



Dippin Lodge  
Buchlyvie | Stirling | Stirlingshire | FK8 3NR

# DIPPIN LODGE









# KEY FEATURES

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- Impressive architect designed family home
- 4 bedrooms
- 2 reception rooms
- Outstanding green oak barn providing ancillary accommodation
- Private driveway, ample parking and garaging
- Superb countryside views; idyllic location
- Excellent schooling nearby
- Easy access to the major road and rail networks

Dippin Lodge is built on the site of an ancient threshing mill and is an extremely desirable detached family home surrounded by glorious countryside. The property is set in substantial garden grounds, and is within easy commuting distance of Stirling, Edinburgh and Glasgow.

The property offers bright and flexible accommodation over three levels and has been cleverly designed to maximise the space and the views on offer. It has high quality fixtures and fittings throughout and the detached green oak, cruck frame barn is a real bonus, offering extra accommodation for guests but equally suitable for a home office or granny/teenage annexe.

## Accommodation

The property is accessed by several steps which lead to the front door. Timber external doors open into a vestibule with cloaks area, and a glazed inner door then opens into the hall. The hall is open plan to the dining room, separated by only a few stairs and has a cloakroom directly off it (which is plumbed in for the installation of a WC if required). This double-height space is filled with natural light and from the dining room stairs continue to the upper floor where the drawing room is found, making this the ideal entertaining space. The drawing room is glazed on three elevations, offering wonderful views over the garden and beyond, to the picturesque countryside of the Carse of Stirling, and features an attractive open fire.

The kitchen/living room is generously proportioned and enjoys a dual aspect, French doors to the terrace and a useful deep storage cupboard. The kitchen comprises a range of solid wood units and integrated appliances include a dishwasher, fridge/freezer, electric hob, oven and grill. There is also an island with built-in breakfasting table.

The principal bedroom suite is located on the ground floor and comprises a bright bedroom with curved wall, fitted wardrobes and an en-suite bathroom, comprising bath, shower cubicle, and wash hand basin. There is a separate WC adjacent.

Stairs from the hall lead down to the lower level, where three further double bedrooms can be found. Two of the bedrooms boast built-in wardrobes while the third bedroom is zoned into two areas, with bedroom and study areas. This room has the potential to have an en-suite bathroom installed if desired.

The family bathroom is fully tiled and comprises a bath with handheld shower attachment, WC and wash hand basin.

Adjacent to the family bathroom is a useful utility room, with storage units, a sink and plumbing for a washing machine. Off the utility room is a cupboard housing the hot water tank. A door from the utility room leads into the integral double garage, with large up and over door, power and light, concrete floor and which also houses the boiler.











