



Steading conversion in of rural Stirlingshire

The Coach House, Angus Stepp, Kippen, Stirlingshire, FK8 3EW

Porch • Reception hallway • Drawing room • Sitting room
Office • Dining kitchen • Utility room • WC • 4 bedrooms (2
en suite) • Family bathroom • Gardens • About 24 acres
shared land

Distances

Stirling: 10.8 miles

Glasgow City Centre: 38.8
miles

Glasgow Airport: 31.2 miles

Edinburgh: 50.3 miles

Situation

The Coach House commands a delightful rural position just outside the historic village of Kippen. It has uninterrupted views over the surrounding countryside. Loch Lomond is approximately 15 miles to the west, and further opportunities for outdoor recreation can be found at Lake of Menteith.

Kippen is a sought after residential village with a primary school, two popular inns and a general store. There are secondary schools at Stirling and Balfron. Private schools in the area include Beaconsfield at Bridge of Allan and Dollar Academy. Bridge of Allan is also the home of Stirling University which has a sports centre and the MacRobert Arts Centre with a theatre and cinema. Stirling is the major city of central Scotland and provides a full range of shops, schools and services including supermarkets, a large shopping centre, a cinema and swimming pool.

While the house is set in open countryside it is easily accessible.

The motorway network is only a few miles to the east, with the M80 giving access to Glasgow and the M9 to Edinburgh. Glasgow can also be easily reached via the A81 through Strathblane and Milngavie. Edinburgh Airport is reached via the M9 and has regular services to London as well as services to a wide range of domestic and international destinations. There are rail services to both Edinburgh and Glasgow, and to London, from Stirling.

Caledonian. It also has a number of state of the art sports facilities.

Description

The Coach House is a generously proportioned steading conversion built to a high standard and set within landscaped enclosed grounds. The property is distinctive for the size and proportions of the living space and the interior finish. This includes the recently upgraded dining kitchen with views over the garden.

A glazed door opens from the front port into the reception hallway. All the main ground floor rooms lead off the hallway, with the staircase from here to the first floor. The bright drawing room has two sets of French doors to the patio and garden area and benefits from a wood burning stove.



Neighbouring Fields





The modern fitted dining kitchen has two windows overlooking the garden, floor and wall mounted units with a central island unit and a scarlet AGA. Off the kitchen is a useful utility room with a door out to the parking area; the present owners use this as their everyday access. A cosy sitting room can be accessed from both the hallway and the kitchen. A home office and WC complete the ground floor accommodation. The galleried landing leads to four good sized bedrooms, two with en suite facilities. There is also a four piece family bathroom and a linen cupboard.

To the front of The Coach House is a private garden with views over the surrounding hills. The pretty garden is surrounded by hedges and mainly laid to lawn with a patio area outside the drawing room. The house shares 24 acres of grounds with the other properties in the development.

Note

The aerial shots were taken in 2015.

Directions

From Glasgow take the A81 north through Strathblane and continue until the junction with the A811. Turn right onto the A811 and proceed east towards Stirling. Pass through the villages of Buchlyvie and Arnprior. After Arnprior, turn right onto the B8037 towards Kippen.

The access road to Angus Stepp is the second road on the right just after the brow of the hill.

From Edinburgh take the M9 north past Stirling. Leave the motorway at junction 10 and take the A84 west past Blair Drummond. Turn left onto the B8075 and follow this road to the junction with the A811. Turn right on the A811 and continue west. Take the B822 to Kippen, turning right in the village onto the B8037 towards Arnprior. The access road to Angus Stepp is the fourth road on the left.

EPC Rating

D

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not.



The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession

Vacant possession and entry will be given on completion.

