION

- Air source heat pump
- Underfloor heating throughout
- Mechanical Ventilation with Heat Recovery (MVHR)
 - Continuous supply of fresh filtered air
 - Excellent clean air quality
 - Controlled air flow throughout
 - Eliminates bad odours
 - No build-up of air pollution
- Improved energy efficiency
- Solar-panelled PV (fitted in the roof) for further efficiency



SITE PLAN



MILK COTTAGE

THE STABLES

THE COACH HOUSE

LOCATION MAP



Home

SALES & LETTINGS

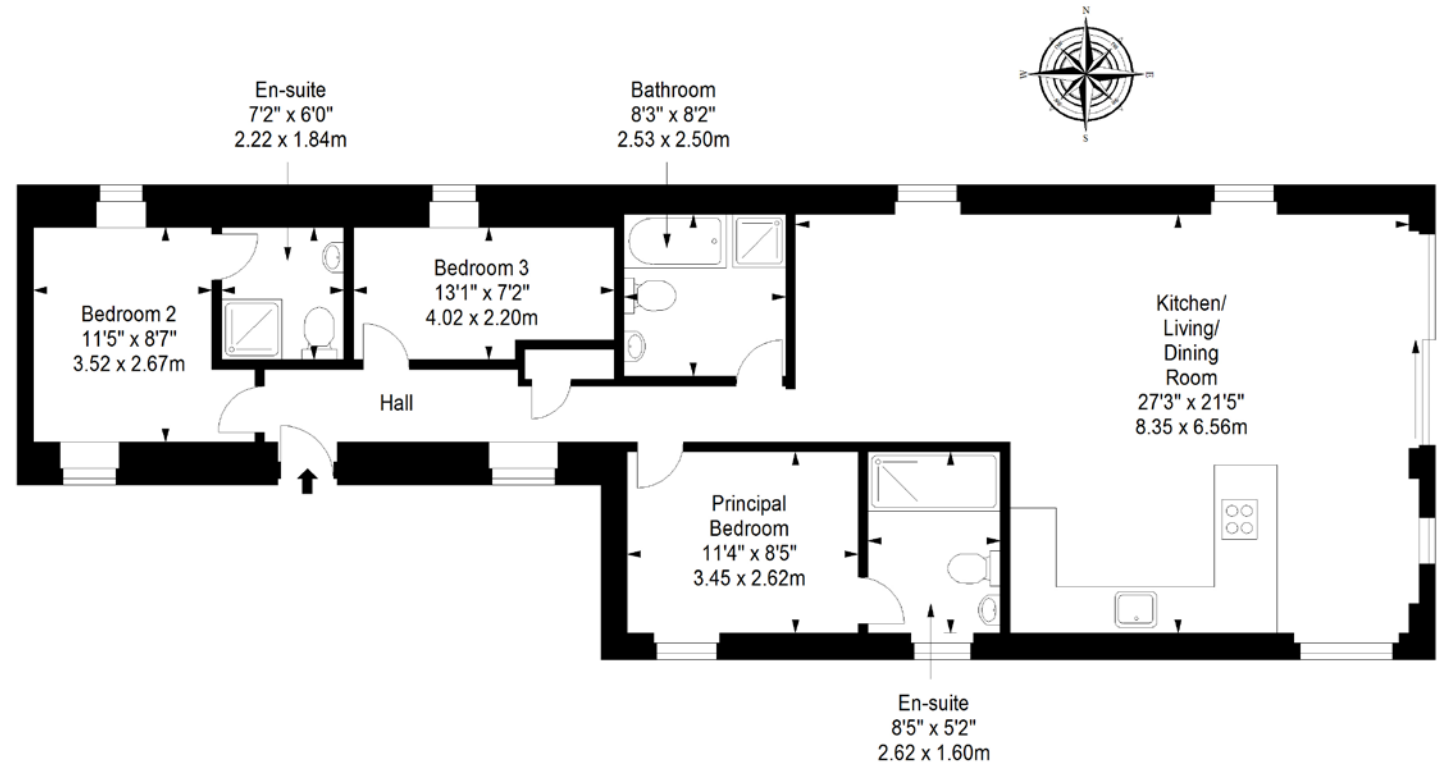
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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.



Total area: approx. 103.44 sq. metres (1113.41 sq. feet)