



Clackmannan House

Mill Road, Clackmannan, Clackmannanshire, FK10 4HJ

**McEwan Fraser Legal**
Solicitors & Estate Agents

Clackmannan House

This magnificent Georgian house built in c1815, set in a private and convenient location in the heart of the charming and historic village of Clackmannan, Clackmannan House is well-placed for easy access to Edinburgh, Stirling, Glasgow and Perth. This outstanding period residence provides substantial accommodation and caters perfectly for any family's requirements.

Clackmannan House is the 'someday' house many of us dream about. This incredibly spacious home is arguably one of the village's finest homes and it has been thoughtfully and comprehensively upgraded to an exacting standard. This stunning five-bed, two-public room, three-bathroom aspirational property is sure to appeal to growing and larger families who are looking to experience the excellent quality of life found in this charming village.

The accommodation is formed over three levels offering an incredibly comfortable and luxurious lifestyle. A large three-car garage perfectly complements the home, a cosy summer house for those long lazy afternoons entertaining in the garden and a small potting shed situated next to walnut, pear, apple and plum trees completes this idyllic setting.



The Ground Floor

Upon entering this delightful property, you are immediately greeted with a spacious entrance vestibule adorned with quality flooring which continues through to the reception hallway and a stunning sweeping staircase leading to the upper and lower floors. The incredible entrance is very appealing and provides just a hint of the spacious accommodation on offer to prospective purchasers.

The quality flooring continues through to an extremely bright and spacious open-plan kitchen and formal dining room. The beautiful contemporary kitchen which sits perfectly bathed under the light streaming in from the large windows is superbly specified with a range of integrated appliances. The large stone worktops provide ample space to prepare family meals and are sure to be a popular spot to talk about everyone's day or just a great place to sit and enjoy a coffee.



The Kitchen & Dining Room

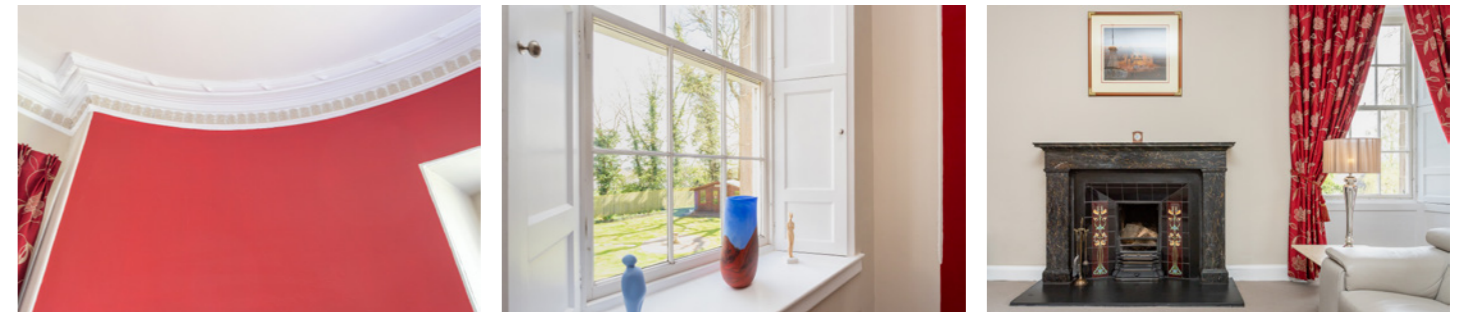


The ground floor also accommodates a large and beautifully decorated formal dining room, where entertaining will be a breeze, and with doors leading out to the side garden, providing another perfect spot for morning coffee or evening after-dinner drinks.

There's a real sense of opulence upon entering the sumptuous sash and case windowed lounge with its architecturally curved wall at one end of the room to its ornate coving, crystal chandeliers and full drop curtains, this grand room makes it the perfect room for family gatherings. The feature fireplace draws your eye and exudes a warm and cosy atmosphere.



The Lounge



The First Floor

On the first floor, there are a further three very spacious bedrooms, the master contains an ensuite and a luxurious dressing room. The beautiful family bathroom which contains a double-ended free-standing bath with a waterfall tap, along with a large walk-in shower, is also located on this floor.



The Bathroom



The Master Bedroom



Bedrooms 2 & 3



“Three very spacious bedrooms”



The Lower Ground Floor

The lower ground floor offers a space for those working from home or an ideal granny flat, two large bedrooms are located on this level as well as a stylish bathroom. A large utility room is also on this level housing the washing machine and dryer, period creel clothes line and a boot room. The finishing touch on this level is the flagstone floored wine cellar with plenty of room to store your choice of wines, beers and spirits complimented with bespoke lighting.



