

Converted church hall, currently a B&B
but with potential as a family home.

Kip In The Kirk, 11 Stirling Road, Drymen, G63 0BW

 5  7  3

OFFERS OVER £495,000

Smith &
Clough
ESTABLISHED 1972

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About this property

Kip in the Kirk is a former church hall, converted by the present owner to form spacious and flexible accommodation. The property is currently used as a bed and breakfast with accommodation to suit all types of visitors, from couples and families to groups of hikers and so on. This C listed building has been fully renovated and re-designed to create an impressive property that is both spacious and versatile, while retaining some of the original features.

The interior has been reconfigured to provide living space, letting rooms and owner's accommodation. The entrance vestibule leads into the main ground floor hallway - off here is the accommodation which is presently used for guests: three en suite letting rooms; a kitchen with breakfast area, with a range of floor and wall mounted storage cupboards; and the guest sitting room.

On the first floor are two further bedrooms both with en suite shower rooms, one being a large principal bedroom with dual aspect windows.

The second floor is presently used as the owner's accommodation and

comprises a bright space with windows overlooking the countryside to the front with an open plan living room with wood burning stove, along with a fitted kitchen with modern floor units and a breakfast bar.



From the entrance, an inner hallway leads to a further generously-sized room. This is used as a bunk room with sitting and breakfast areas, and is serviced by two shower rooms.

To the front there is parking for several cars with a pathway to the side leading to a front patio. To the rear there is a grassed area and drying green.

For details regarding the Business please contact Graeme Smith from Smith & Clough directly - contact details can be found on the 'Enquire' section.

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Plans

Approx. gross internal floor area

4080 sq.m

Local Area

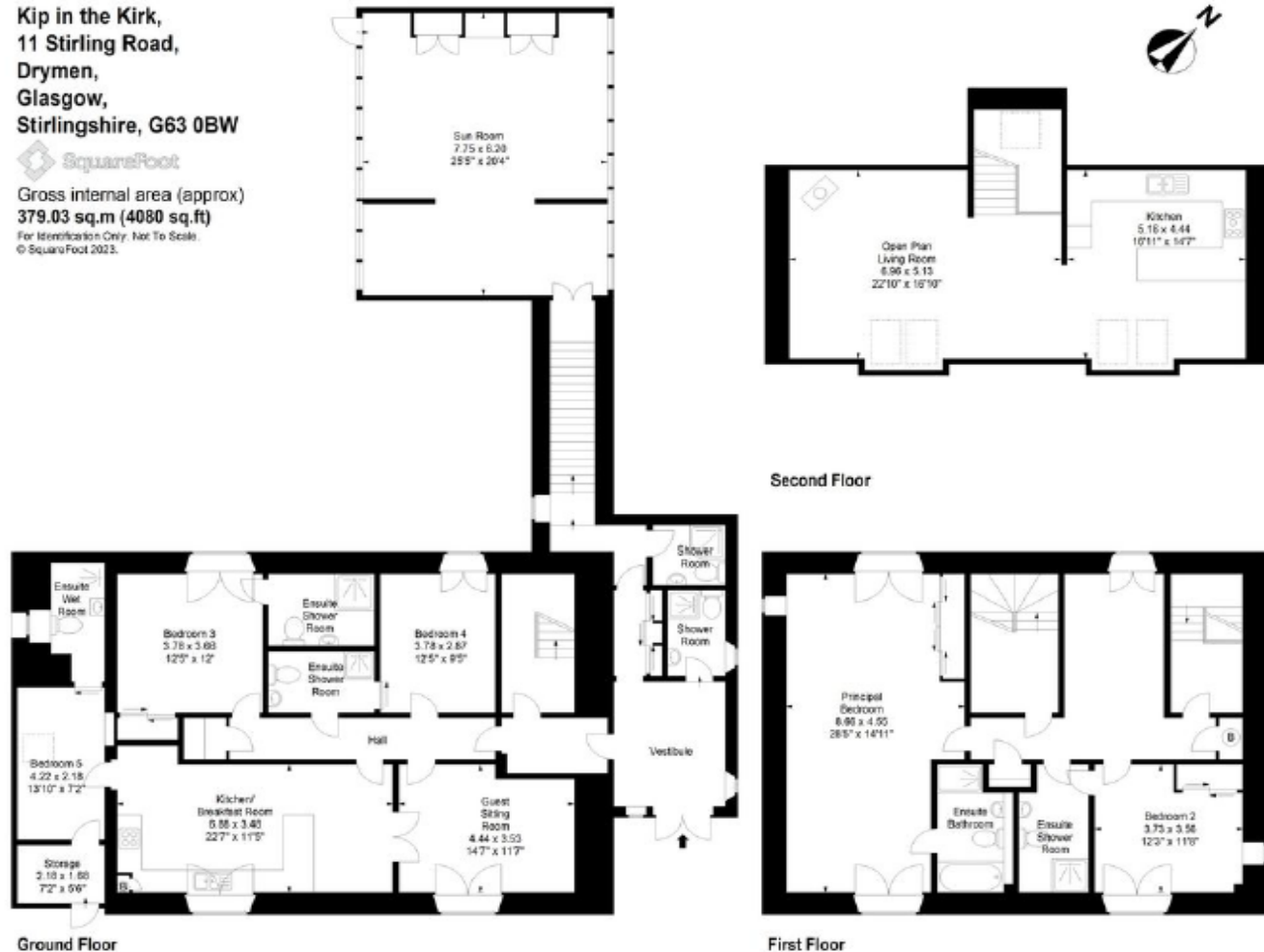
Kip in the Kirk has a lovely setting in one of Stirlingshire's prettiest villages, surrounded by unspoilt countryside alongside Scotland's first National Park. The area offers some of Scotland's finest scenery, including Loch Lomond and the Arrochar Alps. Loch Lomond is crossed by the Highland boundary fault and the physical characteristics of lowland and highland Scotland can be seen within a few miles of each other.

