



HELENSFIELD

Fore Road, Kippen, Stirlingshire, FK8 3DT



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Drenched in history and believed to date from around 1805, Helensfield is a quietly impressive country house set within substantial grounds with its own paddock, offering privacy and classical elegance in the village of Kippen.

Accommodation:

Ground Floor: Entrance vestibule, reception hall, sitting room, dining room, study/snug, kitchen, conservatory, double bedroom and WC.

First Floor: Principal bedroom, further bedroom and family bathroom.

Exterior: Extensive garden grounds, paddock, stone outbuildings



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Situation

Kippen is one of Stirlingshire's most sought-after villages, set amidst rolling countryside and enjoying a commanding position with far-reaching views across the Carse of Stirling to the Gargunnoch Hills beyond. Renowned for its strong sense of community and traditional village character, Kippen offers an enviable balance of rural charm and modern convenience.

The village itself provides a range of local amenities including a well-regarded primary school, village shop, café and two popular pubs, all contributing to a vibrant and welcoming atmosphere. Community life is at the heart of Kippen, with a variety of local groups, events and activities that make it particularly appealing to families and those seeking a connected village lifestyle.

Surrounded by beautiful countryside, Kippen offers excellent opportunities for walking, cycling and outdoor pursuits, with scenic routes radiating directly from the village. Despite its peaceful setting, the village is exceptionally well placed for commuting, with Stirling readily accessible and onward connections to Glasgow and Edinburgh via the motorway network and regular rail services.

Kippen is also well positioned for access to a wider range of amenities, secondary schooling and cultural attractions in Stirling, while the Loch Lomond and The Trossachs National Park lies within easy reach, providing outstanding opportunities for recreation and exploration. Highly regarded for its setting, community and accessibility, Kippen remains a consistently desirable location for those seeking a high-quality village lifestyle within central Scotland.

Nearby Stirling is equipped to satisfy further demands with the full range of conveniences which you would expect from a city of its proportions. There is extensive High Street retailing, a shopping centre, a retail park, several large superstores and an abundance of leisure facilities. Other local leisure pursuits capitalise on the rich and diverse countryside which dominates the surrounding landscape of the area. There are a plethora of local walks and reputable salmon and trout fishing on the River Teith, while the celebrated uplands of the Loch Lomond and the Trossachs National Park are a mere 10 miles to the West.



Lying in the heart of the central belt, Kippen is enviably serviced by communications, which facilitate easy access to Glasgow, Edinburgh and Stirling, cementing its popularity with commuters and families. The arterial motorway network of Scotland is within close proximity and there is a prolific supply of public transport services, to the outlying towns and cities, notably via the train station at Stirling.

