

An aerial photograph of a scenic valley. In the center, a large, calm lake (Loch Voil) is surrounded by lush green fields and dense forests. The valley is flanked by rolling hills and mountains, some with patches of purple heather. The sky is bright blue with scattered white clouds. In the foreground, a small cluster of buildings is visible among the trees.

# STRONVAR

BY LOCH VOIL



**PLAY VIDEO**

## A STUNNING LOCATION FOR YOUR NEW HOME

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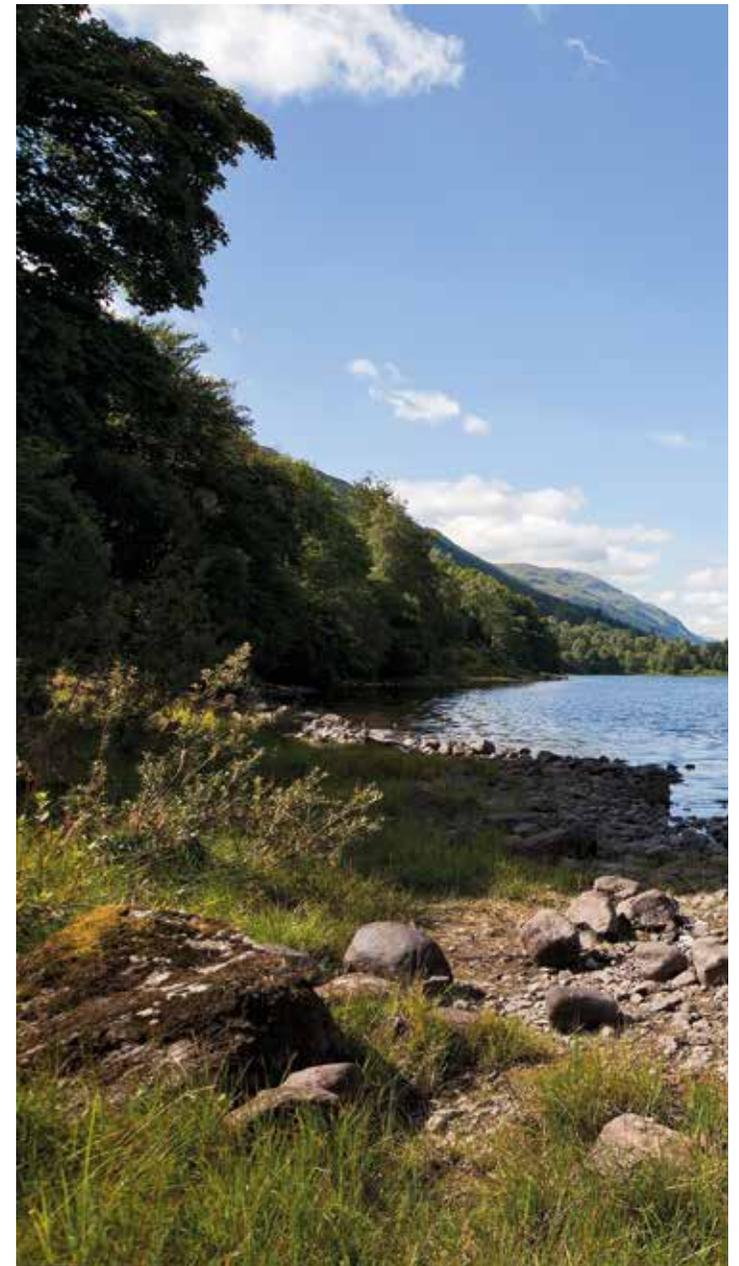
AT STRONVAR, BY LOCH VOIL NEAR BALQUHIDDER, YOU'LL DISCOVER A UNIQUE OPPORTUNITY TO PURCHASE OR BUILD A NEW HOME IN ONE OF SCOTLAND'S MOST BEAUTIFUL LOCATIONS.

