

HOLLY COTTAGE, KENNET, CLACKMANNAN FK10 4DN

HARPER & STONE
ESTATE & LETTING AGENTS





HOLLY COTTAGE, 5 KENNET COTTAGES

ALLOA, FK10 4DN

PROPERTY FEATURES

- Beautiful 5 bedroom end terraced cottage circa 1850 set in an idyllic location
- Approximately 149 square meters of flexible living plus outbuildings
- Double glazed, wooden sash and case windows throughout
- Stylish country style kitchen with garden outlook
- Spacious lounge with hardwood floors and multi fuel stove
- Principal bedroom with French doors opening to lovely south facing garden
- A further 4 well proportioned bedrooms
- Large garden with stunning views over the Ochil Hills
- Early viewing highly advised

Harper & Stone are delighted to present to the market Holly Cottage, situated in the village of Kennet close to the town of Alloa and ideal for easy access to commuter links. This charming cottage offers the most incredible views towards the Ochil hills and an abundance of outdoor space in which to enjoy the picturesque location.

The property is presented as follows:

Ground Floor: Entrance Hall, Lounge/Dining, Kitchen, Four Bedrooms and Bathroom.

Attic Floor: Landing and Bedroom.

As you enter the property, you are welcomed into a bright, inviting hallway from which the accommodation unfolds. High ceilings, decorative coving and original doors highlight the home's charming period character, and a generous hallway cupboard provides ample space for coats and shoes. To the left sits bedroom 2, a well proportioned room enjoying lovely south facing views over the attractive garden. Hardwood floors and an original decorating fireplace add to its' period charm.

Adjacent to this room is the lovely lounge, featuring a multi fuel stove that creates a cosy focal point, along with an alcove fitted with shelving for practical storage. The lounge opens into the dining room through an elegant archway. Spacious and versatile, the dining room comfortably accommodates a large dining table and also benefits from a generous built in cupboard.

Conveniently positioned off the dining room is the charming, country style kitchen, fitted with cream shaker style cabinets and complementary laminate wooden worktops, beautifully offset by pale blue tiling. A large range style cooker adds to the rustic feel, and there are three under counter spaces for free standing appliances. The generous ceramic sink with drainer is set beneath the window, offering a lovely outlook.







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Returning to the hallway, the bathroom features a bath, over bath mains shower, pedestal sink, mirrored storage cabinet and WC. A large built in cupboard offers useful storage for bathroom essentials and linens.

The principal bedroom is bright and generously sized, with French doors that open to a sunny, south facing view of the garden a lovely spot to start and end the day. The room also includes a triple built in wardrobe and original hardwood floors that add a touch of character to the space.

Bedroom 4 is a well proportioned double with a peaceful outlook over the rear courtyard, and a built in alcove for keeping everything organised. Completing the downstairs accommodation is Bedroom 5, a quiet room at the back of the house that works perfectly as a home office or study space.

Heading upstairs, the landing offers access to the loft and a useful eaves cupboard, helping keep the home organised. Bedroom 3 completes this level, a comfortable double that enjoys natural light and pleasant views, making it an easy space to relax in.

The external space is where this property truly comes into its own, with sweeping views across Clackmannanshire towards the Ochil Hills creating a stunning backdrop. The large front garden, enclosed by mature hedging, offers a private spot to relax,

play or entertain, with colourful planting bringing the space to life through the warmer months.

To the side, there is parking for two cars and a deck perfectly positioned to take in the views, an ideal place for morning coffee or evening unwinding. At the rear, a collection of outbuildings with power and water provides great flexibility, whether for future development or practical workshop space. The courtyard between the cottage and outbuildings is a useful drying area but could just as easily become a charming seating nook.

This characterful cottage is a true gem of a property and offers the best of rural living while still being within easy access of all amenities and transport links. Early viewing is highly recommended to see all this lovely home has to offer.

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.

