

WATERFALL COTTAGE LINNMILL, ALLOA FK10 3PY

HARPER & STONE
ESTATE & LETTING AGENTS





WATERFALL COTTAGE LINNMILL

ALLOA, FK10 3PY

PROPERTY FEATURES

- Beautiful 3/4 bedroom stone fronted cottage Circa 1900
- Approximately 147 square meters of flexible living
- Exquisitely renovated and upgraded to an exceptional high standard
- Beautiful blend of period character and high quality contemporary design
- Stylish kitchen with central island, excellent storage and concealed workstation
- Versatile principal bedroom previously used as a reception room
- Two further tastefully presented double bedrooms upstairs
- Stunning rear garden backing onto the Black Devon River
- Garage and off road parking for at least two vehicles
- Early viewing recommended to appreciate what Waterfall Cottage offers

Nestled within the enchanting hamlet of Linnmill, one of Alloa's most charming hidden gems, Waterfall Cottage is a truly captivating stone built home dating back to circa 1900. Beautifully upgraded to an exceptional standard, this quintessential country cottage offers a harmonious fusion of period character and contemporary design. Every detail has been thoughtfully considered, resulting in a warm, refined and impeccably balanced home that feels both timeless and effortlessly stylish.

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The accommodation is presented as follows:

Ground Floor: Entrance Vestibule, Hall, Lounge/Kitchen Space, Two Bedrooms and a Bathroom.

Attic Floor: Landing, Two Bedrooms and a Shower Room.

Stepping through the pretty entrance vestibule, the welcoming hallway immediately sets the tone for the quality and charm that unfold throughout and includes a large under stair cupboard providing excellent additional storage. The kitchen sits at the rear of the home and serves as its convivial heart. This wonderfully designed space offers excellent storage including a concealed workstation with space for laundry appliances and dresser style shelving, alongside a central island with sink and informal seating. Integrated appliances include an induction hob, double oven and dishwasher. French doors open directly onto the spectacular rear garden, where ever changing colours and wildlife create a serene backdrop all year round.

Double doors lead to the front facing lounge, a cosy retreat anchored by an ethanol real-flame stove, perfect for chilly winter evenings. A second reception room (or bedroom 4) to the rear also enjoys a multi-fuel burner, offering flexibility for relaxation, work or family living. The principal bedroom, positioned at the front, is generously proportioned and has previously served as an additional reception room, showcasing the home's versatility. The stylish ground floor bathroom is beautifully appointed with half wooden panelling and calming hues. This elegant space features a free standing bath with handheld shower, a separate walk in shower, pedestal sink and WC.

Upstairs, two tastefully presented double bedrooms sit peacefully to the rear, each benefitting from Velux windows and fitted storage. A stylish shower room serves this level, complete with walk in shower, vanity sink and WC.



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Externally, the property continues to impress. Mature shrubbery sits behind a low rise stone wall to the front, while the expansive rear garden is a standout feature. Stretching down towards the Black Devon River, it offers a rich tapestry of flora, fauna and the gentle soundtrack of flowing water. A large, decked area provides the perfect spot for alfresco dining, entertaining or simply unwinding in nature. The property also benefits from a single garage and off road parking for at least two vehicles.

Waterfall Cottage is a rare offering rich in character, thoughtfully upgraded and embraced by nature. A peaceful haven with a timeless aesthetic, it promises an exceptional lifestyle in one of the area's most picturesque settings. Early viewing is strongly advised to appreciate the quality and tranquillity this wonderful home provides.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller. Viewings are strictly by appointment only via Harper & Stone.

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Council Tax Band D

EER Band E

Water: Mains

Sewage: Septic Tank

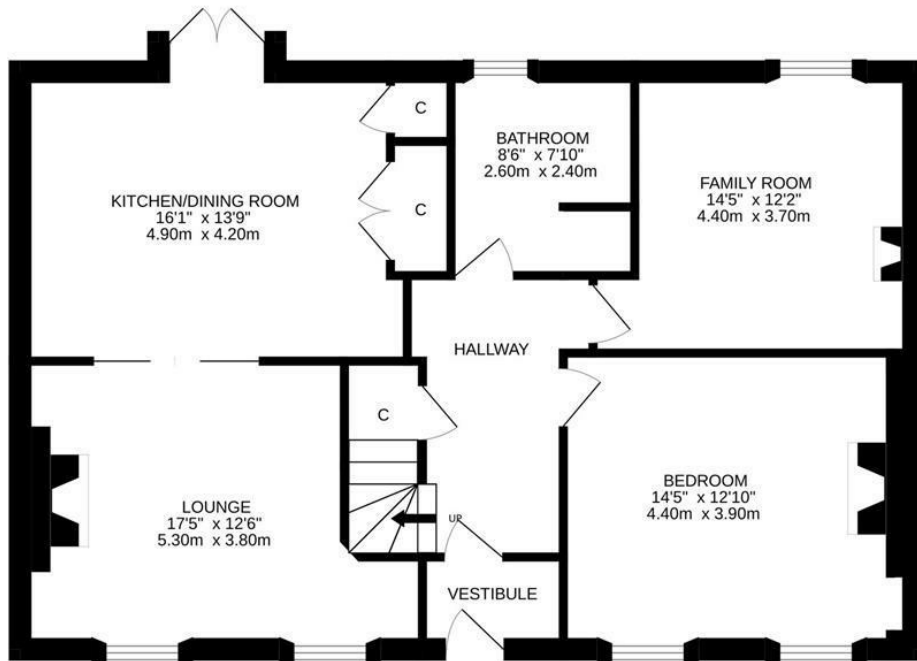
Heating: LPG Gas

Linnmill enjoys an excellent position close to the thriving town of Alloa, where a wide range of amenities can be found including retail outlets, supermarkets, restaurants and leisure facilities. The Speirs Centre, located in the heart of Alloa, is a superb state of the art hub offering an array of community services and activities. Alloa is rich in history, with Alloa Tower standing as one of Scotland's largest surviving medieval tower houses. The town's West End Park also provides an attractive setting for walks, recreational pursuits and seasonal events. Education is well catered for, with local nurseries, four primary schools and a secondary school serving the area. For commuting, Alloa train station offers convenient links to Stirling, Glasgow and Edinburgh, while the nearby motorway network provides straightforward access for those travelling by car.

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.



GROUND FLOOR



1ST FLOOR

