

DEVONVIEW FORESTMILL FK10 3QG

HARPER & STONE
ESTATE & LETTING AGENTS





DEVONVIEW

FORESTMILL, FK10 3QG

PROPERTY FEATURES

- *****CLOSING DATE FRIDAY 01 MARCH 2024 at 12.00 MIDDAY*****
- Open plan kitchen/dining area
- Lounge with bifold doors to the garden
- Sitting room on mezzanine level with decked balcony
- Principal bedroom with en suite
- 4 further bedrooms
- Bathroom and shower room
- Detached double garage with annexe
- Approximately 1.8 acres of garden and paddock

Harper & Stone are delighted to present to the market Devonview: a sophisticated modern country home with traditional features and outstanding countryside views of the Ochil Hills. This 5-bedroom, two-storey detached barn conversion extends to 223sqm and is positioned in an enviable semi-rural setting of 1.8 acres.

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Devonview was constructed in 2011 on the existing barn footprint using stone reclaimed from the original building. It is finished to an exceptionally high specification, both internally and externally, and has been thoughtfully and cleverly designed. With two separate entrances and staircases, there is an excellent flow within the living space which would allow for a variety of living arrangements.

Devonview is set back from the road and is approached via a track that leads to a set of wrought iron gates which open into a large black gravelled courtyard. A two-storey double garage is located adjacent to the property across the courtyard.

The main entry to the property is through a set of double doors into a glazed porch with slate tile flooring. This south-facing area is an attractive sun trap. From here another set of double doors leads to the main reception hallway. Solid oak flooring flows seamlessly throughout the majority of both floors, complemented by oak window facings, doors and skirtings. The ground floor benefits from LPG underfloor heating, split into 6 individually programmable zones, with high performance radiators to the first floor.

To the right is the large open plan kitchen and dining room, located beneath the mezzanine sitting area. This spectacular room is triple aspect and vaulted, with light flooding down from the Velux windows in the upper level, creating a feel of grandeur.

The statement kitchen provides an abundance of modern wall and base units designed with practicality of storage in mind. The cabinet fronts have a neutral-coloured matte finish with complementary quartz worktops. An expansive island (3.2 x 1.5m) divides the kitchen and dining areas, incorporating a breakfast bar. Integrated appliances include a larder fridge, larder freezer, double oven, multi-zone induction hob, microwave, dishwasher and wine cooler. A set of French doors from the dining area lead outside to an enclosed decking area, and a stair just beyond gives access to the mezzanine above.

The utility and boiler rooms are within the hallway between the kitchen/dining and lounge. The utility room provides a ceramic sink, a range of wall and base units matching the kitchen, including matching quartz worktops and splashback. There is plumbing for a washing machine and tumble dryer. The back door is also located in the utility. The boiler room, which contains the Worcester boiler, a 300 litre capacity hot water tank and underfloor heating manifolds, also serves as a useful drying and storage area.







DEVONVIEW

The lounge is a lovely room warmed by a large capacity multi-fuel boiler stove in addition to the underfloor heating, creating a cosy atmosphere as well as feeding into the hot water system. From the lounge, bi-fold doors open to a patio in the rear garden area, creating a fabulous entertaining space in the warmer months. A large storage cupboard is within the lounge area.

A door off the lounge leads to the inner hall where the second entrance to the South end of the property is located. On the ground floor is bedroom 3, a very generous dual aspect room with outlooks to the front of the property.

Bedroom 5 is next to the lounge, currently utilised as a home office, ideal for those requiring a dedicated work-from-home space. The room is large enough to accommodate a double bed if used as a bedroom.

Finally, there is a shower room providing a three-piece suite with heated towel rail and tiled flooring, as well as a large cloaks cupboard on the ground floor. The staircase from this hall is one of two access points to the first floor.

The first floor provides three bedrooms, en suite to the principal bedroom, the family bathroom, a separate WC as well as a galleried sitting room on the mezzanine.

The impressively sized principal suite has been uniquely designed, featuring a Roca freestanding oval cast iron bathtub with gunmetal exterior. The WC and wash hand basin is discreetly positioned behind the dividing wall. Two large built-in wardrobes provide ample clothes storage, and a Juliet balcony overlooking the rear garden captures breath-taking views of the Ochil Hills. Adjacent to the principal bedroom is the WC compartment with two-piece suite and fitted vanity unit.

The galleried sitting room certainly brings an unexpected 'wow' factor to Devonview. This bright and spacious room looks down onto the kitchen/dining below and features a decked balcony which gives wonderful views to the open countryside and hills beyond.

The two remaining bedrooms on the first floor are both of a generous size, one of which provides built-in wardrobes. Completing the first floor is the family bathroom, fitted with a stunning freestanding bath, large separate shower cubicle, fitted vanity unit, toilet and basin.

The large two-storey double garage benefits from water, light and power. The ground floor has two single remote controlled Hormann up-and-over doors and a side access door and window. Inside, there is a utility area with a range of fitted units and worktop at one end. A staircase leads to the enclosed upper level featuring porthole windows. This level is fully insulated, boarded and painted, with laminate flooring. The attic trusses are designed to provide further development potential subject to obtaining the necessary planning permission.