Stronvar is situated in the Loch Lomond and the Trossachs National Park. It commands a prime location on the south shore of Loch Voil, with sweeping views over the loch and to the hills beyond.

Two houses and eight plots are available to purchase, with detailed planning permissions granted for all plots. The site is surrounded by magnificent unspoilt woodland and stunning scenery. With each of the plots comes shared ownership of approximately ten acres of land, including woodland and a protected Site of Special Scientific Interest.

This is a rare chance to live in a magnificent location by the edge of one of Scotland's most beautiful lochs.

If you are looking for a stunning, private location for your next home, with the tranquility that only a waterside retreat can offer, Stronvar by Loch Voil offers the perfect solution.



# A HOME AS BEAUTIFUL AS ITS SURROUNDINGS

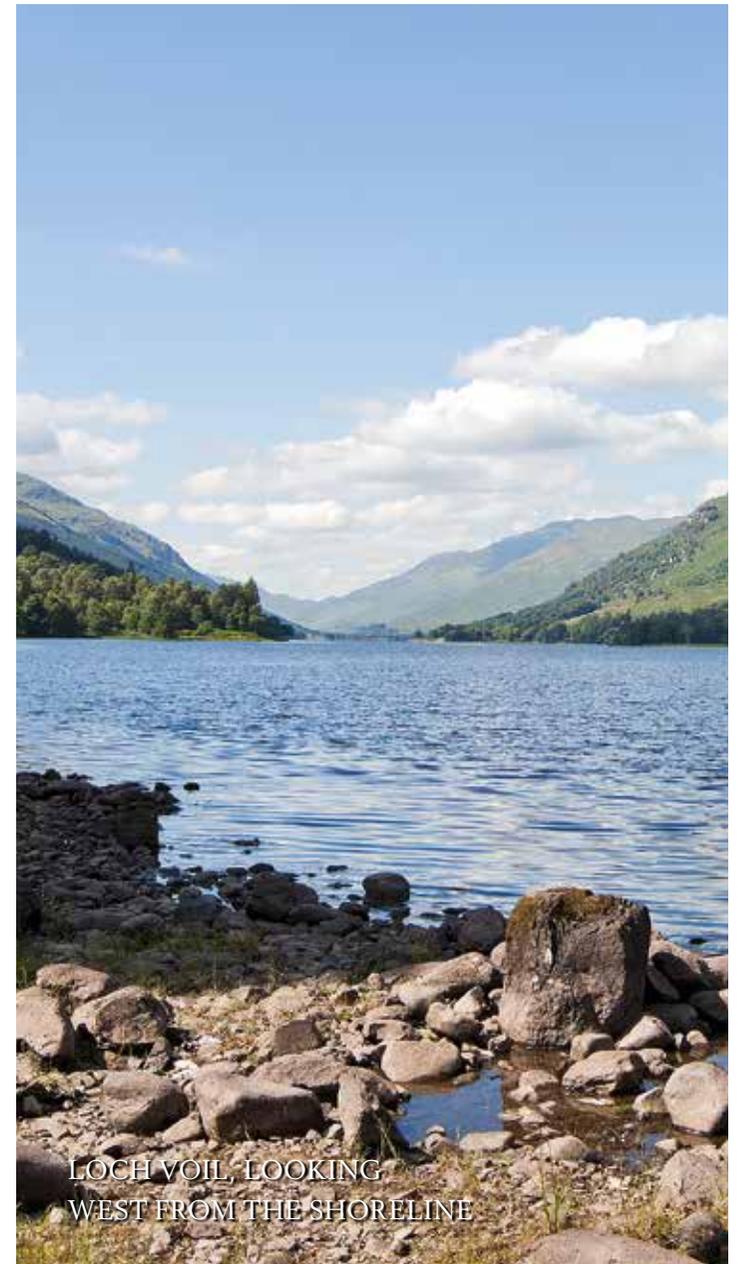
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What makes Stronvar particularly attractive to anyone looking to create a bespoke new home is that the serviced plots are available with a 'design and build' service from a team made up of some of Scotland's most respected builders and architects.

