

ISLAND HOUSE 16 BROOK STREET, ALVA FK12 5JL

HARPER & STONE
ESTATE & LETTING AGENTS





ISLAND HOUSE 16 BROOK STREET

ALVA, CLACKMANNANSHIRE FK12 5JL

PROPERTY FEATURES

- Exceptional Category C Listed detached family home dating from the mid 18th century
- Approximately 221 square meters of flexible living space
- Extensively renovated and finished to an excellent standard throughout
- Six generous double bedrooms and four well appointed bathrooms
- Stunning open plan dining kitchen with integrated appliances and central island
- Elegant lounge featuring full height panelling, wood burning stove and French doors
- Spectacular Ochil Hills backdrop with uninterrupted countryside views
- Enclosed private gardens with patio, lawn, raised beds and mature planting
- Private driveway, carport with EV charging point and ample visitor parking
- Early viewing recommended

A magnificent Category C Listed family home, beautifully reimagined for modern living and positioned in an outstanding setting at the foot of the Ochil Hills, which Harper & Stone are delighted to present to the market. Island House, an exceptional six bedroom detached family home occupying a prominent position beneath the dramatic Ochil Hills, commanding breath taking panoramic views across the surrounding countryside. Rich in local history and believed to date from the mid 18th century, this handsome Category C Listed residence has been comprehensively renovated and sympathetically restored to an exacting standard. The dedication and attention to detail have successfully transformed this remarkable period property into a stylish and highly versatile family home that effortlessly blends character, contemporary comfort and practical living across three generous levels.

The Accommodation is Presented as Below:

Ground Floor: Entrance Hall, Lounge, Kitchen/Dining Room and a Cloakroom.

First Floor: Landing, Principal Bedroom with Ensuite Shower Room, Guest Bedroom with Ensuite Shower Room, Two further Bedrooms and a Bathroom.

Second/Attic Floor: Landing, Two Bedrooms and a Bathroom.

Entry is through a welcoming reception hallway which immediately sets the tone for the quality and finish found throughout the home. A practical cloakroom is conveniently positioned off the hall, while a useful storage cupboard provides everyday functionality. To the left, the impressive lounge spans the full depth of the property and offers a wonderful family living space. Beautiful full height wall panelling creates an elegant focal point, complemented by a contemporary wood burning stove. Deep silled windows draw natural light into the room from the front elevation, while French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living.

Positioned opposite, the outstanding dining kitchen forms the heart of the home. Designed with both entertaining and family life in mind, this superb open plan space is fitted with an extensive range of contemporary white high gloss wall and base units, complemented by generous pan drawers and a central island providing additional preparation space and informal dining. Integrated appliances include an induction hob, Neff double oven, full height fridge and freezer, dishwasher and washing machine. French doors open onto the rear patio, creating the perfect setting for summer dining and entertaining.

A striking half turn staircase with contemporary glass balustrade rises to the first floor accommodation. The principal bedroom enjoys a peaceful rear facing position and benefits from a beautifully finished ensuite shower room. Bedroom two, also overlooking the rear gardens and surrounding hills, offers excellent guest accommodation with its own stylish ensuite. Bedrooms three and four are both generous







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double rooms situated to the front of the property, with bedroom three further enhanced by fitted storage. A luxurious family bathroom serves this level, while two substantial storage cupboards provide additional practicality.

The second floor continues to impress with two exceptionally spacious double bedrooms, each illuminated by Velux windows that perfectly frame the spectacular Ochil Hills scenery. These versatile rooms can readily adapt to suit individual requirements, whether as additional bedrooms, home offices, hobby rooms or guest accommodation. Completing this floor is a contemporary family bathroom fitted with a bath, over bath shower, vanity sink and WC.

Externally Island House enjoys generous private garden grounds extending to the front, side and rear, all enclosed by timber fencing to create a safe and private environment for families and pets alike. The rear garden is particularly impressive, featuring a large patio area ideal for outdoor entertaining, a lawned section, raised planting beds and a variety of mature shrubs and trees that provide colour and interest throughout the seasons. A garden shed offers useful external storage, while a substantial carport to the side of the property incorporates an electric vehicle charging point. Private driveway parking is available to the front, with additional visitor parking readily accessible nearby.

Island House is a remarkable residence that perfectly balances period charm with contemporary living. Beautifully restored, thoughtfully designed and enjoying one of Alva's most captivating settings, this is a home that offers space, flexibility and breath taking surroundings in equal measure. Early viewing is strongly recommended to fully appreciate the quality, scale and unique appeal of this outstanding family home.