Council Tax Band E
EER Band C

Water: Mains
Sewage: Mains
Heating: Gas Mains

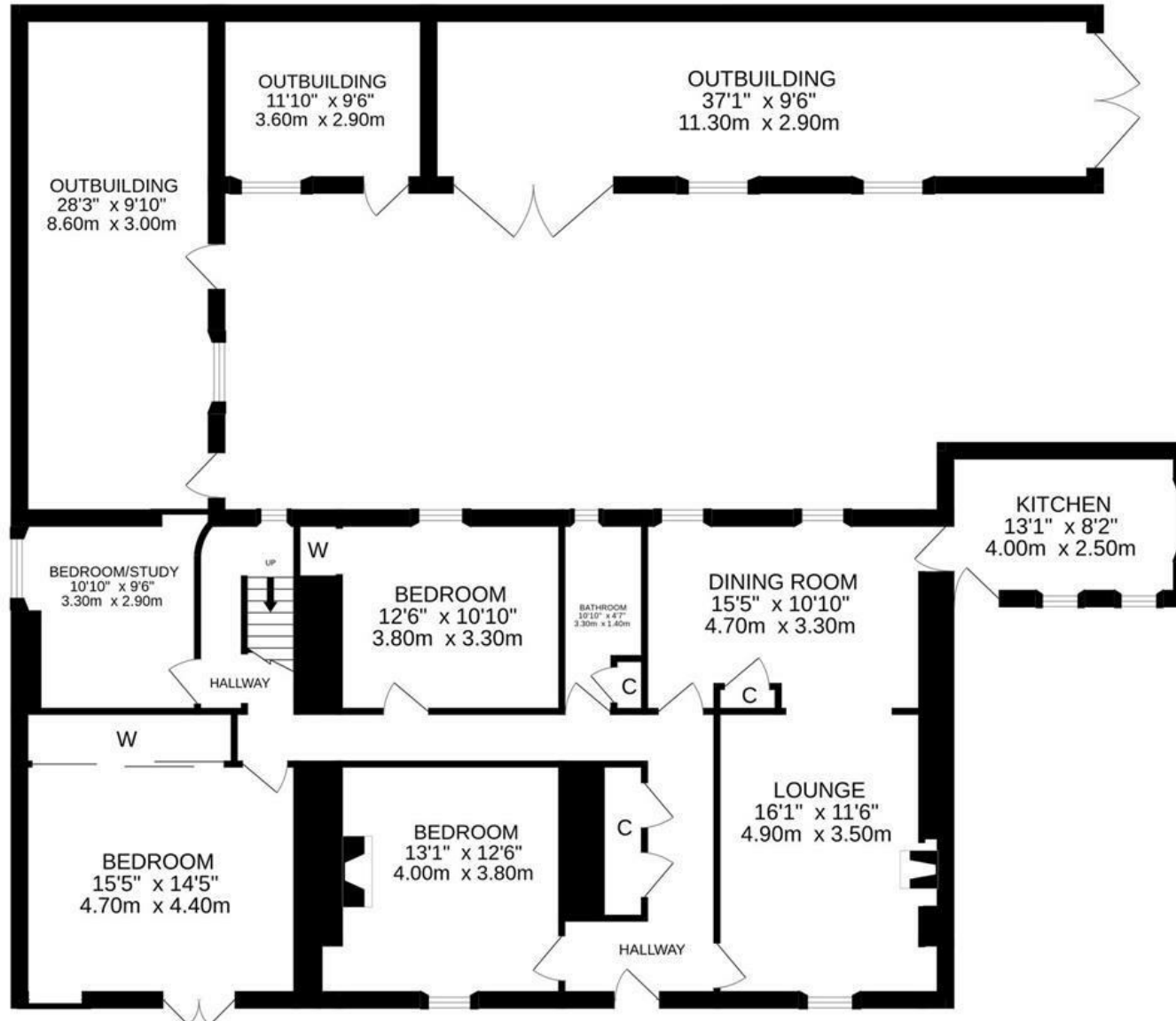
Kennet is a small hamlet, located just outside Clackmannan, conveniently placed for ease of access to shops, health centre and other amenities. Schooling can be found at primary level in Clackmannan with secondary schooling available in nearby Alloa. The major towns of Falkirk and Alloa, and the cities of Stirling and Dunfermline all provide a wider range of high street shopping, recreational and transport facilities to include main line rail links. This area proves particularly popular with commuters seeking access via the surrounding arterial road and motorway network, and both nearby Kincardine Bridges provide access to many centres of business including Edinburgh, Grangemouth, Falkirk, Stirling and Glasgow.

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