The well known and highly regarded James Denholm Partnership originally designed a selection of magnificent two-storey traditionally styled country houses, further augmented by designs created by Studio K Architects, all of which are totally sympathetic to the area. W.S. Dunsire & Sons Ltd, a family builder that has been building bespoke one-off homes for over 20 years, is on hand to construct each design to the highest quality.

The available home designs vary in size from 2,000 sq ft to 4,000 sq ft and make full use of local natural materials in their construction. The designs offer considerable flexibility, enabling you to design your own home just the way you want it (subject to planning approval). There is also ample scope to create your very own waterside highland garden.

The outlook of each house makes the most of the truly outstanding views that exist in all directions - imagine walking out of your house each morning and gazing out over the loch or looking up into the surrounding hills.





## EASY TO GET TO AND LOTS TO DO

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Stronvar is close to historic Balquhiddy, and deep in the heart of Rob Roy country. The surrounding landscape is renowned for its magnificent highland scenery, and for the peace and tranquillity of the wooded glens and braes that surround the calm waters of Loch Voil.

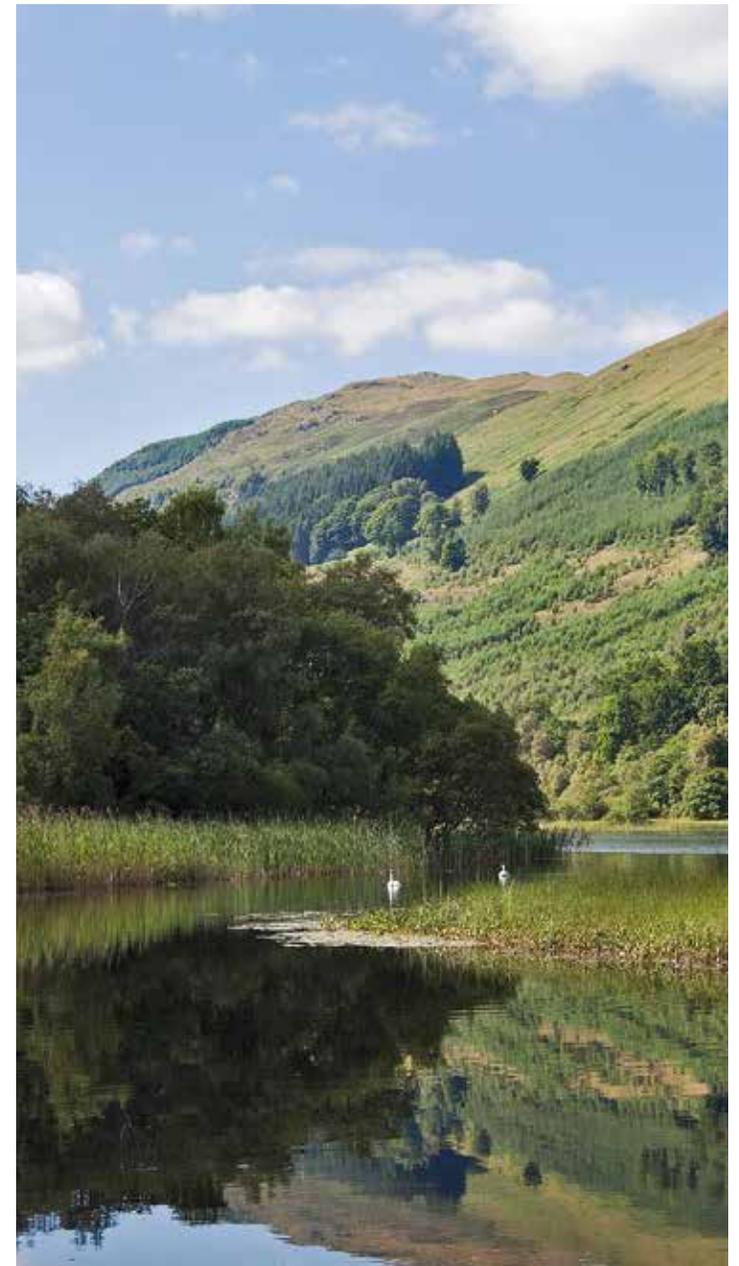
The local area has many beautiful walks and cycle paths, and is renowned for its wildlife and outdoor pursuits. The famous golf courses at Gleneagles and Loch Lomond are within easy reach, and the challenging 9-hole courses at St Fillans and Killin are both less than half an hour away. Loch Voil, on the doorstep, offers sailing, canoeing and fishing. There are also watersports facilities at nearby Lochearnhead.