The property lies in the village of Drymen which is a charming conservation village with its own primary school, village shops, pubs and hotels. Secondary education is available at the highly regarded Balfron High School. The area is well placed for commuting by road to Glasgow (18 miles), Glasgow Airport (22 miles) and Edinburgh Airport (50 miles), while the rail service from Balloch Station offers services to Glasgow.

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Drymen,
Glasgow,
Stirlingshire, G63 0BW



Gross internal area (approx)
379.03 sq.m (4080 sq.ft)
For Identification Only. Not To Scale.
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Key Information

Local Authority

Stirling

Council Tax

Band = NA

Tenure

Freehold

Services & Additional Information

Business

- Well established & presented B&B
- Prime location on the famous West Highland Way
- 2 Lettings rooms en suite, a 4 bed en suite bunk room and an 8 bunk room
- Spacious owners' accommodation
- Walking distance of local amenities
- Bought in 2008 and incl. private parking
- Perfect Lifestyle business/family home

Bought in 2008, our client has spent a lot of time and effort establishing the property as a well-presented business that has built up an excellent reputation amongst tourists, locals and especially walkers on the West Highland Way, with a 5-star rating on Google and a 5-star rating on TripAdvisor.

This converted church offers varying accommodation comprising 2 guest rooms – large family room with en suite, a double/twin room and a 4 bed bunk room with en suite making it perfect for walkers on a budget, families or groups travelling together.

On the ground floor there is also a spacious kitchen area with a guest sitting room adjacent. The 8 bed bunk room is situated upstairs to the rear with 2 shower rooms on the ground floor. The tariff includes tea & coffee and a continental breakfast.

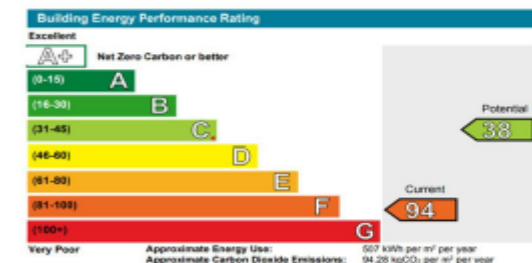
In addition to the business element, Kip In The Kirk also offers spacious owner's accommodation located on the upper floors, comprising 2 en suite bedrooms, welcoming hallway which can be an additional lounge or office space with staircase to a further large lounge with log burner and kitchen. The business is listed on several booking platforms and also has its own dedicated website www.kipinthekirk.co.uk. The business benefits from repeat/local custom and word of mouth throughout the year, with tariffs ranging from £42.50 per person for the rooms and £35 per person for the bunk rooms.

Kip in the Kirk offers an exceptional lifestyle opportunity and family home under one roof and a viewing would be strongly advised to fully appreciate the potential and business that is on offer.

EPC

EPC Rating = F

NON-DOMESTIC



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Enquire



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More Information



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Viewing strictly by appointment

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