



Beautifully presented Victorian family home with spacious gardens.

Station House, Kippen, Stirling, FK8 3JA









Characterful late Victorian home built circa 1895 • Extended in 2017 to offer excellent updated family accommodation • Original features such as astragal windows and fireplaces remain • Bright modern fitted dining / kitchen with central island and range cooker • Drawing room with fireplace and inset shelving • Four bedrooms (two with en suite) • Substantial gardens and off street parking

#### Local Information

Station House occupies an attractive position in the outskirts of the village of Kippen which has a vibrant community with primary school, two popular inns and various amenities. The house is in the catchment area for the highly regarded Balforn High School. There are also private schools in the area including Dollar Academy. The nearby town of Stirling provides a full range of shops and services including supermarkets (Sainsburys and Waitrose), a large shopping centre, a multiplex cinema and the newly opened Sports Village with fitness centres, swimming pools and ice rink, while Bridge of Allan is the home of Stirling University which has a sports centre and the MacRobert Arts Centre with a theatre and cinema.

There are many opportunities for outdoor recreation in the area including watersports on Loch Lomond and fishing on the Lake of Menteith. Gleneagles Hotel with its associated Country Club lies to the northeast and provides an extensive range of sports and leisure facilities including three golf courses, the King's, the Queen's and the PGA Centenary (host to the 2014 Ryder Cup). Gleneagles is also well known as a centre for field sports, with many guests staying at the hotel for grouse shooting, pheasant

shooting and salmon fishing in the area.

The house is easily accessible. The motorway network is only a few miles to the east, with the M80 giving very good access to Glasgow, Perth and the M9 to Edinburgh. Glasgow can also be easily reached via the A811 and then the A81 through Strathblane and Milngavie. Both Edinburgh and Glasgow airports have regular services to London as well as a wide range of domestic and international destinations. From Stirling there are rail services to Edinburgh, Glasgow, Inverness, Aberdeen and London.

#### About this property

As a former Station masters house the warmth from open fires, and stoves combining with the detail of the wooden floors and the added modern touches the property is comfortable, bright and very homely. The accommodation begins with a bright reception hallway with a door leading to the sitting room with wood burning stove and window to the front. The bright modern fitted kitchen/dining room has wood flooring and a good range of wall and floor mounted units, central island with Belfast sink and breakfast bar, dual aspect windows, and on one side a window seat overlooking the garden. Appliances include a range cooker with extractor





above. There is access to the rear hallway, with a generously sized utility room and downstairs shower room off. The shower room can also be accessed via the ground floor bedroom. From the kitchen is access to the fine drawing room with fireplace and inset bookshelves either side, tall dual aspect windows and timber flooring. From the main hallway there is a staircase leading to the first floor where there are three double bedrooms, one with an en suite shower room. Finally there is a contemporary three piece family bathroom.

#### **Gardens**

Station House sits within in fairly substantial gardens, which are mainly laid to lawn with some mature trees.

#### **Planning permission**

Planning consent and building warrants have been granted for the restoration of the signal box adjoining the principal house. Plans can be made available on request.

#### **Lot 2**

To the West of the property has had an application submitted for three residential dwellings. As yet no decision has been made on the status of this application. The land is owned by the current owners of Station House and is available to be purchased, but not included in the asking price.

#### **Tenure**

Freehold

#### **Local Authority**

Stirling Council

#### **Energy Performance**

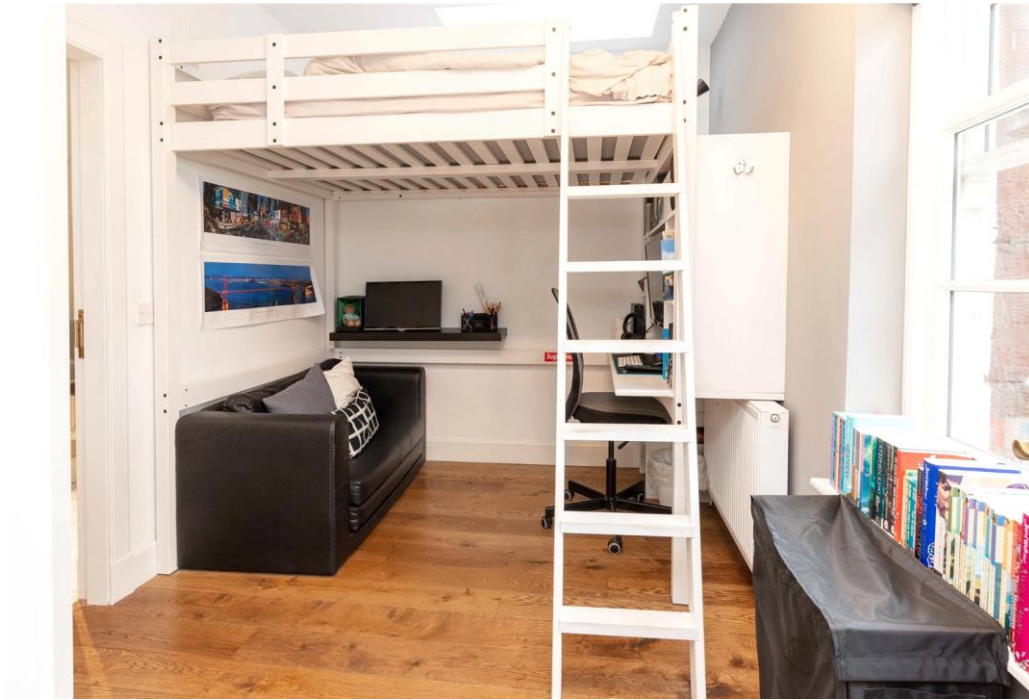
EPC Rating = To be confirmed

#### **Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Glasgow Office.  
Telephone:  
+44 (0) 141 222 5875.







### Station House

Total area: approx. 157.6 sq. metres (1696 sq. feet)

For identification only. Not to scale. copyright JPI Ltd Gross Internal Area (approx)