The Shower Room & Bedrooms 3 & 4



Externals

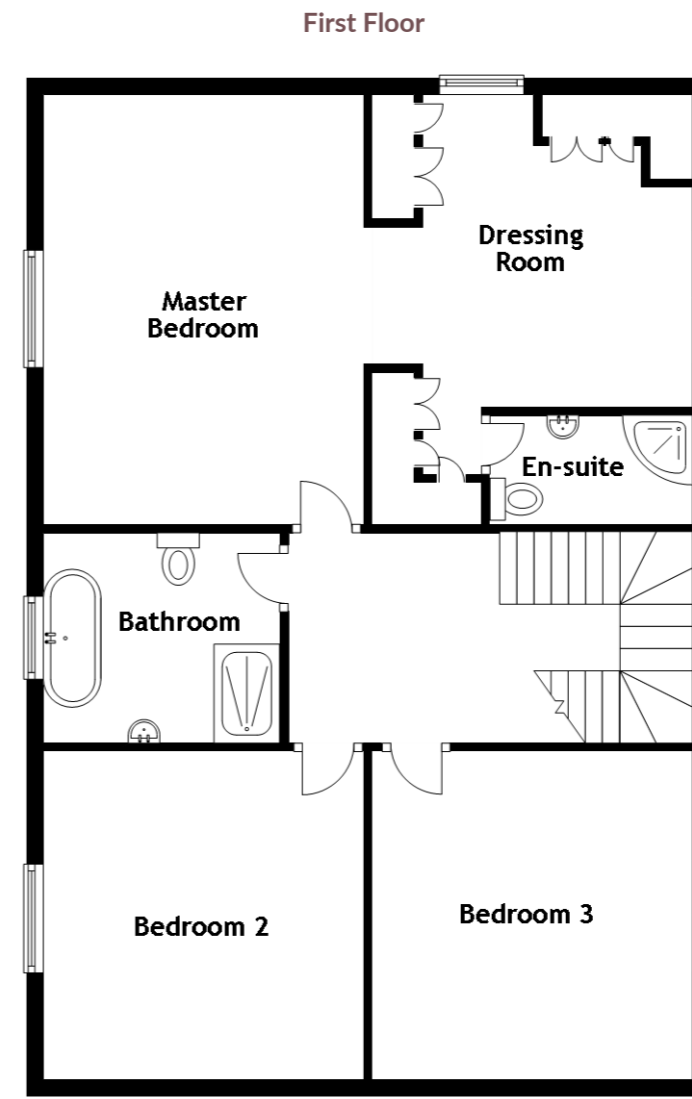
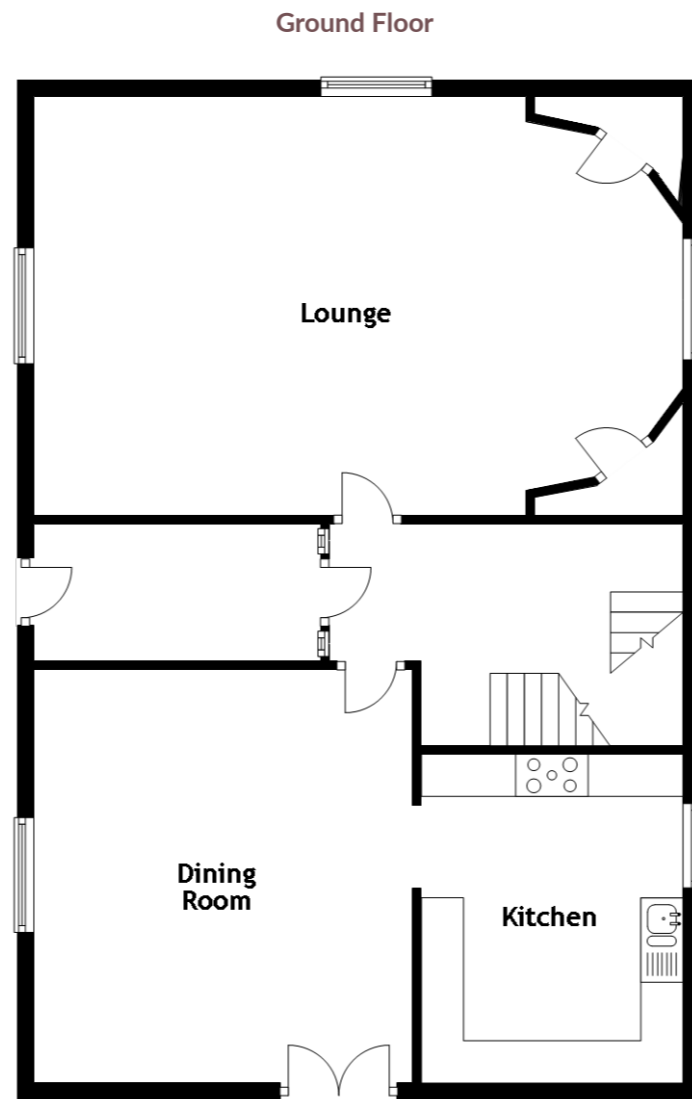
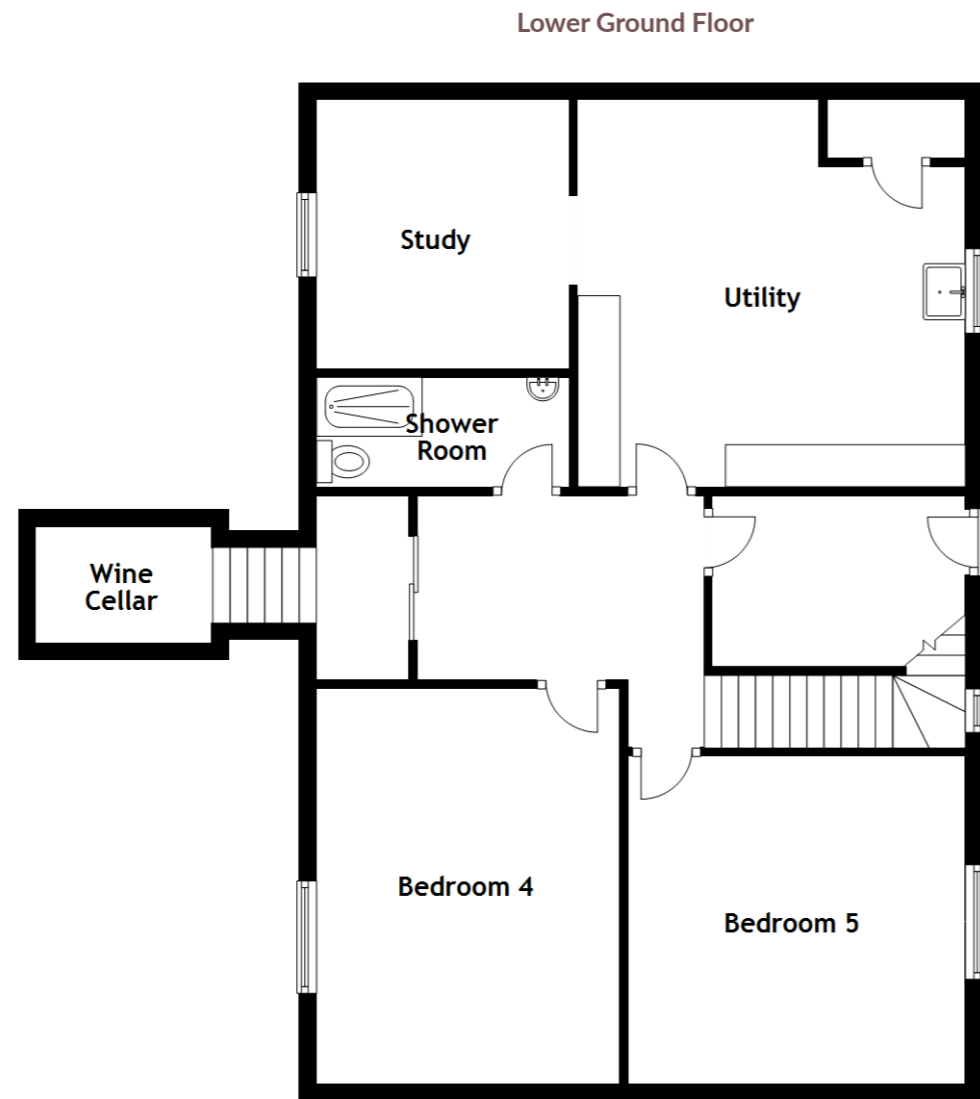
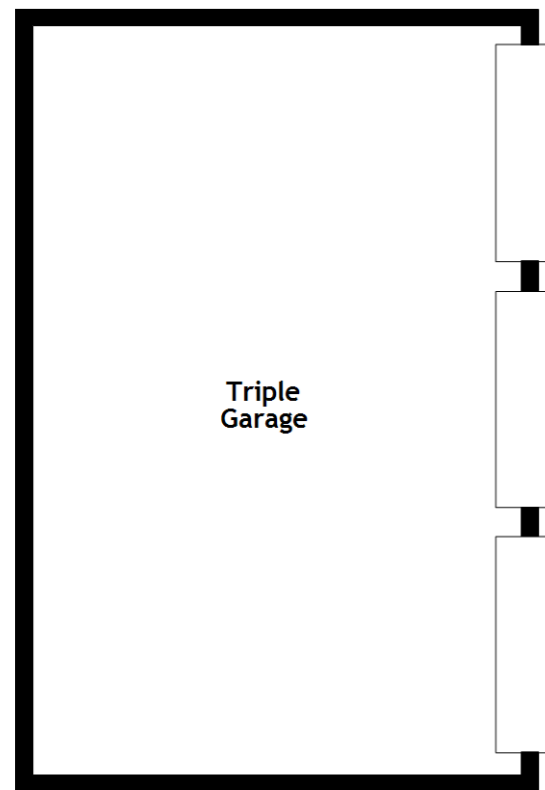
Externally, the property commands a beautiful setting nestled perfectly within large gardens and a sweeping driveway with parking for multiple vehicles. The outside areas, which have been thoughtfully sectioned out, are ideal for relaxation and outdoor entertaining on sunnier days. There is an expansive lawn to the front of the property, and a large patio area and lawn which offers privacy to the rear, a great place to enjoy time with family and friends.