Externally, the majority of the garden grounds lie to the rear of the property, comprising a back garden, vegetable patch, orchard and paddock. These areas are all securely fenced. The back garden, mostly laid to lawn, includes the patio area and enclosed decked/stoned area (the decking area has plumbing for a hot tub). There is an outside tap with variable temperature water supply, and external power points.

The vegetable patch has a slatted seating area, a corner arbour, greenhouse, a rockery, and raised beds. The orchard (0.28ac) has been planted on one side with 17 fruit trees (apple, pear, plum and cherry), two gooseberry bushes and a mix of ornamental trees. The paddock (1 acre) lies beyond the orchard.

The sale will include all fitted floor coverings, window coverings, light fittings, greenhouse, arbour, 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 G

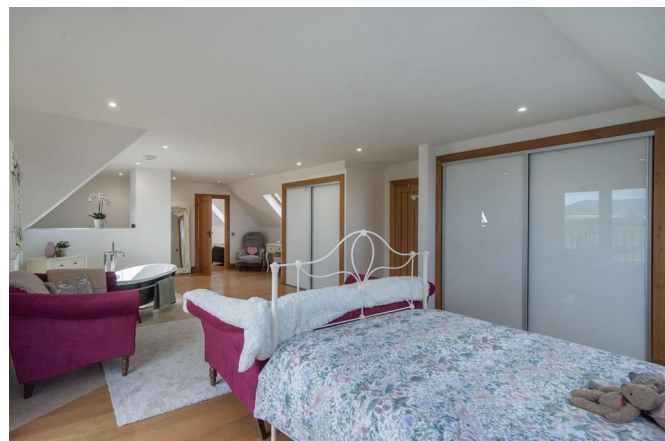
EER Band D
Water: Mains
Sewage: Septic tank/bio disc system
Heating: LPG

What3words Navigation: confusion.dialect.mere

DIRECTIONS

From the south (M9 from Edinburgh; M80 then M876 from Glasgow) head north over the Clackmannanshire Bridge taking the A977 towards Perth. After about 2 miles turn right in the hamlet of Forestmill (Fearn's Road on satnav). After 1 mile you pass a house on each side (Parklands and Parklands Cottage); continue on another 0.6 mile. Shortly after sign saying "Welcome to Fife" look for the Harper & Stone board and red boulders (Piperpool) at the LHS of the road. Devonview is the stone house on the RHS up the track. Proceed through the gates into the courtyard. From Dollar, take the B913, crossing over the A977 and continuing on the B913 signposted Dunfermline. After about 2.5 miles, make a sharp right turn signposted Alloa/Clackmannan/Kincardine. After about 1.5 miles, look for the Harper & Stone board and red boulders (Piperpool) at the RHS of the road and proceed as above.

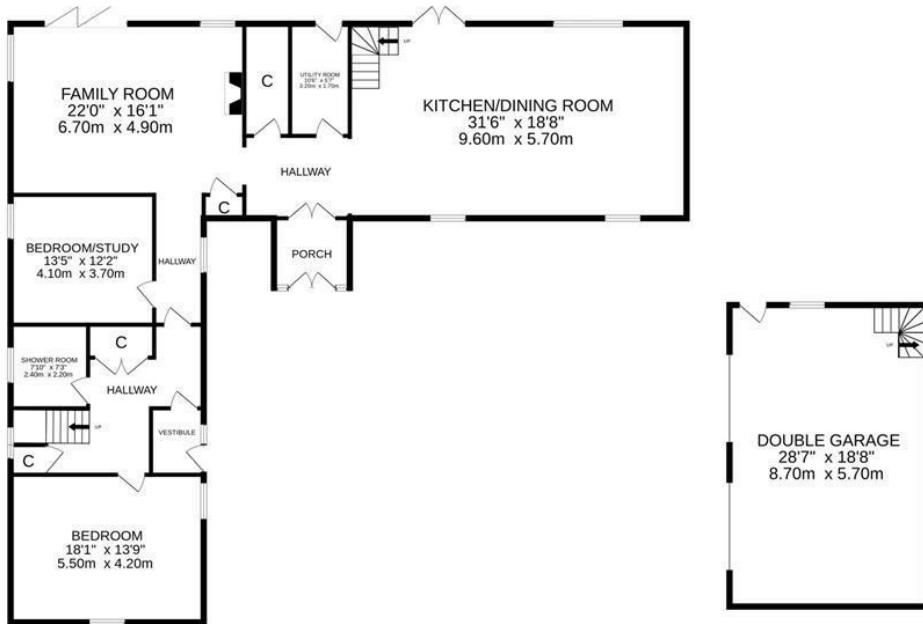
Forestmill is set within the rolling countryside of Clackmannanshire straddling the Black Devon River and a few hundred yards from the A977 road which links Kincardine with Kinross. Forestmill lies a few miles from Dollar (3.5m) and Clackmannan (5.5m), with Alloa (6m) providing more extensive shopping, leisure and sporting facilities. Hundreds of acres of forestry commission owned woodland walks, trails and paths including Gartmorn Dam Country Park sit right at the doorstep of the house. There are also a variety of activities available locally including equestrian centres and trails, golf at Kincardine, Muckhart, Alva and Gleneagles (15m), walking and mountain biking. Schooling for all ages is also to hand with primary schools at Blairingone, Muckhart and Dollar and secondary schooling at Dunfermline High, Lornhill, Alva or Dollar Academy.







GROUND FLOOR



1ST FLOOR