For a touch of luxury, the 4-star rated Monachyle Mhor hotel is nearby on the banks of Loch Voil, whilst the equally impressive Crieff Hydro hotel and resort isn't far away.

There are also inns, shops and restaurants in the nearby villages of Strathyre and Lochearnhead, along with schools in Strathyre and the popular town of Callander.

Getting to and from Stronvar is easy, with good road and rail links from nearby Stirling to Edinburgh and Glasgow (which put the cities' international airports just over an hour's drive away). Oban, the Gateway to the Isles, is only one and a half hour's drive away (a magical journey in itself through dramatic Argyll).

There is also a very handy subsidised taxi service available for the village of Balquhiddy and the glen which goes as far as Lochearnhead and Strathyre.





LOCH VOIL

BALQUHIDDER ↑

PLOT 3  
3.48 acres

PLOT 2  
1.02 acres

PLOT 1  
1.50 acres

STRONVAR

PLOT 4  
2.26 acres

PLOT 5  
0.47 acres

GARDEN  
COTTAGE

PLOT 10  
4 bedroom detached villa

PLOT 6  
4 bedroom detached villa

PLOT 6  
0.47 acres

PLOT 7  
0.47 acres

PLOT 10  
0.44 acres

PLOT 9  
0.43 acres

PLOT 8  
0.49 acres

# YOUR JOURNEY TO STRONVAR STARTS HERE

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Viewing by appointment with Walker Group.

Please call 01506 413101 or email [salesenquiries@walkergroup.co.uk](mailto:salesenquiries@walkergroup.co.uk) for further technical information or to arrange your personal appointment. Subject to financial status loans up to 75% of the plot price and stage payments of the building contract are available.

