



 **clyde**  
PROPERTY

[clydeproperty.co.uk](http://clydeproperty.co.uk)



SAUCHENFORD COTTAGE  
SAUCHENFORD, PLEAN  
STIRLING FK7 8AN









Sauchenford Cottage is a charming and exquisitely maintained four-bedroom detached cottage, complemented by an adjoining one-bedroom annex, all set within a substantial and private plot that offers breathtaking countryside views.

The main house and adjoining annex span are in immaculate condition inside and out. The main house features a welcoming entrance hallway that leads to an impressive open-plan living room and dining kitchen, fitted with high-specification appliances and finishes. A useful utility room and shower room add to the convenience of the ground floor. A ground-level bedroom with an en-suite provides flexibility and accessibility, while the rear-facing sitting room, with its patio doors opening onto a lovely terrace, is perfect for relaxing. The ground floor also includes a dedicated home office, ideal for remote working or study. Upstairs, there are three spacious double bedrooms and a beautifully appointed family bathroom, ensuring ample space for family living.







Surrounded by beautifully landscaped gardens, the property features mature trees and thoughtfully arranged planting, creating a serene and private outdoor haven. The sunny rear gardens are perfect for both relaxation and entertaining, with a patio area that beckons for outdoor gatherings. Additional features include a detached double garage with an integrated workshop and three external store cupboards, offering ample storage and workspace for various needs. The property is accessed via an additional parking area leading to entrance gates, with a side gate providing convenient access to the annex.



The annex, offers versatile additional accommodation with an open-plan living and dining room, a modern fitted kitchen, a double bedroom, and a bathroom. This space is perfect for guests or extended family and has been used previously as a successful holiday let, providing privacy and comfort with its own separate entrance.



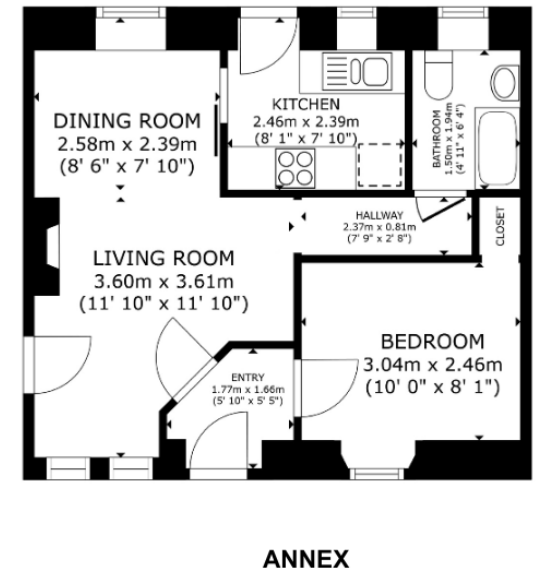
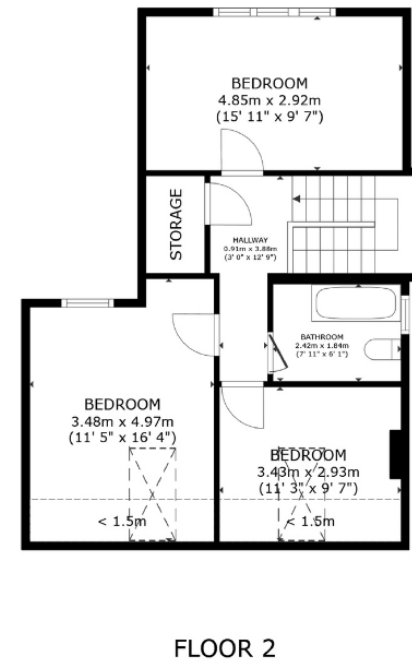
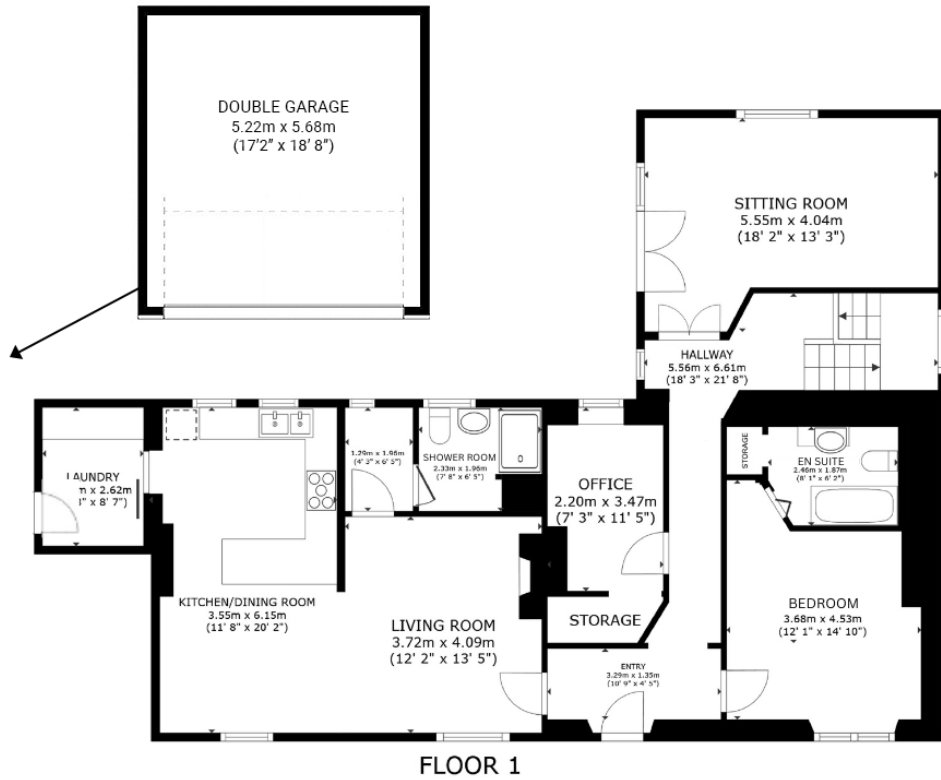


## Key Features

- A charming and exquisitely maintained four-bedroom detached cottage
- Adjoining one-bedroom annex with modern kitchen, living and dining room and bathroom
- Impressive open-plan living and dining kitchen
- Ground floor shower room
- Useful utility room
- Ground level bedroom with en-suite
- Rear facing sitting room and dedicated home office
- Three spacious upper-floor bedrooms
- Beautifully appointed family bathroom
- Beautifully landscaped gardens with patio area and detached double garage with integrated workshop
- **EPC – F**



Situated in the picturesque rural hamlet of Sauchenford, the cottage is conveniently close to Plean and Bannockburn, with all local amenities just a five to ten-minute drive away. Excellent schooling options are available at primary level in Plean and high school level in nearby Bannockburn. The area benefits from a regular bus and rail services, offering swift and easy access to major cities.



Please note: all plans are for illustrative purposes only and should not be relied on as statement of fact. Measurements shown are taken from the widest points and areas with curved or angled walls are approximate.



[clydeproperty.co.uk](http://clydeproperty.co.uk)

To find out more contact Clyde Property Stirling: 39 Allan Park, Stirling, FK8 2LT T: 01786 471 777 E: [stirling@clydeproperty.co.uk](mailto:stirling@clydeproperty.co.uk)   