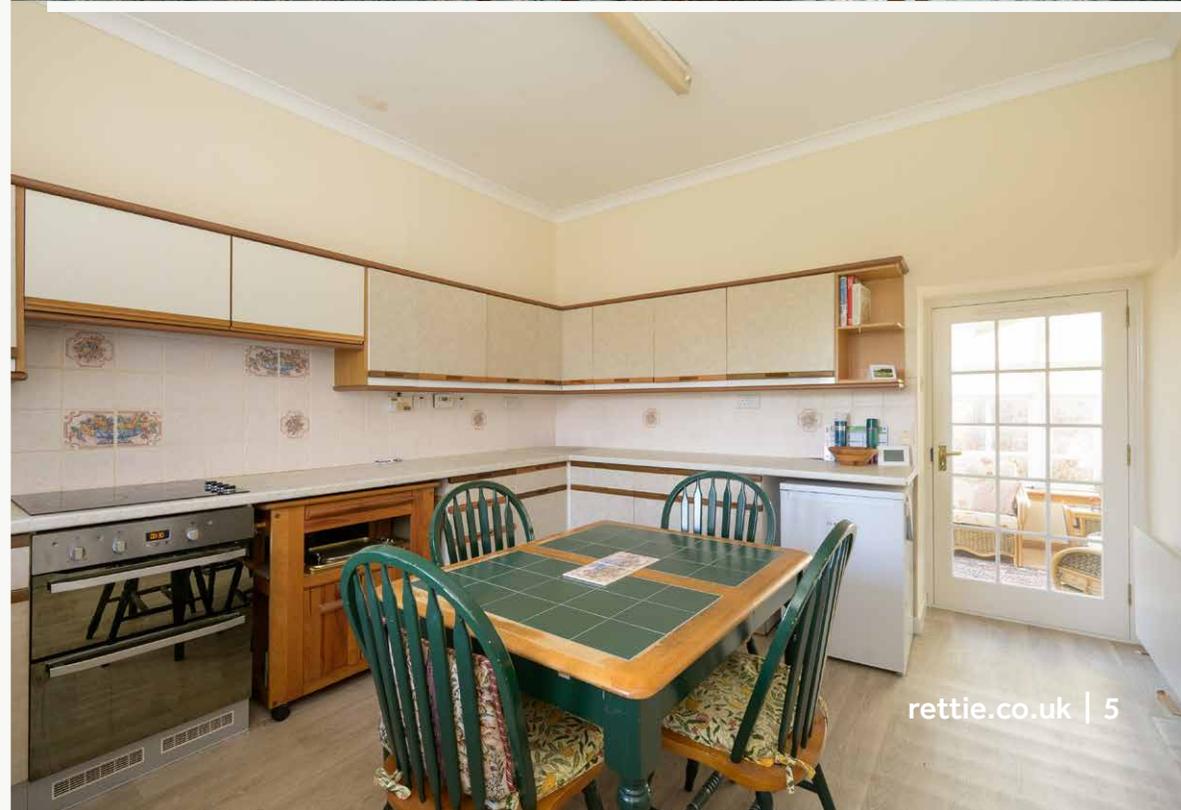
General Description

Believed to date from around 1805, Helensfield features unusual construction details—such as ornate plasterwork, internal oak doors and brass fittings—which some believe may indicate involvement by French prisoners of war, though this is unproven. The house was built for Helen Forrester, daughter of the local laird, and later became associated with the Helensfield Trust, which provided charitable accommodation for the parish. Following a period of decline in the 20th century, the property was purchased in 1977 and subsequently restored, retaining its historic character.

Helensfield is a Category C listed house dating from Napoleonic times, set in a peaceful and highly attractive position on Fore Road within the desirable village of Kippen. Positioned within its own established grounds, the property offers a rare combination of privacy, classical elegance and generously proportioned accommodation, while remaining conveniently placed for village amenities and transport links.

The house is approached via wrought iron gates and a gravel driveway, presenting an immediate sense of quiet distinction. A symmetrical stone façade reflects the building's period origins, complemented by a solid oak front door with decorative glazed overlight.

On entering, an elegant vestibule leads through to a broad and welcoming reception hall; with its impressive ceiling height, refined classical cornicing and traditional archways, this central space highlights the architectural quality of the house and provides a natural hub from which the principal reception rooms are accessed.



Throughout the property, heating is provided by a combination of gas-fired radiators and electric panel heaters. The panel heaters can all be operated via a modern and efficient smart control system.

The formal sitting room is an elegant, well-scaled space with large sash windows drawing in abundant natural light and enjoying garden views. Period detailing includes decorative cornicing, deep skirtings and an ornate arched recess, while a living flame gas fire forms an attractive focal point. Shelved alcoves with glazed fronts and cupboards below, together with working window shutters, create a refined room suited to both relaxed day-to-day living and formal entertaining.

The dining room is a well-proportioned and refined space, matching the scale and character of the sitting room, and centred around an electric fire with decorative wooden surround. A large sash and case window provides excellent natural light, while ornate cornicing, a decorative recess with detailed plasterwork and a built-in glass display cupboard enhance the room's period charm, creating an inviting setting ideal for both family dining and entertaining.

