



PROPERTY AND
ESTATE AGENTS

Kepphill

Kippen, Scotland

Bedrooms: 4 Bathrooms: 2 Receptions: 3

Offers Over £640,000
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Description

This is a rare opportunity to acquire a stunning detached family home situated in a picturesque and desirable location in Stirlingshire. The house sits in mature, wrap around, generous garden grounds and has views over the Carse of Stirling and towards Ben Lomond. Kepphill dates to 1869 and still retains original features yet is well equipped for modern day living. To appreciate the quality on offer early viewings are a must.

The accommodation comprises; entrance vestibule, sitting room, drawing room, kitchen diner, dining room, laundry room, study and cloakroom/ WC completes the downstairs accommodation. The upper level consists of; landing, principal bedroom with en-suite and dressing room, three further double bedrooms and a family bathroom. Warmth is provided for by oil central heating with a condenser boiler which was replaced in 2017 and full double glazing throughout. Some items of furniture may be available by separate negotiation. Externally the property has a detached double garage with work bench station, electric car charging point, ramsey ladder to floored loft with hay loft door and light and power. Attached to the garage are two water tight garden stores. The extensive, fenced in, garden grounds feature a well-tended lawn with mature trees and shrubs, fruit trees, vegetable boxes, patio seating area with pergola, flower borders, two water taps, log stores and gravel drive for ample parking. The garden also benefits from a high degree of privacy and has 360 degree facing aspects.

Location

The nearby village of Kippen, situated 10 miles to the west of Stirling, is a highly sought after location and set in amongst the backdrop of some of Scotland's finest scenery. The village offers day to day needs with a local shop and post-office, award winning butcher, bistro/delicatessen, hairdresser, Doctors surgery, two gastro pubs and regular bus service. There is a local primary school and secondary school is in, nearby, Balfron. The independent sector is well provided for with Fairview International School Bridge of Allan, Dollar Academy and Morrison's Academy in Crieff. The city of Stirling provides more extensive shopping with a range of high street retailers, main line train station and easy access to motorway links for Glasgow, Edinburgh and Perth.

EPC Rating E 46

Council Tax Band G

Entrance Vestibule

Entered via glass double doors, fully double glazed, tiled flooring and exposed stone wall.

Entrance hall

Welcoming hall accessed via double storm doors, oak veneered flooring, under stair cupboard, deep skirting and decorative corning. Decorative carpeted staircase to the first floor.

Sitting room

Well-proportioned room with dual aspect windows, oak veneered flooring, wood burning stove set in inglenook fireplace with stone surround and slate hearth, shallow press, decorative corning and radiator. BT point

Drawing room

Beautiful room also with dual aspect windows, wood burning stove with timber surround and slate hearth, carpeted flooring, deep skirting and decorative corning. Two radiators.

Kitchen/Diner

Fabulous, sociable bespoke built kitchen with a fine range of wall and base units complimented with a quartz work surface, up-stand and central island with storage under also with quartz work surface. Quality appliances to include; oil fuel Aga, fridge, dishwasher, calor gas 5 ring hob with glass splashback, electric oven and extractor fan. One and a half bowl stainless steel sink, dual aspect windows overlooking the garden, tiled flooring, two radiators, BT and TV points.

Dining room

Accessed of the hall, drawing room and sitting room is this ambient space for dining. Oak veneered flooring and radiator.

Rear hall

Bright hall giving access to the rear of the property and has a full wall of storage units, double glazed skylight window, recessed wall, tiled flooring, radiator and door to the rear porch.

Study

Perfect for home working, oak veneered flooring, window and radiator. BT point.

Cloakroom

Contemporary white suite of wash hand basin and WC, window, tiled flooring and radiator.

Laundry room

Good sized room with a range of wall and base units with contrasting worktop, sink and space for fridge freezer, washing machine and tumble dryer. Tiled flooring, window and radiator.

Rear porch

Great space for boots and coats, exposed stone wall, tiled flooring and access to the garden.

Principal Bedroom

Generously proportioned double room affording stunning views to the Trossachs and beyond, carpeted flooring, BT point and radiator. Good sized walk in dressing room with shelves and hanging space.

En-Suite

Stylish white suite of wash hand basin, WC and corner shower enclosure with mains shower. Heated towel rail, tiled walls, solid wood flooring, window and radiator.

Bedroom 2:

Lovely room with the same views as before, carpeted flooring and radiator.

Bedroom 3:

Further double bedroom with easterly views, radiator and carpeted flooring.

Bedroom 4:

Lovely east facing room with two windows, inglenook fireplace, fitted wardrobes, radiator and carpeted flooring. Freestanding wash hand basin, shelved storage and TV point.

Bathroom

Traditional white suite of WC, wash hand basin and freestanding roll top bath. Corner shower enclosure with mains shower, tiled walls, tiled flooring, heated towel rail, window and extractor fan.



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