There are some properties that seem to tick all the boxes and we believe Clackmannan House is one such property. It would look completely at home in any country house glossy magazine about stunning home design and high-quality lifestyle. Given the fantastic location, being a few miles from the motorway and train station it offers an easy commute to Edinburgh, Stirling, Glasgow and Perth.

The immaculate condition, the incredible space both inside and out, and the further potential the property has is sure to appeal to an exclusive range of discerning buyers. If you are someone who has a real passion for a unique place to call home, early viewing is advised.



Floor Plans



Approximate Dimensions
(Taken from the widest point)

Lower Ground Floor

Bedroom 4	4.70m (15'5") x 3.60m (11'10")
Bedroom 5	4.00m (13'1") x 3.90m (12'10")
Shower Room	2.80m (9'2") x 1.40m (4'7")
Utility	4.60m (15'1") x 4.60m (15'1")
Study	3.20m (10'6") x 3.00m (9'10")
Wine Cellar	2.10m (6'11") x 1.39m (4'7")

Ground Floor

Kitchen	3.90m (12'10") x 3.10m (10'2")
Dining Room	4.90m (16'1") x 4.50m (14'9")
Lounge	8.10m (26'7") x 4.90m (16'1")

First Floor

Bathroom	2.80m (9'2") x 2.50m (8'2")
Master Bedroom	5.10m (16'9") x 4.00m (13'1")
Dressing Room	4.50m (14'9") x 4.00m (13'1")
En-suite	2.40m (7'11") x 1.30m (4'3")
Bedroom 2	4.20m (13'9") x 4.00m (13'1")
Bedroom 3	4.20m (13'9") x 4.00m (13'1")

Gross internal floor area (m²): 303m²

EPC Rating: D

Extras: Floor coverings, light fittings, blinds, window dressings and integrated appliances.

