



DIPPIN LODGE

Buchlyvie, Stirling, Stirlingshire, FK8 3NR



DIPPIN LODGE

Buchlyvie, Stirling, Stirlingshire, FK8 3NR

A very desirable architect designed house with neighbouring barn which offers generously proportioned living accommodation situated amongst attractive countryside with substantial garden ground and within commuting distance of Stirling, Edinburgh and Glasgow.

Accommodation:

Lower Ground Floor: Three Bedrooms, Study, Utility Room and access to the Garage.

Ground Floor: Entrance Hall, Kitchen open plan to Sitting Room, Dining Room, Principal Bedroom Suite.

First Floor: Drawing Room

Exterior: Established gardens of notable colour and diversity.

Heritage Green Oak Barn on two floors with adjoining Carport.

Private driveway. Integral Double Garage.

Wonderful views of the rolling countryside.

Approximately 0.84 acres



DIPPIN LODGE

Buchlyvie, Stirling, Stirlingshire, FK8 3NR



Situation

Dippin Lodge is built on the site of an ancient threshing mill and is an attractive country house, quietly positioned on an established plot with wonderful views overlooking the garden grounds and surrounding countryside. The house is located just outside the delightful historic conservation village of Buchlyvie, set amidst the picturesque countryside of the Carse of Stirling. The village has a strong sense of community and heritage and has a number of local Clubs and Organisations, as well as a Village Hall and a charming communal Green, traversed by the Buchlyvie Burn. The village services the residents with a well-stocked local shop, for daily essentials, a Pottery with Coffee Shop and a Medical Practice and a highly-regarded primary school. The bus to Balforn High School, a respected secondary school, passes through the centre of the village. Private schooling can be found in Bridge of Allan at Fairview International (17 miles), Dollar Academy (26 miles) or at the many Glasgow and Perthshire schools which offer private education for both day and boarding pupils.

The surrounding rural landscape supports a wealth of country pursuits, including walking, cycling and fishing. The village lies on the boundary of the Loch Lomond & Trossachs National Park and the Carse of Stirling is bounded to the South by the Campsie Fells and to the North by Flanders Moss, which is designated a National Nature reserve. Buchlyvie lies on the A811, which follows the line of an 18th Century military road between Stirling and Balloch. Long since popular with commuters, there is easy access to Glasgow and central Scotland's arterial motorway network at Stirling. Regular trains from Stirling services to Glasgow, Edinburgh Aberdeen and Inverness.

General Description

The current owners had the house built in circa 1990. Dippin Lodge is a charming country house conventionally built with a stone façade, set beneath a slate roof and provides comfortable and tastefully presented living accommodation, in a peaceful and tranquil setting. The house has generous, well-proportioned accommodation that offers flexibility of use and a highly specified interior.

The property is approached along a quiet, Council adopted road and accessed via a gated entrance which opens out into a generous gravel driveway that sweeps towards the house providing ample car parking and provides approach to the heritage barn with integral garage and carport.



The main entrance into the house is via stone steps framed by stone walls and herbaceous borders which lead to the main front door which is sheltered beneath an overhanging porch. A glass paneled door opens into the welcoming Entrance Hall and open plan space with a spacious cupboard for coats.

Accessed off the Entrance Hall, a door opens to the Kitchen, open plan to the Sitting Room which is the heart of the house. The Kitchen has been fitted with a generous array of kitchen units providing ample storage with worksurfaces. The units incorporate a Hotpoint oven and grill, Philips electric hob with extractor fan above and a stainless-steel sink with draining area. There is an island with storage cupboards, wine holders and a seating area. Patio doors open to the large patio terrace and garden beyond. The Sitting Room with large window could be utilised as a dining area and would allow for sociable and relaxed family living.

