

ARNSBRAE MANOR ALLOA ROAD, CAMBUS FK10 2NT

HARPER & STONE
ESTATE & LETTING AGENTS





ARNSBRAE MANOR ALLOA ROAD

CAMBUS, FK10 2NT

PROPERTY FEATURES

- Beautiful 5 bedroom semi detached Victorian period home
- Retaining copious original features
- Radiating character, the property extends to approximately 460 square metres
- Highly desirable residential location
- Superbly maintained and utterly appealing
- 3 generous reception rooms
- Stunning Dining Hall and Galleried Upper Hall
- Private driveway and ample parking along with double garage
- Early viewing strongly advised

Welcome to Arnsbrae Manor, a true hidden gem set within the Arnsbrae Estate beside Braehead Golf Club, to the northwest of Alloa and 4 miles east of Stirling. Harper & Stone are delighted to offer to the discerning viewer this opportunity to purchase this charming Victorian Semi Detached home designed by the renowned architect Alfred Waterhouse who also designed The Natural History Museum in London. Arnsbrae Manor was built in 1885 and is steeped in local history having been built for James Younger of the Younger Brewing family in Edinburgh and his wife Annie Paton, granddaughter of the Patons Mill founder in Alloa. This B listed stone built home is situated in a serene yet convenient setting and is beautifully presented inside and out. A plethora of original features typify the house's historical and aesthetic worth, serving as a tangible link to the home's past. High ceilings typical of the Victorian era create a sense of grandeur and spaciousness, amplifying Arnsbrae Manor's regal ambience. Original fireplaces feature in the reception rooms and bedrooms, a nod to an era before central heating, each with its own individual style and detail.

The accommodation is presented as below:

Ground Floor: Entrance Hall, Dining Hall, Lounge with Music Area, Kitchen/Diner, Drawing Room, Conservatory, Utility Room and Cloakroom. There is also access to the Undercroft from this level where there are copious storage options.

First Floor: Galleried Hall, Principal Bedroom with Ensuite Shower Room, Two further Bedrooms, Large Wardrobe and a Family Bathroom.

Attic Floor - Hall, Bedroom/Office/Craft Room, further Bedroom with Ensuite Shower Room.

Entry to the property is via an impressive stone archway with wooden cathedral storm doors into the entrance vestibule, which in turn opens to the Dining Hallway, a prelude to the splendour that awaits in the rest of the house. The resplendent Dining Hallway exudes style and elegance with its oak panelling, carved dado rails and vaulted ceiling making it the perfect place for formal dining. The Kitchen presents a good range of wall and base units in a cream shaker style with complimentary work surfaces in a dark finish. Integrated appliances include an electric Aga with Instaheat ceramic hob, separate electric oven, dishwasher, microwave, fridge and quooker tap. The centre island provides further storage and work top space. A lovely touch is the Servants Bell Board above the kitchen door, a reminder of days gone by. The L shaped Sunroom leads off the kitchen, a wonderful place to sit and relax while looking out at the glorious garden. From the kitchen 3 steps lead you up to the Lounge with a coal fire as its focal point. This room is flooded with natural light provided by 3 large picture windows again looking out to the garden grounds. There is ample room to place a dining table and chairs for a more relaxed dining option, practical with the kitchen adjacent.

Continuing into the Drawing Room usually the main public room of a Victorian home, take a moment to appreciate the decorative plasterwork particularly on the beautiful archway at the back of the room. The focal point of the room is the fireplace and surround, a







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magnificent example typical of the era with its dark wood, marble and mirrored detail. It currently houses an electric fire. To the back of the room through the archway are two enchanting reading nooks ingeniously designed to transform the space into a serene retreat. Returning to the vestibule and completing the ground floor living is the functional Utility/Laundry Room with adjoining Cloakroom. The fridge freezer is included in the sale. There is a door which leads down to the Undercroft via a set of fixed stairs. An Undercroft is traditionally a cellar or storage room often brick lined and vaulted. The storage opportunities are immense with the option of creating a traditional wine cellar and more.

Heading upstairs by way of the grand staircase is the galleried upper landing, please do acknowledge Albert the Canadian Elk in passing (Unfortunately he is not included in the sale!). The vaulted ceiling, decorative dado rail, Gothic style recesses and striking stained glass window create a surreal presence within the home. The inner hallway leads to the principal bedroom suite with dual aspect windows and built in wardrobes. The ensuite shower room is comprised of a large walk in shower, vanity sink set within a pretty storage unit, heated towel rail and WC. The two further bedrooms on this floor are both generous sized double rooms, with bedroom 3 currently utilised as a Library/Office. Please note that all the bookcases in the library will be removed from the property on conclusion of the sale. The Family Bathroom is considerable size with dual aspect stained glass windows with deep set sills and unusual for a bathroom a decorative fireplace. The suite is comprised of a free standing roll top bath, walk in shower, vanity sink set within a large storage unit, bidet and WC. Completing the living on the first level is a convenient Dressing area with storage.

A second stairway leads up to the second floor providing a guest suite, ideal for family and friends to have their own space. The Bedroom is a good size with ornamental fireplace and eaves storage. The ensuite proffers a walk in shower, pedestal sink, storage and a WC. Please

note that the wall lights in the ensuite are not included in the sale. Returning to the second floor landing is the Office/Study, this multifunctional room could be used as a bedroom, nursery, playroom, studio the options are endless. Currently there are 2 fitted desks and several drawers and cupboards. Finally, there is a storage room currently enjoyed as a Craft/Sewing Room, which has recently had the floor replaced and has a bespoke storage rack for pictures.

Externally there are spacious garden grounds which are predominantly to the front of the property. There is an abundance of mature trees and shrubs providing ever changing hues throughout the seasons. Exiting the conservatory there are various seating options including under the arched Canopy and stone steps lead down to the large lawn. To the side of the Conservatory is a large, decked area with hot tub. Parking is provided on the driveway to the side of the property, and access is gained via a gated entrance leading to a turning circle. There is a detached double garage with light, power, a water supply, hosepipe and it is fully alarmed. The new green shed is not included in the sale.

This exquisite home exudes timeless appeal and offers a unique blend of classic elegance and distinctive personality. Arnsbrae Manor not only welcomes you but also creates a sense of warmth and belonging. Once seen, it will leave a lasting impression. It has been and will continue to be a happy family home. Don't miss out on the opportunity to make this house your own and create lasting memories in this beautiful home.

The sale will include all fitted floor coverings, window coverings, light fittings, and integrated appliances. Certain items might be available by separate negotiation.

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band G
EER Band D
Water: Mains
Sewage: New Septic Tank
Heating: Gas
What3words Navigation:///uppermost.souk.rant

Arnsbrae Manor House is conveniently placed on the outskirts of the popular commuter town of Alloa. Many local amenities nearby include leisure facilities, restaurants, a high street and multiple supermarkets. The property sits within the catchment area for Redwell Primary School and the local high school, Lornhill Academy, the independent sector is well provided for with independent schools in the area including Dollar Academy and Morrison's Academy, Crieff. Alloa further benefits from being an ideal location for commuting with major road and rail networks available providing links to Stirling, Falkirk, Glasgow, Edinburgh and throughout Central Scotland.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.







