



## **Brambleside, Avonbridge**

### **Offers Over £470,000**

- Individually Designed Villa
- Feature Lounge with Glazed Wall and Wood Burner
- Rural location
- 5 acres suitable for grazing
- Established kitchen garden and 20ft polytunnel
- Wind turbine with 14 years feed in tariff





# Brambleside, Avonbridge

## Description

Brambleside is a spacious and unique property in a discreet setting. It has a gated, gravelled 50 yard driveway. This is a rarely-available chance to buy a home in the country with approx 7 ACRES OF LAND with 5 ACRES suitable for grazing. Brambleside was designed and built in 2004 by its current owners who created a modern detached villa with all the feeling of a traditional style farmhouse. Set in a mature one acre plot and with an additional six acres of land, this property will suit the equestrian or would be an ideal small holding. There is ample room to the West side of the house to erect a stable block (subject to the relevant planning consents) and create a further paddock. The house itself has many features and viewing would be the only way to fully appreciate what it has to offer. A great benefit for this family home is the wind turbine that has a further 15 years of feed-in tariff income generation making this property very economical to run.

## Accommodation

The generous proportioned accommodation is arranged over two levels and is entered from the front into the reception porch. There is a monitored alarm system. From the porch there is access to a large kitchen. The kitchen is what you would expect from a classic farmhouse with an Aga 4-oven cooker which also has an electric hob module with a further 2 plates. There are ample wall and base units, complementary granite work tops, Belfast style sink, a storage larder, island unit with stainless steel sink with storage below. The spacious kitchen is open plan to the family area making this the hub of the family home. The utility room is just off the kitchen and has plumbing for a washing machine and dishwasher. The boiler room is just off the utility room. The boiler room also benefits from a floor drain. Down the hall to the dining room. This is a unique space for family meals or entertaining. The ceilings reach approx 12 feet. There is also hatch access to the kitchen. The dining room (also known as the Garden Room) has two sets of French doors East and West giving access to the gardens. One of the lovely features of this property is the lounge, with the 18 foot cathedral style floor to ceiling window allowing an abundance of natural light. A Stovax log burning stove makes for cozy evenings. Unique to this property is a gallery sitting area above the lounge where the views towards the garden and hills can be enjoyed. The ground floor also has a double bedroom, en-suite shower incl. A luxurious steam cubicle. The upper level has a Master bedroom with en-suite Jacuzzi bath, separate shower and WC. There are a further two bedrooms, one of which has en-suite access to a family bathroom.

## Outside

The property sits in approximately one acre of ground which consists of good size lawns, vegetable patches and mature trees and bushes. The 50 yard private driveway is gated, laid with gravel and has ample room for parking. There are approximately an additional six acres of land adjacent to the property comprising of an orchard, and grazing land. The wind turbine is situated within the six acres of ground. The current owners use the land mainly for the grazing of rare-breed sheep.

## Local area

Although the property is situated in a rural location with beautiful views it is just a few miles from the villages of Avonbridge and Slamannan, and it is only around a 10 minute drive into Falkirk town centre. For commuting, the drive to Falkirk High station is less than 10 minutes. In addition, the M8 M9 and M80 are circa 10-15 minutes away.

## Kitchen/Family Room

6.90m x 4.35m (22'8" x 14'3")

## Dining Room

4.20m x 3.96m (13'9" x 13'0")

## Lounge

6.90m x 4.68m (22'8" x 15'4")

## Utility Room

3.10m x 1.60m (10'2" x 5'3")

## Boiler Room

3.10m x 1.50m (10'2" x 4'11")

## Bedroom

3.33m x 3.90m (10'11" x 12'10")

## Shower Room

1.98m 3.30m (6'6" 10'10")

## Master Bedroom

4.12m x 4.35m (13'6" x 14'3")

## En-Suite Bathroom

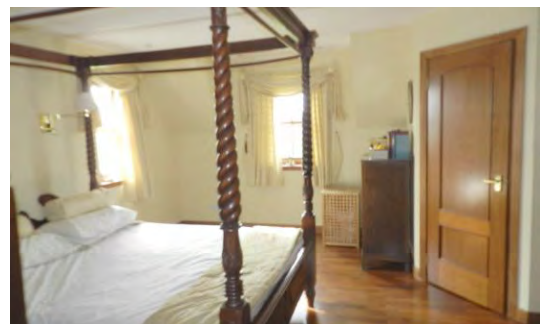
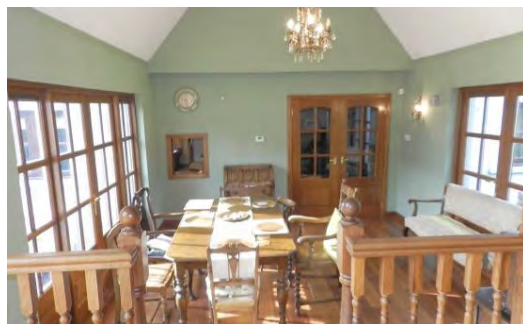
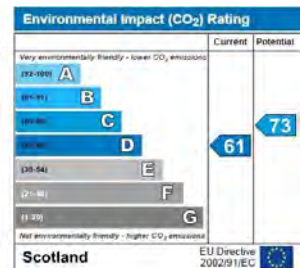
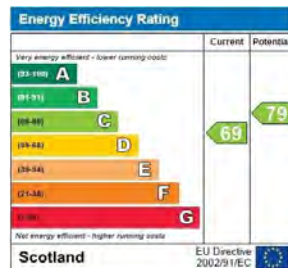
3.14m x 2.63m (10'4" x 8'8")

## En-Suite WC

1.65m 0.95m (5'5" 3'1")

## Bedroom

3.13m x 3.88m (10'3" x 12'9")



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