

MANSFIELD FARMHOUSE
DOUNE, STIRLINGSHIRE





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Charming detached farmhouse set within private ground with useful outbuildings in a lovely secluded situation

Doune 1.4 miles ■ Callander 9.1 miles
Stirling 10.0 miles

- 2 reception rooms. 3 bedrooms
- Traditional farmhouse
- Flexible accommodation
- Large landscaped garden
- Benefits from an elevated position
- Charming and secluded location

Acreage 0.40 Hectares (1 Acre)

Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com

 OnTheMarket





SITUATION

Mansfield is located just outside the village of Doune, approximately 9 miles north west of Stirling city centre. Doune is a historic village offering a range of local amenities including local retailers, a small supermarket, Doctor's surgery, post office, restaurants and together with the historic Doune castle. There is a local nursery and primary school located in the village and secondary education is provided at McLaren High School, in Callander approximately 8 miles north west. Further amenities including supermarkets are provided in the nearby town of Dunblane and city of Stirling approximately 5 miles and 9 miles respectively.

DESCRIPTION

Mansfield Farmhouse is a charming, detached country home, which benefits from a range of detached outbuildings. The house also has enclosed gardens the plot extends to approximately 1 acre. It is an attractive house south-facing and surrounded by established garden grounds. Mansfield Farmhouse provides the ideal outdoor lifestyle property. The gardens are a wonderful haven for all to enjoy, whilst the comprehensive range of outbuildings, a detached workshop provide a wealth of opportunities to any purchaser.

ACCOMMODATION

Ground Floor: Living Room, Family Room, Kitchen, Utility, Bathroom, Pantry, Summer Kitchen

First Floor: Bedroom One, Ensuite, Bedroom Two, Bedroom Three, W.C

GARDEN (AND GROUNDS)

Mature landscaped garden, with sections laid to lawn, mature trees, berry bushes, and a freshwater pond. The garden is secured by private gates and wire fencing. There are two large outbuildings providing ample storage space. Finally, there is a horse mill that has been reimagined as a green house.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private and Mains	Mains and Solar	Septic tank	Freehold	Oil	Band G	E39	FTTC	YES

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

POST CODE

FK16 6HA

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://what3words.com/boil.gains.resettle>

SOLICITORS

Stephen Gamba – Gillespie McAndrew

LOCAL AUTHORITY

Stirling Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

The purchaser will be given a servitude right of access over the farm track leading from Springbank Rd to access a single dwelling at Mansfield Farmhouse. The purchaser will also be granted a servitude right to the private and public water supplies.

RIGHT OF PRE-EMPTION

A right of pre-emption will be created over the land which forms both the residential dwelling Mansfield House and Gardens. Further details are available from the Selling Agents.

VIEWINGS

Strictly by appointment with the Selling Agents.





ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.