Few homes can rival the spectacular setting enjoyed by Island House. Nestled at the foot of the Ochil Hills, the property benefits from a truly enviable backdrop of rolling countryside and dramatic hillside scenery, while remaining conveniently placed for local amenities, schooling and commuter links throughout Central Scotland. The result is a rare opportunity to enjoy an exceptional lifestyle property where history, character, modern luxury and outstanding natural beauty combine to create a truly special family home.

The sale will include all fitted floor coverings, light fittings, window blinds and shutters, not the curtains 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.

Council Tax Band F
EER Band E
Water: Mains
Sewage: Mains
Heating: Electric Sadia Heayrae Boilers

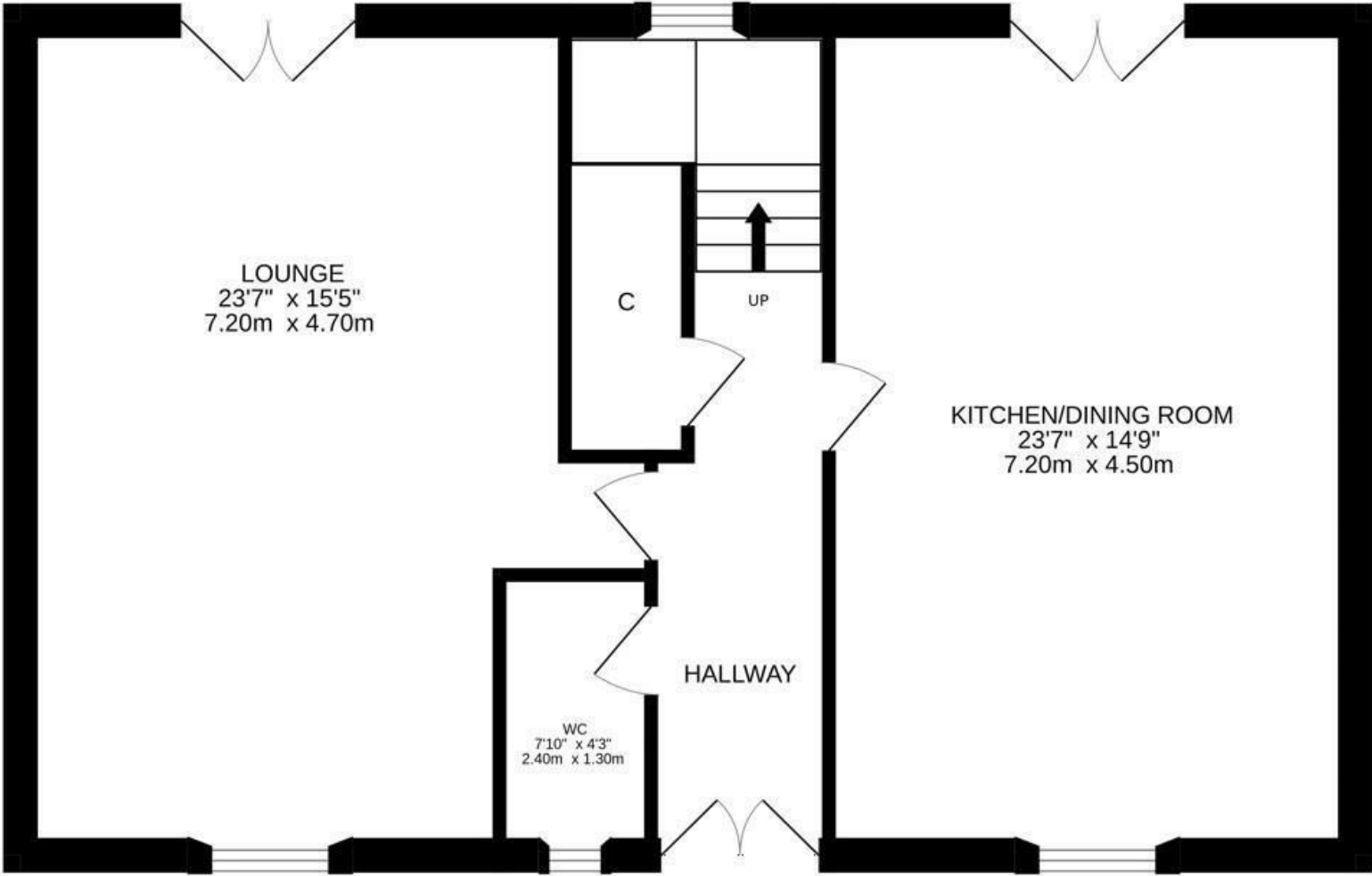
Alva is a traditional Hillfoots village nestled beneath the vast Ochil Hills. Providing plenty of local amenities including banks, a variety of local shops, library, health centre and Alva has both a Secondary and a Primary school, with Dollar Academy a 10 minute drive away. Leisure facilities include a Golf Course, a swimming pool and the Sterling Mills Retail Outlet Centre is located just a short drive along the road. Stirling or Alloa are also closely located and provide access to the rail network.