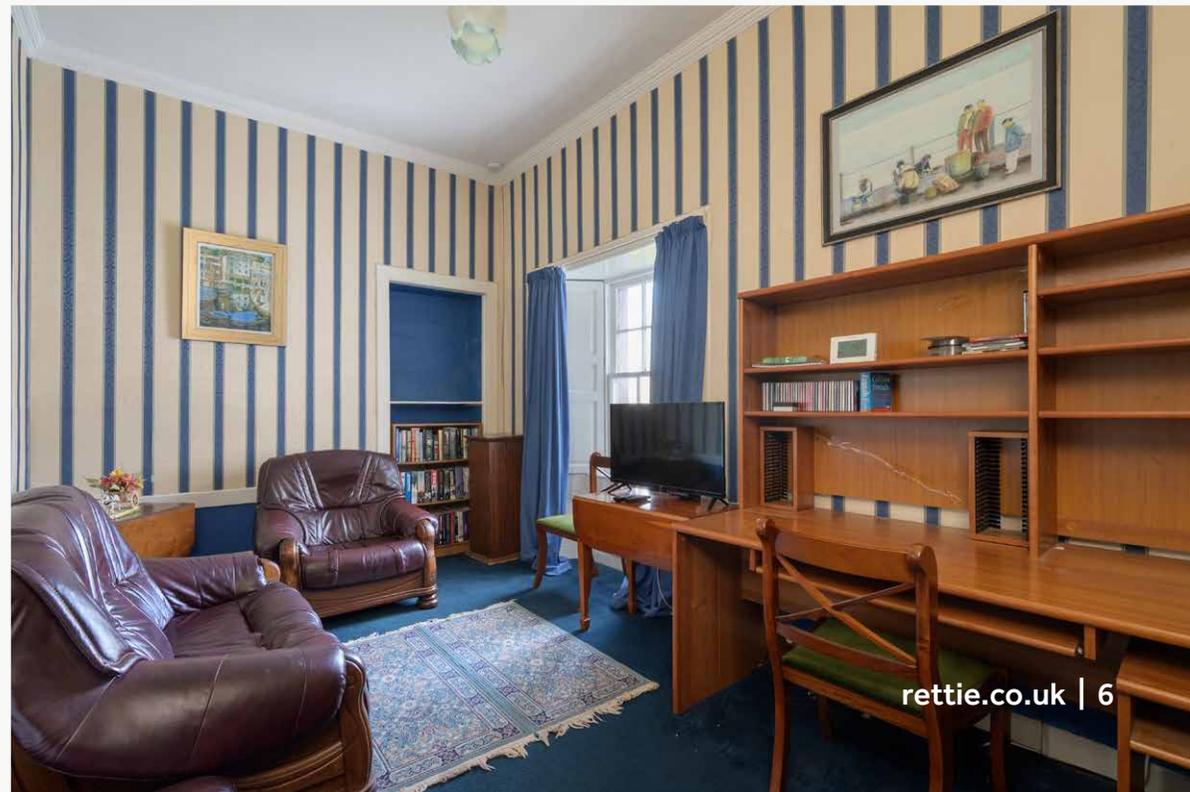
The study/snug is a versatile additional reception room overlooking the garden, featuring a sash and case window with working shutters, ceiling coving and a recessed wall with fitted shelving. Benefiting from classic detailing and solid wood joinery, it is well suited for use as a home office, library or comfortable retreat.

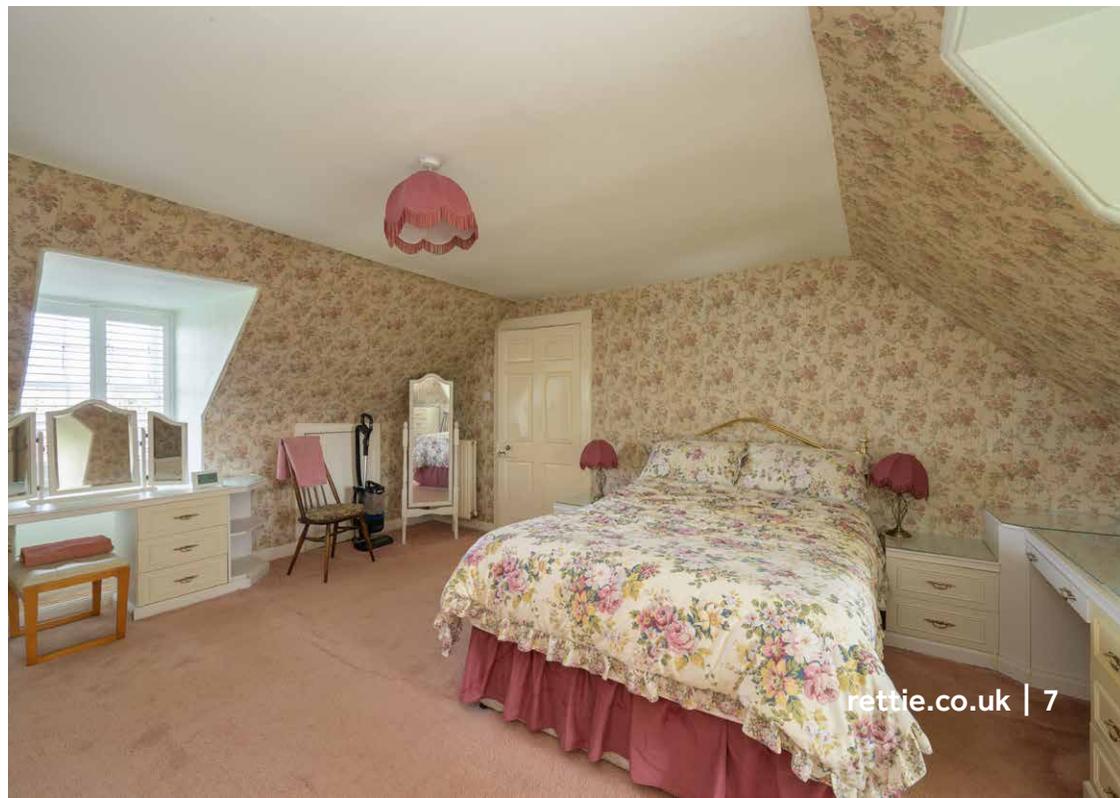
The kitchen is a spacious and practical room, well arranged with a mixture of floor and wall-mounted units providing generous storage and workspace. A walk-in shelved larder cupboard adds further practicality. Appliances include a Hotpoint double oven, hob and washing machine, Beko fridge and freezer, together with a fitted sink, making the kitchen fully functional in its current form. The kitchen opens directly into a bright conservatory, which enjoys lovely views across the gardens and countryside beyond. Flooded with natural light, this space provides a calm and versatile area for relaxation throughout the year.