Offers

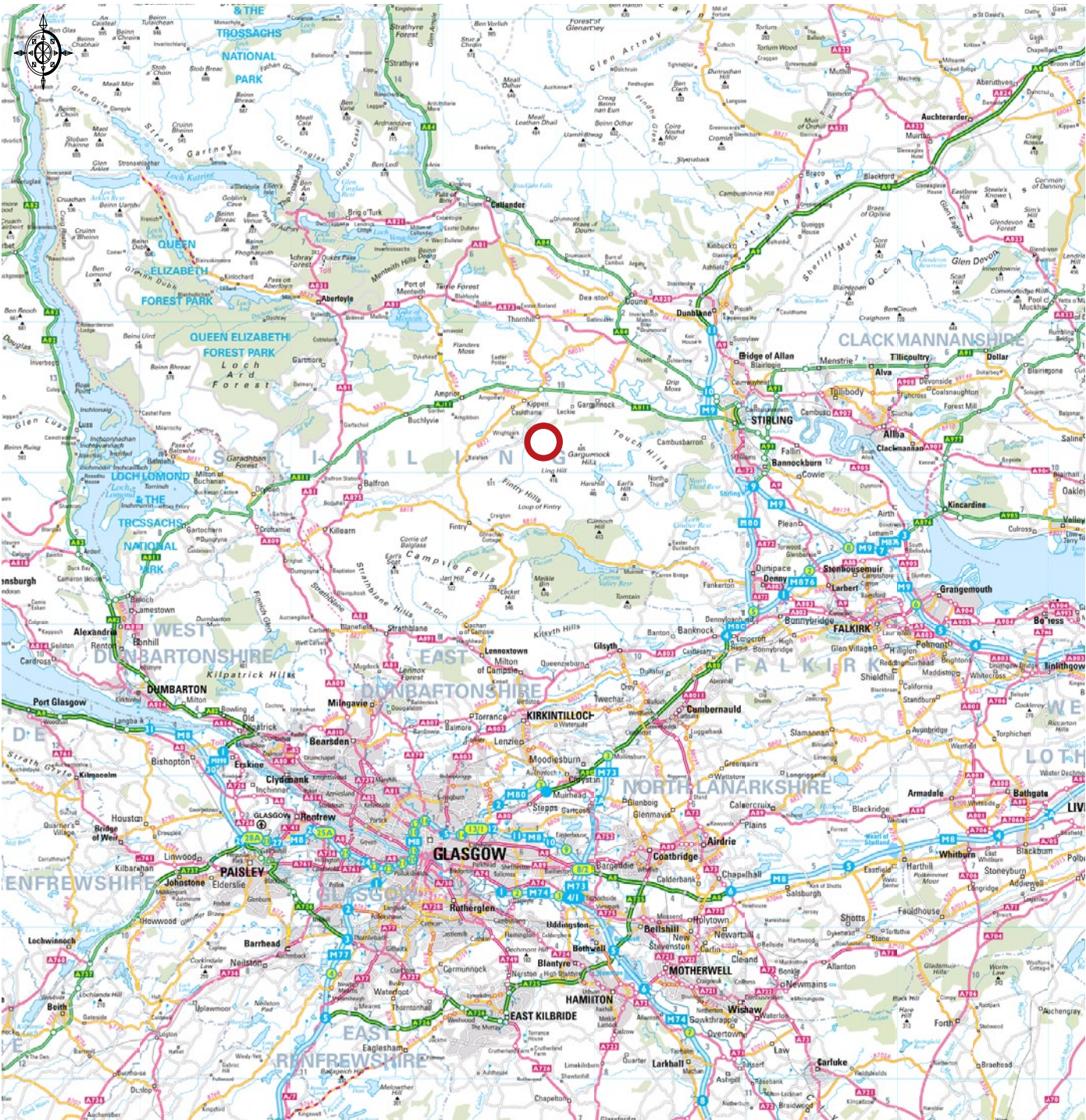
Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Viewing

Strictly by appointment with Savills – 0141 222 5875

Purchase price

Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.





The Coach House, Angus Stepp, Kippen

Total area: approx. 228.2 sq. metres (2455.8 sq. feet)



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