From the hall, stairs rise to the Dining Room which lends itself to formal entertaining and is exceptionally well proportioned. The Dining Room is a handsome formal reception space with large dual windows, providing an attractive outlook over the rear garden. A door opens to the Principal Bedroom Suite which is generously proportioned. The bedroom has a large window and ample built-in wardrobes. The en-suite bathroom has a walk-in shower cabinet, bath unit with picture window above, integrated wash hand basin with storage cupboards below and a WC. From the dining room stairs rise to the Drawing Room with vaulted ceiling which is sumptuously proportioned and flooded with natural light via a series of windows which provide a wonderful outlook over the garden grounds and the countryside beyond. The fireplace with stone surround provides a heartening focal point.

From the dining room, stairs lead down to the lower ground floor giving access to further bedroom accommodation and the family bathroom. Double Bedroom 2 benefits from a dual aspect and built-in wardrobes. Neighbouring is Double Bedroom 3 with large window, built-in wardrobes and wall mounted shelving units. Along the corridor is Double Bedroom 4 with a large window and steps leading down to the Study with a picture window. The Study could be converted into an en-suite bathroom (plumbing in place).

Steps lead down to the Bathroom with bath unit with separate handheld shower attachment, wash hand basin, WC and a recessed cupboard with shelving. Accessed off the passageway with pantry cupboard is the Utility Room with worktop and integrated stainless-steel sink with draining area, a pulley and a linen cupboard housing the hot water tank. An inner door provides access to the Garage.

Dippin Lodge has generous, well-proportioned accommodation that offers flexibility of use with three reception rooms. Clever use has been made of large windows, part glazed doors and patio doors, all maximising natural light and views overlooking the garden grounds and the surrounding countryside. The accommodation is thoughtfully laid out with entertaining and family living in mind.



Heritage Green Oak Barn

The Barn was built in 2012 and can be accessed off the driveway where timber steps rise to a large veranda with fine views to the Carse of Stirling and the mountains beyond, which lead into the open plan first floor room with vaulted ceiling and exposed beams and trusses. This impressive room has a kitchenette area and a smart en-suite shower room, so offers the ideal home office, or annexe for a dependant relative perhaps. It is also a perfect entertaining space, and has a built-in projector and drop down cinema screen with surround sound. At ground level the carport can be found, along with a flexible use room that has full-size garage doors and a window to the side. This insulated room could be used for a multitude of purposes, such as a workshop, office space (Cat 5 cabled WiFi) gym or additional garaging.

Garden

Dippin Lodge is situated on an established plot with splendid views across undulating countryside. The garden is a particular asset of the property, surrounding the house attractively. Sheltered by mature trees and burgeoning shrubbery, it is something of a protected haven providing a sense of privacy and seclusion.

The garden grounds are predominantly laid to lawn. There is a large patio terrace which can be accessed via the kitchen which is ideal for al-fresco dining in the warmer months.

Double Garage with electric light and power and up and over door.

Please note that part of the neighbouring field may be available for sale by separate negotiation.



GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is FK8 3NR
What3words location: ///trembles.bridges.roosters

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Local Authority

Stirling Council, Viewforth, Stirling, FK8 2ET Tel: 0845 277 7000

Classifications

Council Tax Band G
EPC Rating – Band E

Tenure

Freehold

Services

Mains Electricity, mains water, drainage to private septic tank. Oil fired central heating (new boiler installed in January 2023) multifuel stove to the drawing room. Full fibre broadband to the house and barn.



Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Internet Websites

Properties and other properties offered by Rettie & Co can be viewed on our website at as well as our affiliated websites at www.rightmove.co.uk, and www.thelondonoffice.co.uk.

Servitude Rights, Burdens & 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 or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.



Important Notice

Rettie & Co give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.