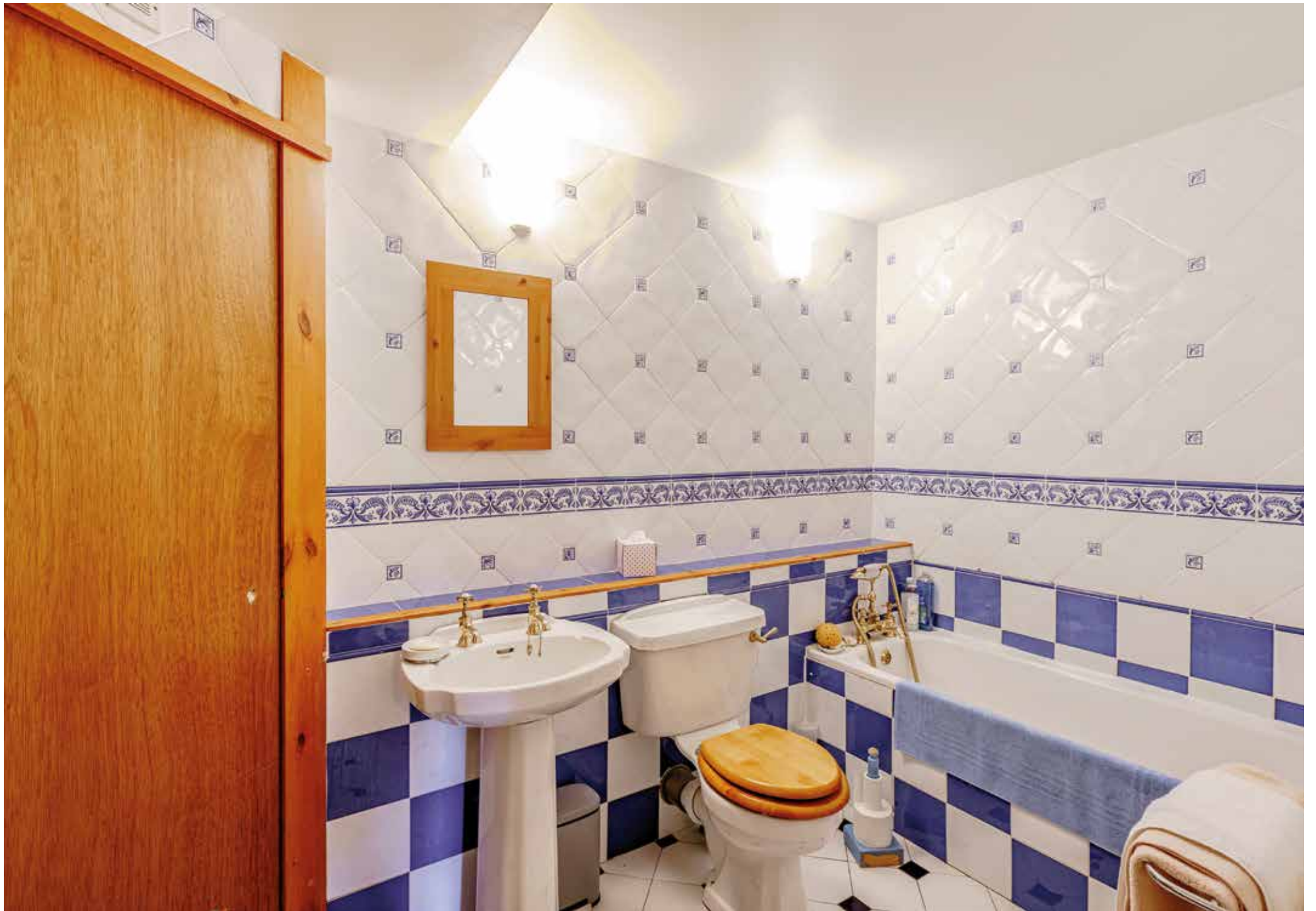


















## Outside

The property is approached along a quiet, Council adopted road, and accessed via a gated driveway offering ample parking and leading to the garaging and carport.

The garden grounds extend to approximately 0.84 acre and wrap around the house. The garden is immaculately maintained and a real credit to the owners. It is predominantly laid to lawn with flowering borders, mature trees and established shrubs and bushes. There is a sunny paved terrace located directly off the kitchen and lots of areas from which to enjoy the surrounding countryside.

Directly opposite the house is the superb English heritage green oak barn, also architect designed. This beautiful cruck frame barn is accessed via timber stairs and a verandah with fine views to the Carse of Stirling and the mountains, 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.

It is worth noting that part of the neighbouring field may be available for sale by separate negotiation.



### Local area

Dippin Lodge is located close to the delightful conservation village of Buchlyvie, set amidst the picturesque countryside of the Carse of Stirling. The village has a strong sense of community and has a village hall and a communal green, traversed by the Buchlyvie Burn. There is a well-stocked local shop, a pottery with coffee shop, a medical practice with dispensing pharmacy and a highly-regarded primary school. The bus to Balfron High School, a secondary school with an enviable record in academic achievement, 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. Located on the same road as Dippin Lodge is Rachel's Farm, luxury holiday accommodation that can also accommodate a variety of events, from retreats and workshops to team building, meetings and could accommodate any overspill guests.

The surrounding rural landscape offers a wealth of country pursuits, including walking, cycling and fishing. For the keen golfer there are a variety of golf courses nearby at Balfron (5miles) Buchanan Golf club in Drymen, ( 8 miles) Cameron House Carrick club (18 miles) situated in Loch Lomond. Gleneagles hotel and golf courses are a 35 minute drive (28 miles). 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. There is easy access to Glasgow (45 minute drive) and central Scotland's arterial motorway network at Stirling (30 minute drive). Regular trains from Stirling offer services to Glasgow, Edinburgh Aberdeen, Inverness and south of the border. Glasgow airport is 50 minute journey (29 miles) and Edinburgh airport is also 50 minutes away (45 miles).





# INFORMATION

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## Directions

From Stirling take the A811 towards Buchlyvie. The property is located between Arnprior and Buchlyvie down a quiet unmarked road.