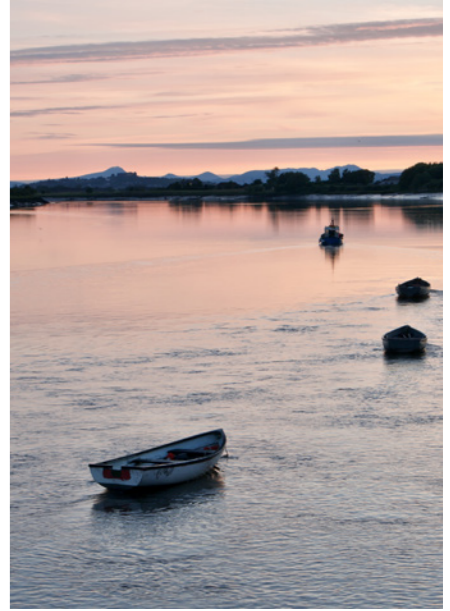
The Location

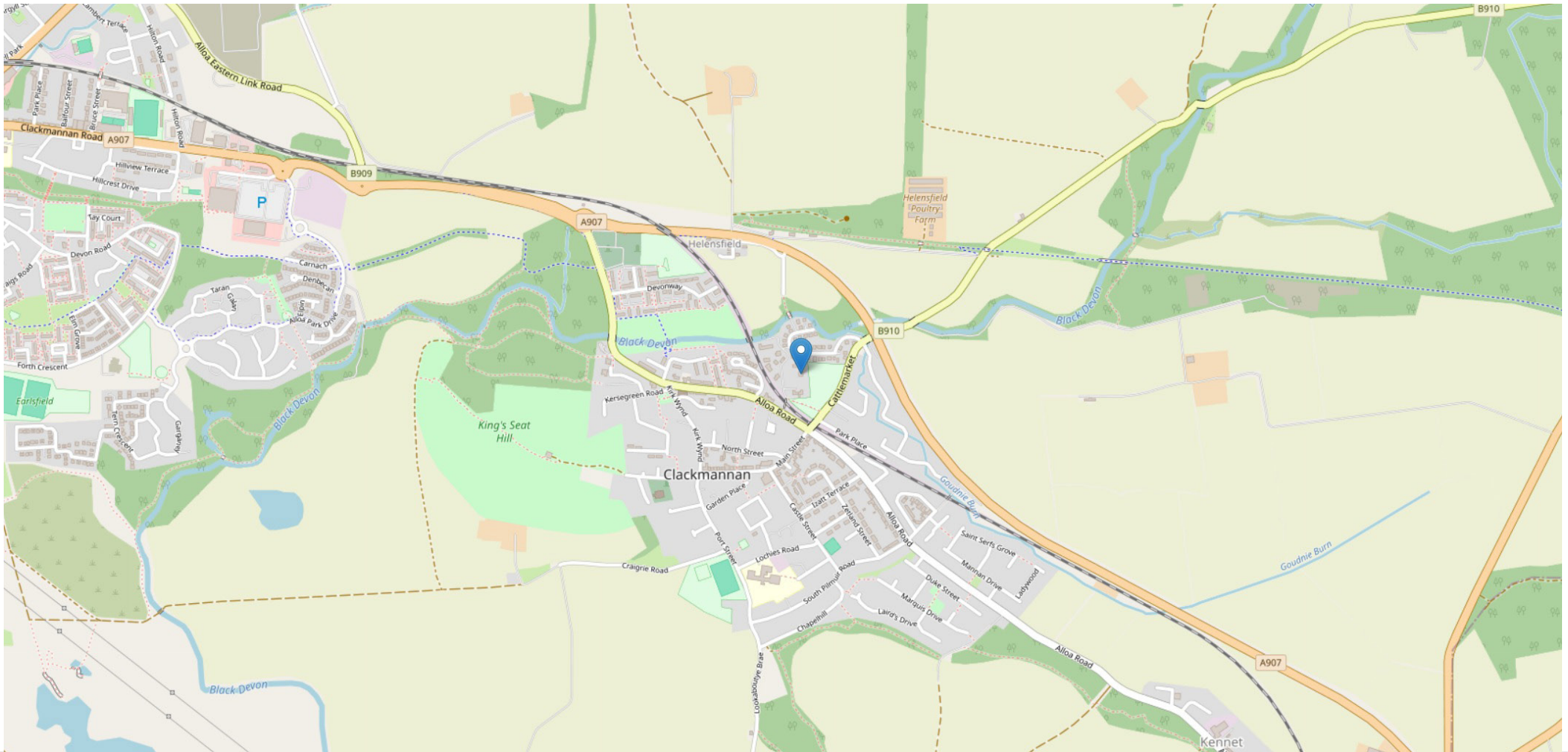
Clackmannan is a small town situated within the Forth Valley. Clackmannan is just over one and a half miles east of Alloa and is nestled between the Ochil Hills and the River Forth.

The property for sale is conveniently located for access to the town centre with its variety of high street shops, a health centre, Post Office, banks, supermarkets, bars and restaurants. There is a further selection of leisure facilities, parks, sports centres and a library. Schooling facilities are also available at both primary and secondary levels.

Alloa has its own railway station with direct services to Edinburgh. The Clackmannan Bridge provides an excellent service for commuters throughout the central belt for connection to Glasgow, Edinburgh, Stirling and Perth. Local public transport services are also close at hand.







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