



KENNEL LODGE

Glentirranmuir, Kippen, Stirling, FK8 3HU



KENNEL LODGE

Glentirranmuir, Kippen, Stirling, FK8 3HU

Enjoying breathtaking panoramic views towards Ben Ledi, Kennel Lodge is a beautifully presented detached home combining timeless country character with high-quality contemporary finishes. Set within beautifully landscaped gardens and complemented by a detached garden office, it offers an idyllic rural lifestyle close to the sought-after village of Kippen.

Summary of Accommodation

Ground Floor: Entrance Hall, Sitting Room, Dining Room, Kitchen

First Floor: Principal Bedroom, Two Further Double Bedrooms, Family Bathroom

External: Detached Garden Office, Workshop, Wood Store, Garden Shed, Landscaped Gardens with Kitchen Garden and Vegetable Beds, Sandstone Terraces and Patio, Private Driveway.



KENNEL LODGE

Glentirranmuir, Kippen, Stirling, FK8 3HU



1



3



1

Situation:

Kennel Lodge enjoys a peaceful rural setting in the picturesque hamlet of Glentirranmuir, just under half a mile from the centre of the highly sought after village of Kippen. Surrounded by rolling Stirlingshire countryside and enjoying spectacular views across the Carse of Stirling towards Ben Ledi, the property offers the tranquillity of country living while remaining just a short walk from Kippen's popular pubs, GP surgery/ dispensary, village shop and everyday amenities. Numerous scenic walks can be enjoyed directly from the doorstep, allowing you to explore the surrounding countryside without ever needing to get in the car.

Kippen is renowned for its welcoming community and highly regarded primary school, with secondary education provided at Balforn High School, approximately six miles away. Independent schooling is also readily accessible, including Dollar Academy, Morrison's Academy in Crieff and Fairview International School in Bridge of Allan.

The surrounding area offers excellent opportunities for walking, cycling, riding and fishing on the nearby River Teith, while Loch Lomond & The Trossachs National Park is within easy reach. The historic city of Stirling, approximately 10 miles away, provides extensive shopping, leisure facilities and mainline rail links to both Glasgow and Edinburgh. Excellent road connections place both Glasgow and Edinburgh airports within around an hour's drive, making Kennel Lodge ideally positioned for those seeking an idyllic rural lifestyle without compromising on convenience.

Description:

A welcoming entrance hall with elegant limestone flooring from Strathearn Flooring sets the tone for the quality found throughout the home. The limestone continues seamlessly into the kitchen, creating a practical yet sophisticated finish.

The generous sitting room is a wonderfully inviting space featuring a charming wood-burning stove and dual aspect windows, including an impressive floor-to-ceiling window framing views across the gardens. Throughout the home, the interiors have been beautifully finished in a carefully selected palette of Farrow & Ball paints, creating a cohesive, timeless aesthetic that complements the property's character.

The heart of the home is the exceptional bespoke kitchen, designed and installed by Countryside Kitchens, where traditional craftsmanship meets modern convenience. Beautiful timber cabinetry is enhanced by elegant solid brass detailing, while a Caesarstone marble-style quartz worktop, splash backs and window sills, a traditional



Belfast sink, generous pan drawers, open shelving and a spacious larder provide exceptional storage and workspace. A comprehensive range of integrated Neff appliances includes an induction hob, Wi-Fi enabled double ovens with innovative Slide&Hide disappearing doors, dishwasher, washer/dryer and fridge freezer, whilst USB charging points add further everyday practicality. Positioned to make the very most of its elevated setting, the kitchen enjoys spectacular views towards Ben Ledi, making it a truly inspiring place to cook, dine and entertain.

The adjoining dining room offers ample space for family dining and entertaining, with traditional sash and case windows overlooking the beautiful gardens.

The staircase leads to three comfortable double bedrooms and the family bathroom. The principal bedroom is particularly impressive, with stunning views across the Carse to the southern mountains of the Trossachs, featuring exposed ceiling beams and a large skylight flooding the room with natural light, creating a peaceful retreat.

The second bedroom is currently utilised as an attractive library and reading room, with excellent storage and a skylight, although equally well suited as a spacious double bedroom. A further double bedroom, currently comprising two single beds, enjoys delightful views of the gardens and the Campsie to the South, whilst the beautifully appointed family bathroom comprises a bath, separate walk-in shower, WC and wash hand basin.

There is also access to a useful loft space housing the water tank and providing additional storage.

Garden & Grounds

The gardens are a true highlight of Kennel Lodge, thoughtfully designed to create a series of attractive outdoor spaces that can be enjoyed throughout the seasons.

The productive kitchen garden includes raised vegetable beds alongside strawberries, raspberries, gooseberries, blackcurrants, rhubarb, courgettes and established fruit trees including apple, plum and edible cherry. A water supply is conveniently located at the top of the garden.

Beautifully stocked borders filled with fragrant lavender, scented rhododendrons and mature planting surround the property, while sandstone pathways and patios create delightful seating areas perfectly positioned to enjoy the sunshine and magnificent views.