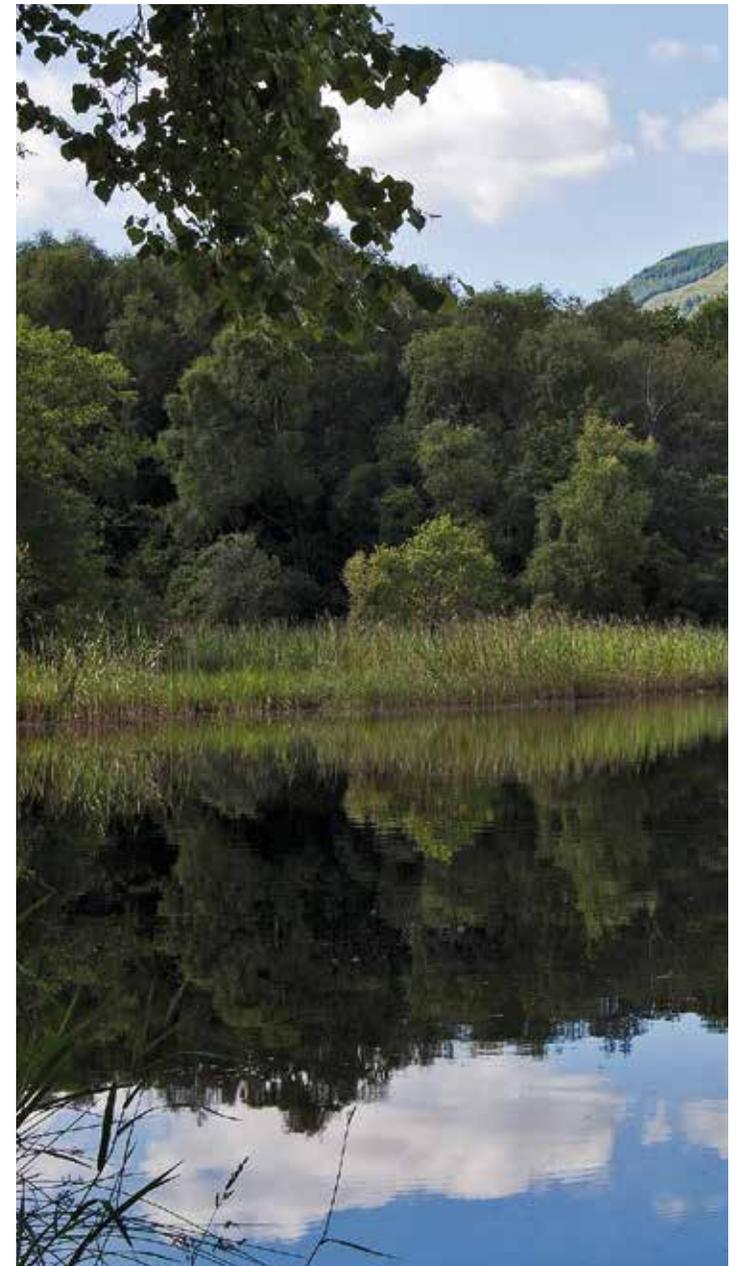
## DIRECTIONS FROM STIRLING

From Stirling, head north west on the A84 following signposts to Callander. Continue through Callander and onwards past Loch Lubnaig and through Strathyre to the junction signposted to Balquhiddy. Continue west to Balquhiddy for around 1.5 miles, and then turn left at the telephone box. Look for the Stronvar sales boards. Cross the picturesque bridge at the head of Loch Voil and take the right hand turn onto the private road leading into the Stronvar site.

## STRONVAR TO...

Balquhiddy 1km (0.6 miles)  
Locheearnhead 6km (3.5 miles)  
Strathyre 8km (5 miles)  
Callander 20km (12 miles)  
Stirling 50km (31 miles)  
Glasgow 89km (55 miles)  
Edinburgh 109km (68 miles)

*All distances are approximate.*



BALQUHIDDER AREA MAP



A85

Glen Ogle

A85

Lochearnhead

Loch Earn

A84

Balquhider

Loch Voil

Stronvar

A84

Strathyre

# CARING FOR THE COUNTRYSIDE

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Stronvar is a beautiful location that has significant ecological value, including, as it does, a Site of Special Scientific Interest and a Special Area of Conservation.

If you make your home at Stronvar, you will share ownership of the Site of Special Scientific Interest (apart from a small area within plot 3), while the maintenance of the land (and its special interest) will be managed by Scottish Woodlands Ltd.

Stronvar is also part of the River Teith Special Area of Conservation, which aims to protect the woodland and open areas, and preserve the landscape and its unique ecology.

In addition, to maintain the quality and the variety of water and wetland habitats around Loch Voil, no motorised water going craft can be used or anchored within the protected area (with the exception of one small boat which can be launched from plot three). The potential does, however, exist to launch other non-motorised craft from the shoreline (please speak to the Selling Agent for further details).

Overall, this means that the beauty, peace and quiet and value of the site will be carefully maintained for the benefit of all plot owners.





# STRONVAR

BY LOCH VOIL, BALQUHIDDER, PERTHSHIRE