To complete the ground floor, there is a spacious double bedroom along with a conveniently located WC.

The first floor continues the home's sense of space and comfort. The principal bedroom is particularly impressive, offering excellent floor area, soft natural light, large dormer and charming rooflines that add character without compromising usability. Built-in storage and dressing areas enhance practicality. The remaining bedroom is well-proportioned and benefits from good natural light and attractive outlooks.

The bathroom is a generously proportioned, featuring a large dormer window, a bath with mixer tap and handheld shower attachment, pedestal wash hand basin, WC and a Mira Sport electric shower.





Garden

Externally, Helensfield is surrounded by mature, well-established gardens that provide excellent privacy and a tranquil setting. The grounds are laid mainly to lawn and bordered by beech hedging and established planting, including an orchard with numerous apple trees, bluebells, cherry, laburnum trees and rhododendrons. The open views across the surrounding countryside enhance the sense of space and rural connection.

Within the grounds stands a traditional stone outbuilding offering masses of storage. The property also includes an attractive paddock.

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 3DT

Fixtures and Fittings

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

Classifications

Council Tax - Band F

EPC Rating - Band E

Tenure

Freehold

Services

Mains electricity and water. Electric panel heaters and radiators via a gas boiler.

Solicitor

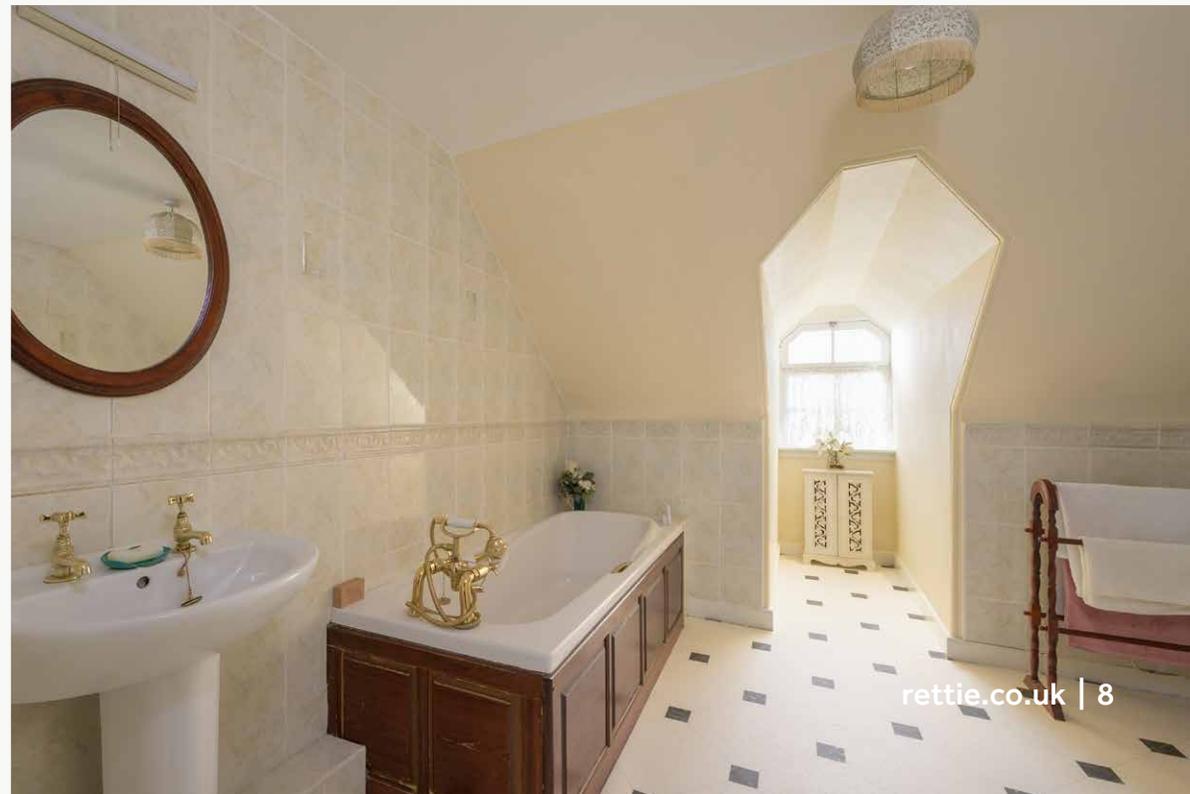
Fraser Pennie, Hill & Robb, 3 Pitt Terrace, Stirling, FK8 2EY. Tel: 01786 450985 Email: fraserpennie@hillandrobb.co.uk