Please use the following What3words location: ///trembles.bridges.roosters

## 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.

## Viewings

Strictly by appointment with the sole selling agents, Fine & Country South Scotland.

## Offers

All offers should be made in Scottish Legal Form to the offices of the Sole Selling Agents, Fine & Country South Scotland by e-mail to [southscotland@fineandcountry.com](mailto:southscotland@fineandcountry.com)

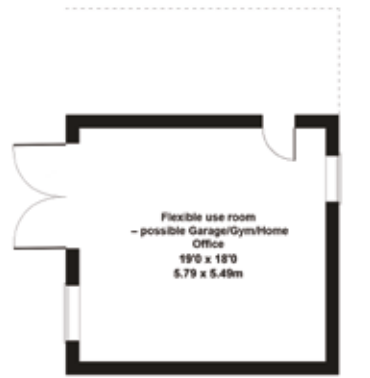
## Home Report

A copy of the Home Report is available on request from Fine & Country South Scotland.

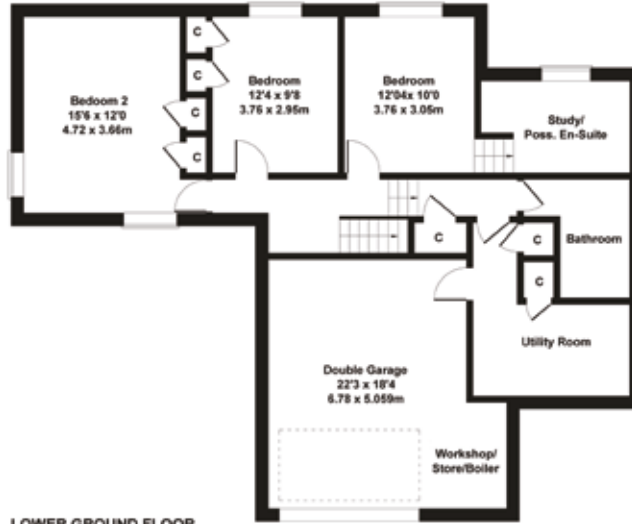
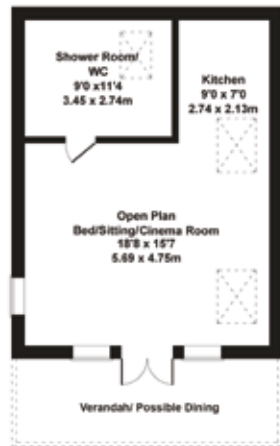
## Council Tax Band

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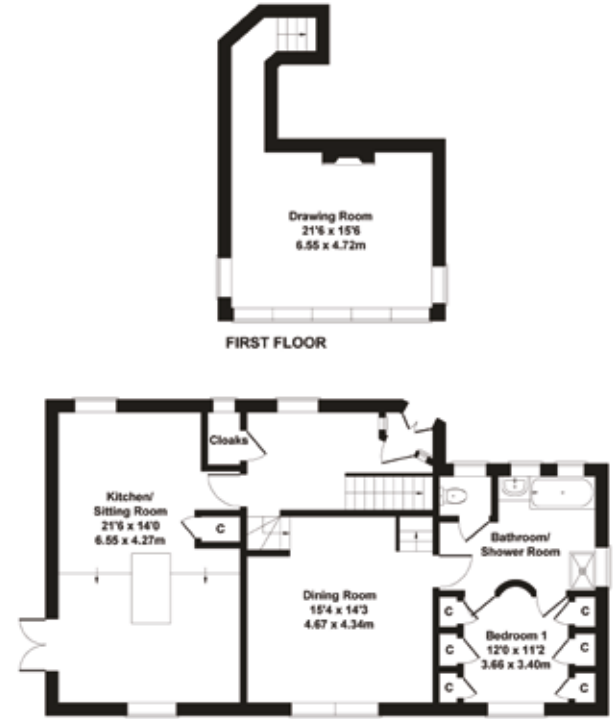
**Dippin Lodge**  
Approximate Gross Internal Area  
3091 sq ft - 287 sq m



ENGLISH HERITAGE GREEN OAK BARN

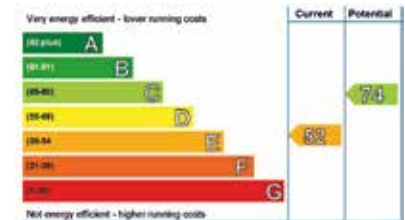


LOWER GROUND FLOOR



GROUND FLOOR

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



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 13.05.2024





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