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.

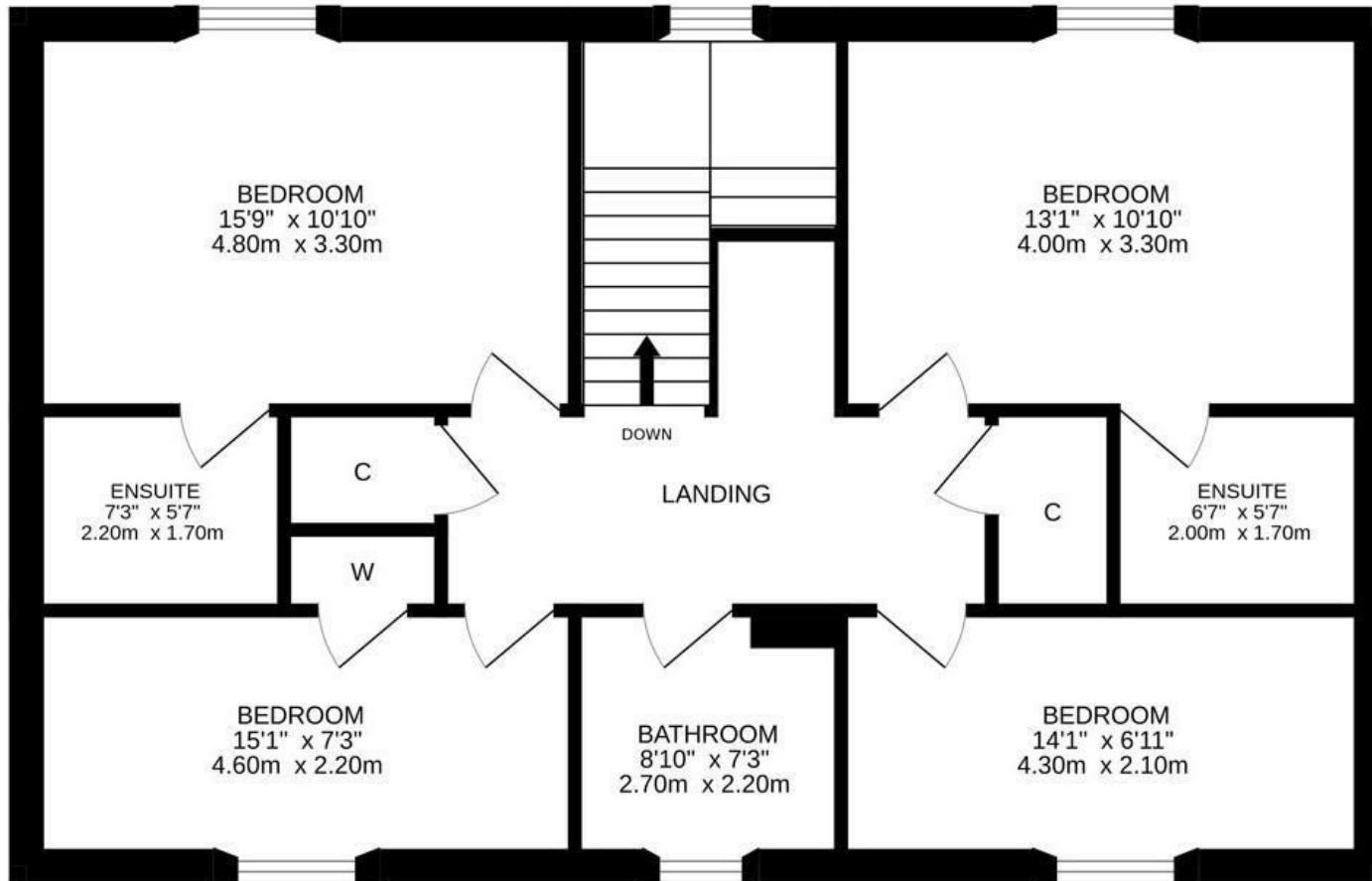




GROUND FLOOR



1ST FLOOR



2ND FLOOR