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 www.rettie.co.uk 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.

Clawback Claus

There may be potential for development within the grounds and as such our client wishes to include within the terms of the sale that a payment will be made to the seller if planning permission is granted for development or if development is forthcoming within a term of 20 years with a payment which equates to a 40% of the uplift in value. This will be secured by means of a standard security.

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

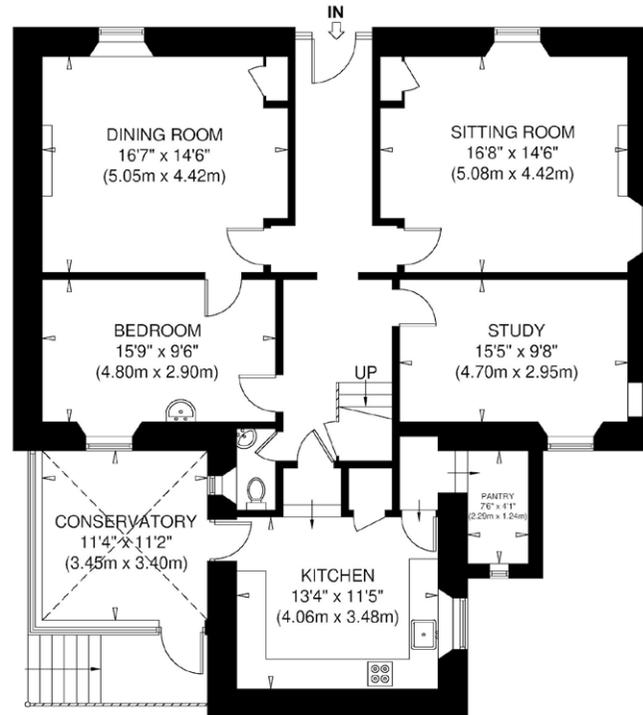
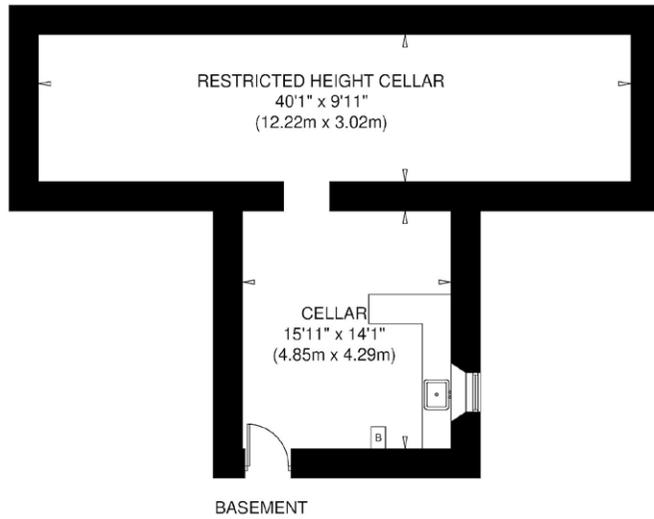
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

