

Crammond Select Homes / **ADVERTISING FEATURE 9**

Properties in good stead

Attention to detail means that these conversions seamlessly combine the traditional with the hi-tech

AN exciting new development in Scotland's historic heartland combines the best of traditional materials and craftsmanship with contemporary styling and technology that places these steadings firmly in the 21st century.

Mid Lecropt Steading, a development of three homes for sale by Crammond Select Homes, has a fabulous rural location in the Carse of Lecropt, close to Bridge of Allan.

While the development is surrounded by beautiful countryside, it is also just a few minutes from the A9 and nearby Stirling, which makes it less than one hour to either Glasgow or Edinburgh.

Crammond Select Homes has forged an award-winning reputation for breathing new life into old buildings, having been commended by the Association for the Protection of Rural Buildings in Scotland, and the three properties that make up this unique development sit well in this tranquil Stirlingshire location.

The homes – with internal layouts designed to meet clients' every need – perform well too. Architect Bobby Halliday, who set up the company 18 years ago, says energy efficiency, in terms of the environment and low running costs, is always a priority.

"Our homes always exceed the minimum requirements laid down by building regulations," he says. "We have additional insulation in the walls, under the floor and in the attic. The heating system therefore runs at a lower output, leading to lower bills.

"We can also provide additional underfloor heating from air source heat pumps, which cost very little to run."

Nevertheless, the true 'wow' factor is the distinctive properties themselves.

Carefully crafted from a traditional Scottish farm steading, the development has been formed around a central courtyard. Following the original formal design



LET THERE BE LIGHT: Features include vaulted ceilings, exposed beams and stonework, minstrel galleries and balconies over glazed conservatory areas.



'Our philosophy is that each owner should feel they have a property that is unique'

of the setting, Crammond Select Homes has used natural stone and other traditional materials, chosen to blend with the development's contemporary approach.

Two of the properties are conversions and one is a complete newbuild, and all three have their own individual features. These include vaulted ceilings, exposed beams and stonework, minstrel galleries and balconies over glazed conservatory areas.

What some might consider extras are all provided as standard at Mid Lecropt Steading, with a fully integral intelligent

Cat 5 network cabling, which provides surround sound to all living areas, and even an integral vacuum system.

"It's all kitted out and ready for computers, televisions and music systems," explains Bobby. "There is also closed-circuit television and an integrated alarm."

Mid Lecropt Steading has a gated entrance, and each property – ranging from 3300 to more than 5000 sq ft – has a large private garden.

The finish is superb, with hardwood flooring throughout, solid wood doors, quality ironmongery, and wall and feature light-

ing indoors and outside, which can be adjusted by colour and brightness to suit the mood. This attention to detail extends to the landscaping around the properties, with sandstone steps to the entrance, slabbed paths, private driveways, turfed gardens and specially planted trees around the development.

Crucial to the high-quality package provided by Crammond Select Homes, however, is the bespoke element of all their properties.

"I like to get to know our clients and find out what they need from their home," says

Bobby. "Once I've discussed the property's potential with them, I will build the rooms where they want them to be. For instance, they might decide they want a big dressing room created off the master bedroom.

"Clients are also able to choose their own kitchen and sanitaryware within budget, from our suppliers.

"We can even include a small budget towards furnishings such as designer curtains. At Crammond Select Homes, we basically provide the whole package."

The company builds around 10 homes in central Scotland each year. Recently completed projects include the Cairnston Steading, Dunblane, another conversion development of five houses, Ryland's Lodge, also in Dunblane, and Avenue Mews, a development of six houses in Bridge of Allan.

Future plans include the conversion of grade B-listed Chalmers Church, in Bridge of Allan, which will be transformed into duplex and triplex apartments. There are also plans to build townhouses and flats in the surrounding grounds.

Once again, it's an opportunity for this company to create a distinctive development.

As a custom homebuilder, Crammond Select Homes is proud, not just of their reputation for quality and craftsmanship, but also for their level of customer service throughout the whole building process.

"Our philosophy is that each owner should feel they have a property that is unique," says Bobby.

"Every one of our developments to date has increased in value, and we are convinced that, once complete, Mid Lecropt Steading will do the same.

"We create homes that are attractive and individual, and have instant character."

● Prices are from **£850,000**. Telephone **01786 833561** or visit **www.crammondselecthomes.co.uk**.



DISTINCTIVE: Each of the three properties for sale at Mid Lecropt Steading has its own individual features with internal layouts designed to suit the clients' needs and requirements.