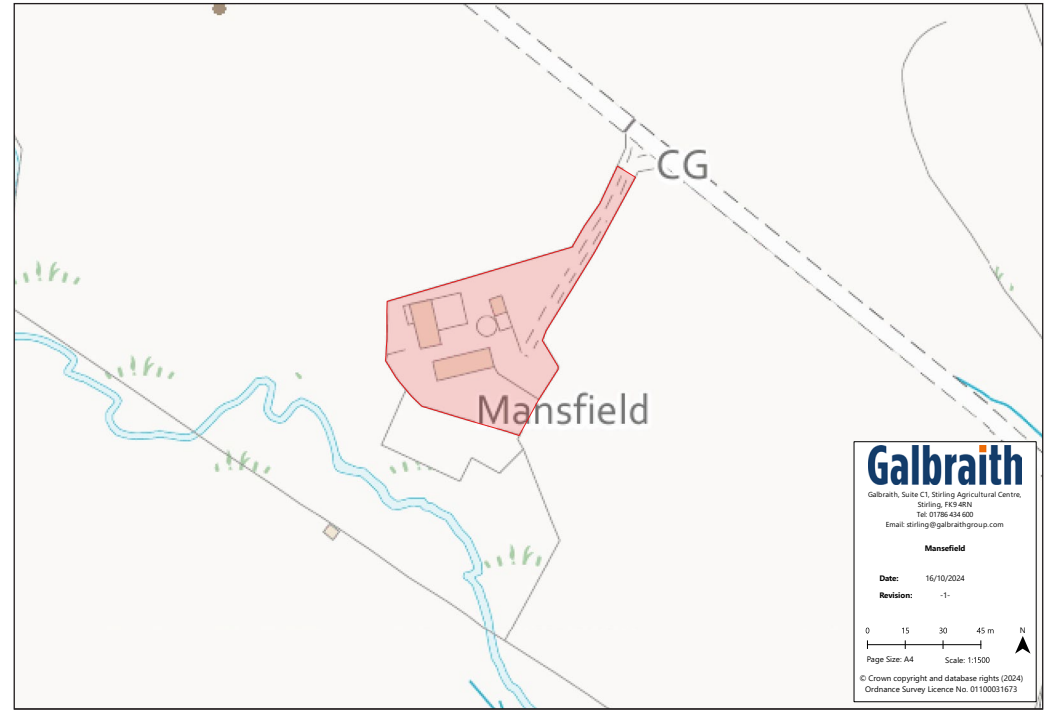
HEALTH & SAFETY

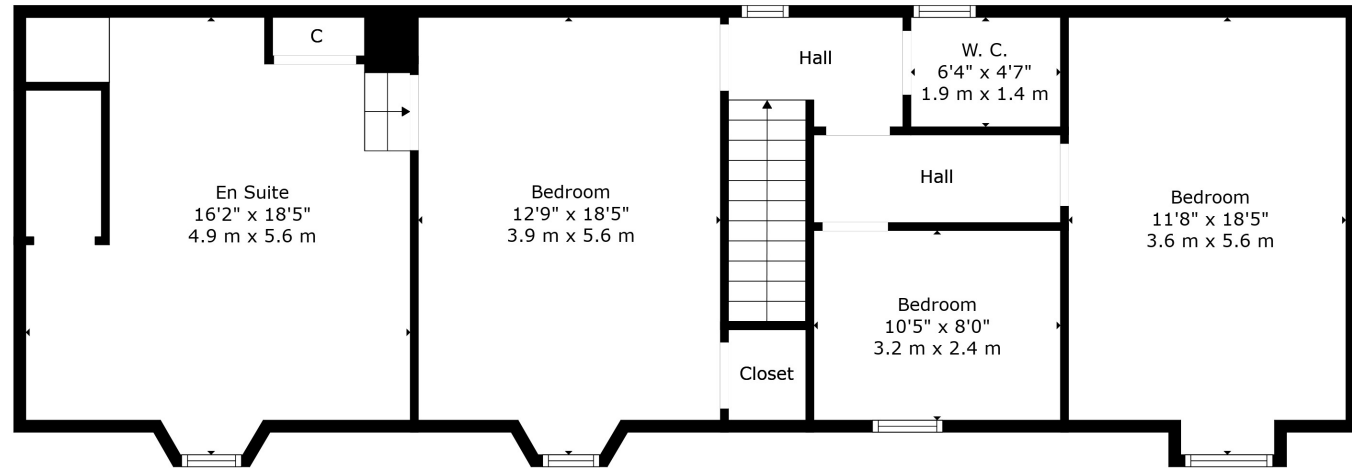
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

IMPORTANT NOTES

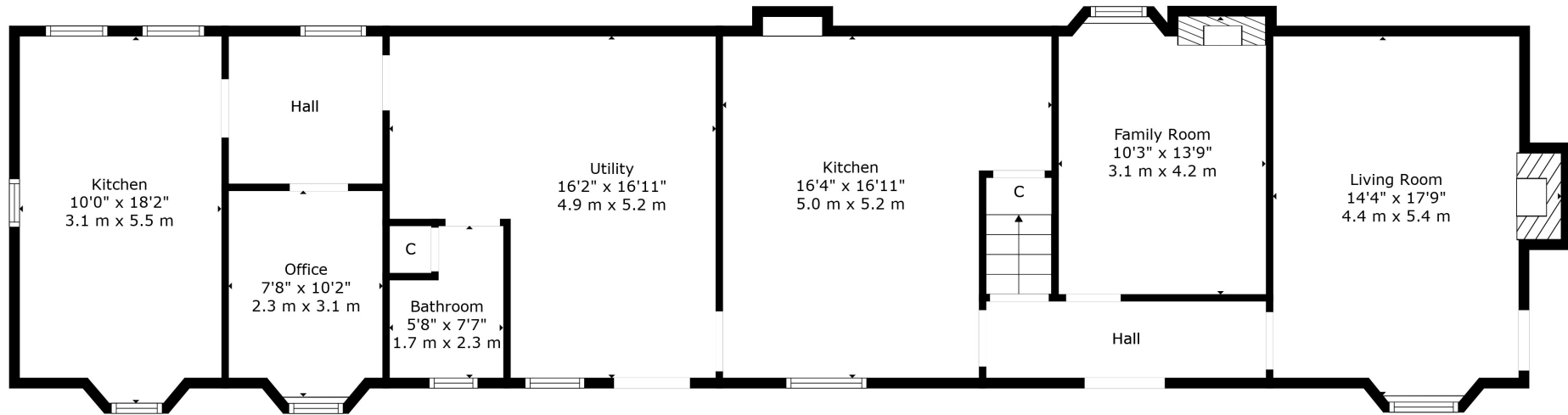
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in October 2024.







Floor 2



Floor 1



TOTAL: 2252 sq. ft, 209 m2
 FLOOR 1: 1292 sq. ft, 120 m2, FLOOR 2: 960 sq. ft, 89 m2
 EXCLUDED AREAS: FIREPLACE: 16 sq. ft, 1 m2

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>





Galbraith