Misrepresentations

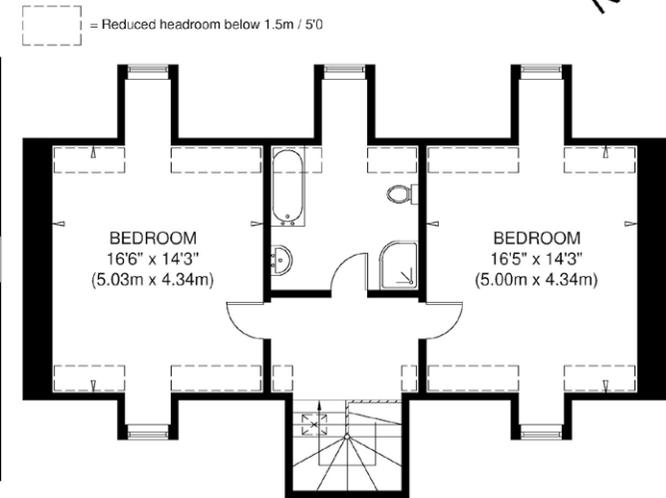
1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 135.7 SQ M / 1460 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 70.4 SQ M / 758 SQ FT

HELENSFIELD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 206.1 SQ M / 2218 SQ FT
(EXCLUDING BASEMENT)

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract 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 misstatement 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.

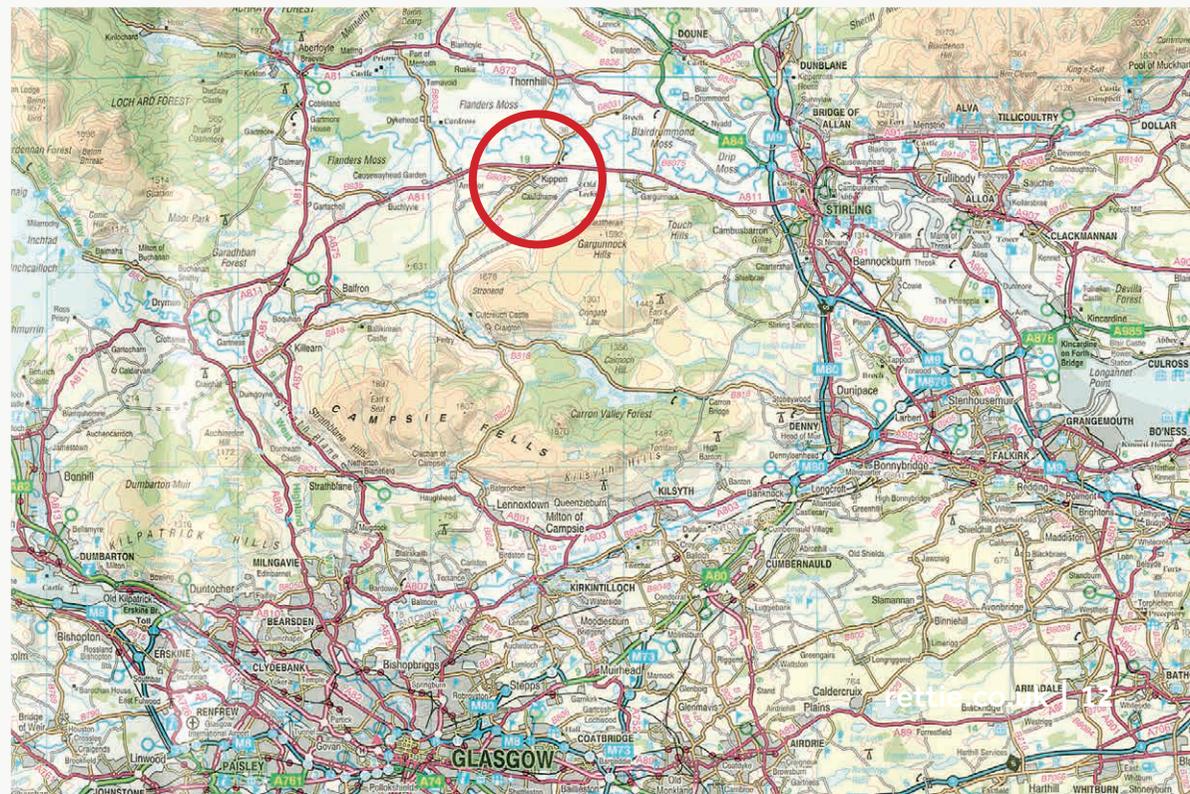
Important Notice

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 misstatement 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.

RETTIE

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