The Barn



The Barn



The Barn



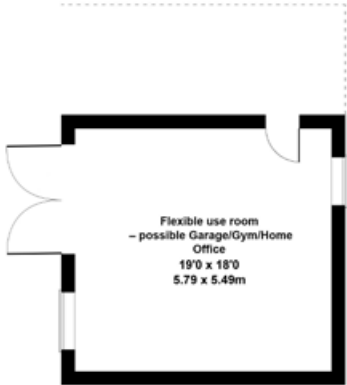
The Barn



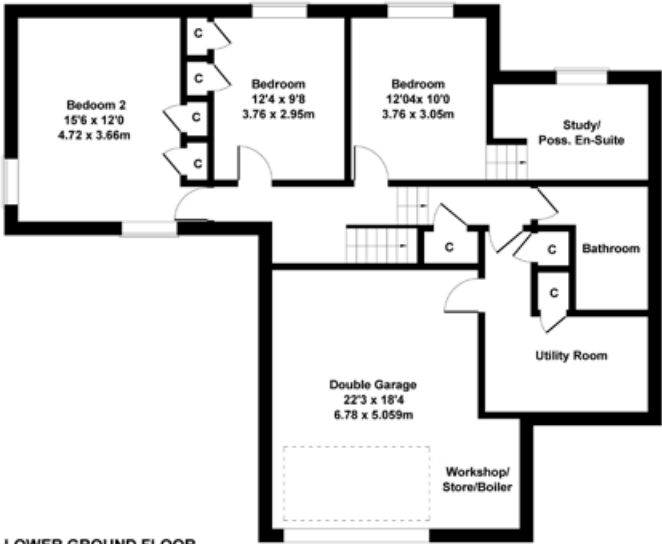
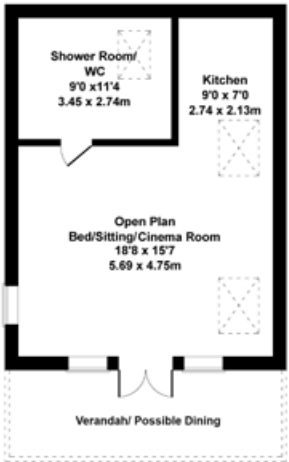
The Barn

Dippin Lodge

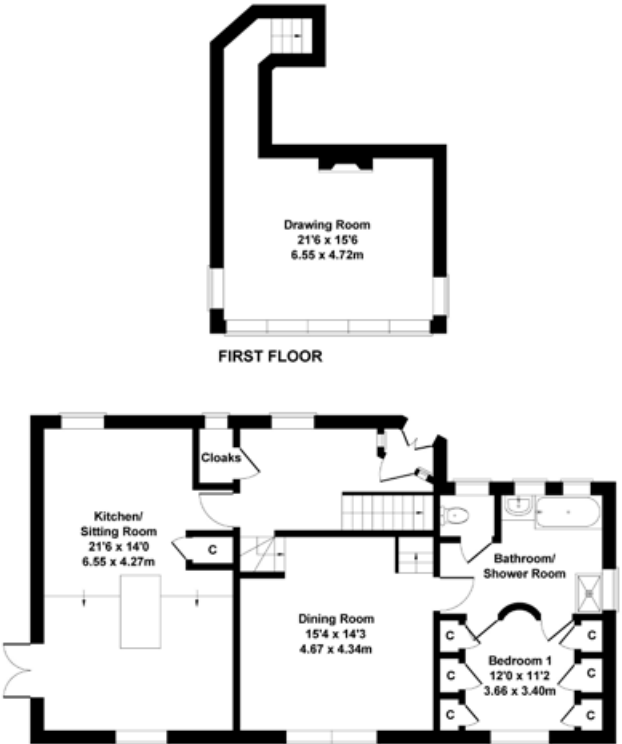
Approximate Gross Internal Area
3091 sq ft - 287 sq m



HERITAGE GREEN OAK BARN



LOWER GROUND FLOOR



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.





RETTIE

☎ 0131 624 4183
✉ mail@rettie.co.uk
🏠 11 Wemyss Place
Edinburgh
EH3 6DH