A substantial detached garden office provides excellent additional accommodation and enjoys the same stunning panoramic views as the main house. Complete with electricity, heating and Wi-Fi connectivity, it offers an ideal environment for home working, a creative studio or a peaceful garden retreat.

The outdoor space is further enhanced by a practical workshop, separate wood store and an additional garden shed, all providing excellent storage and versatility for gardening equipment, tools and outdoor pursuits. The property is approached via a generous private driveway, offering ample off-street parking for several vehicles



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 3HU

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Other furniture may be available for separate negotiation.

Council Tax – Band F

EPC Rating – Band E

Solicitor

McLean & Stewart Solicitors, 51-53 High Street, Dunblane, FK15 0EG. Tel: 01786 823217

Local Authority

Stirling Council, Old Viewforth, 14-20 Pitt Terrace, Stirling, Scotland, FK8 2ET. Tel: 01738 475000

Tenure

Freehold

Services

Mains water and electricity. Shared septic tank and oil-fired central heating.

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.

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 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 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, their clients, and any joint agents 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.

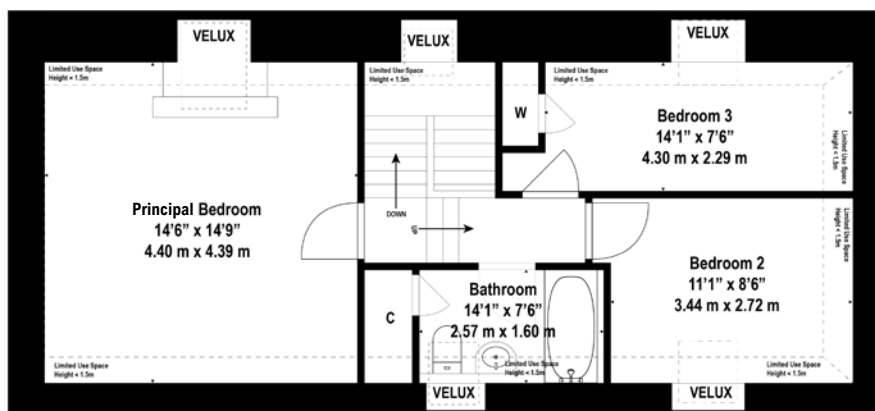
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred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

Proof and Source of Funds/Anti Money Laundering

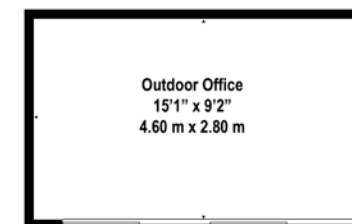
Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude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

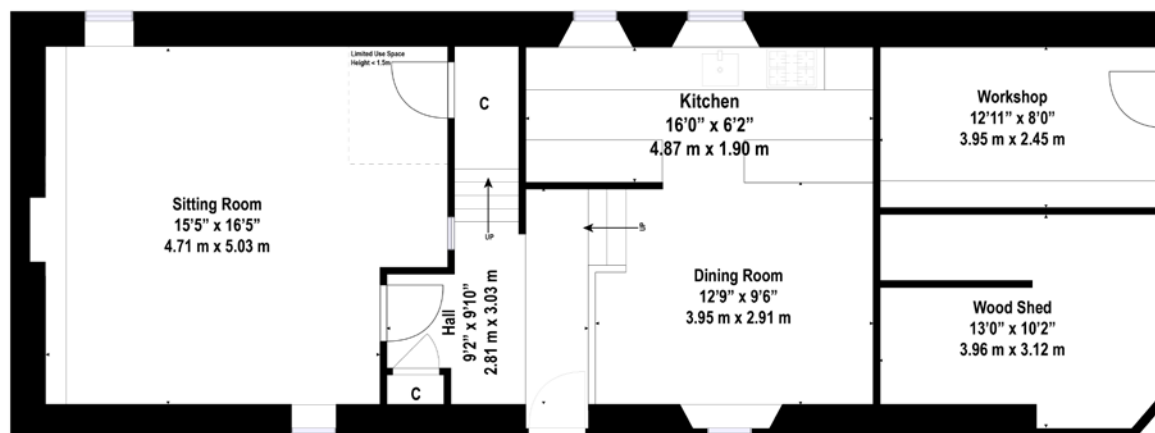




First Floor



For guidance. Not actual location of outbuilding in relation to the property.



Ground Floor

Kennel Lodge, Glentirranmuir, Kippen, Stirling, Stirlingshire, FK8 3HU

Measurement point

Indicates area of Limited Use Space

Gross internal area: 114 sq m / 1227 sq ft

Wood Shed: 11 sq m / 118 sq ft

Workshop: 10 sq m / 107 sq ft

Outdoor Office: 13 sq m / 139 sq ft



Plan produced for Rettie by RICS Certified Property Measurer in accordance with RICS International Property Measurement Standards. All plans are for illustration purposes and should not be relied upon as statement of fact. Measurements shown are taken from points indicated. Areas with curved and angled walls are approximated.



RETTIE

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

