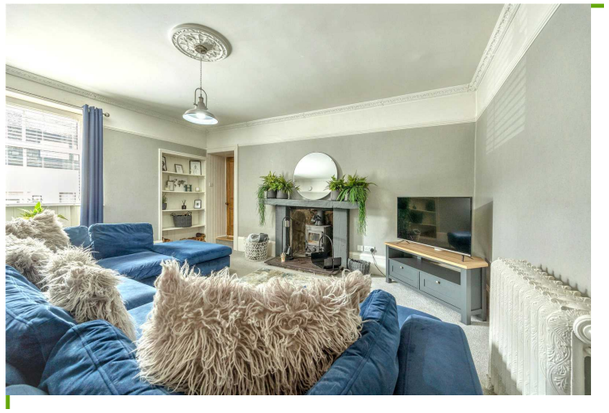
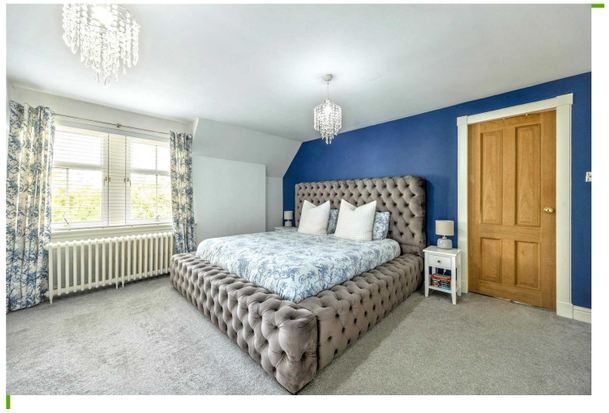


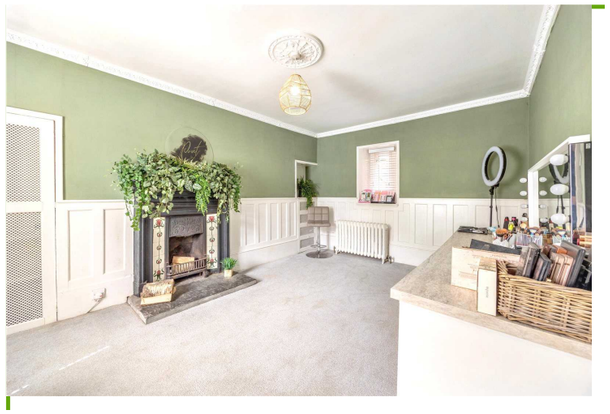


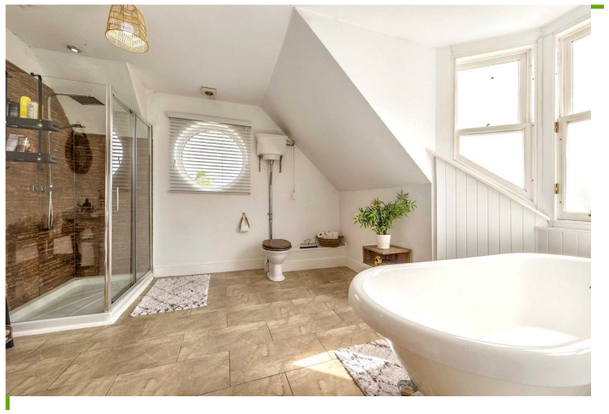












Milnholm Cottage, Smiddy Brae,
Polmont, Falkirk, Stirlingshire, FK2

**Offers Over: £450,000**

**Tenure: Freehold**

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The Property Ombudsman

# Milnholm Cottage, Smiddy Brae, Polmont, Falkirk, Stirlingshire, FK2

**Offers Over: £450,000 Tenure: Freehold**

Council Tax Band: E
EPC Rating: F

Our View: “Milnholm Cottage” is an extraordinary home of immense character and charm, seamlessly blending rich history with versatile modern family living. Rarely available, this unique property offers exceptional space, breath-taking views and beautiful period features throughout, making it one of Old Polmont’s most distinctive and desirable residences.

**Description**
Nestled within the highly sought-after and historic village of Old Polmont, “Milnholm Cottage” on Smiddy Brae, is an exceptional detached residence steeped in history and believed to date back over 300 years. Sympathetically and professionally extended over time, this remarkable home effortlessly combines timeless period elegance with versatile contemporary family living, all while enjoying breath taking panoramic views across the surrounding countryside.
Set within atrractive enclosed gardens arranged over two beautifully landscaped levels, the property offers a rare sense of privacy and tranquillity. A good sized storage area under the side garden provides flexible usage and the upper deck benefits from an outside electrical socket. A driveway provides ample off-street parking and leads to a substantial double garage, perfectly complementing this impressive family home.
The accommodation begins with a striking and welcoming entrance hallway, immediately showcasing the home’s abundance of character and charm. Rich period detailing including ornate cornicing, feature fireplaces and traditional architectural touches can be found throughout, creating a wonderful sense of warmth and grandeur. The ground floor offers exceptionally flexible living accommodation designed to suit both modern family life and entertaining on a grand scale.
At the heart of the home lies a beautifully appointed country-style kitchen featuring a traditional Belfast sink and an impressive range cooker, perfectly suited for family dining and hosting.
The elegant lounge provides a sophisticated yet cosy retreat, centred around a charming log-burning stove, while a separate sitting room offers direct access to the gardens and stunning surrounding views. A formal dining room creates the ideal setting for entertaining, and an additional family room offers further versatility, easily functioning as a sixth bedroom, guest suite or home office if required. A stylish ground floor shower room/WC completes the lower accommodation.
Ascending to the upper level, the home continues to impress with five generously proportioned double bedrooms. The magnificent principal suite is particularly noteworthy, featuring a luxurious en-suite bathroom complete with a stunning clawfoot bath, separate shower cubicle and a dedicated dressing room. Two further bedrooms are connected via an elegant Jack and Jill en-suite, while a spacious family bathroom serves the remaining accommodation.
Additional features include extensive storage and cupboard space throughout, further enhancing the practicality of this substantial home. A sauna area offers exciting potential for reinstatement as a private wellness space. Rarely does a property of such historical significance, character and scale come to the market within Old Polmont. “Milnholm Cottage” presents a unique opportunity to acquire a truly distinctive family residence offering outstanding versatility, spectacular views and exceptional charm in one of the area’s most desirable village settings.

**Front External**
Pull onto the driveway or into the double garage for the security and convenience provided.

**Gardens**
The beautifully maintained gardens are primarily laid to lawn with paved seating areas and are fully enclosed by fencing, creating a private and secure outdoor space ideal for families and entertaining. A charming wooden staircase leads to the upper garden level, where a substantial decked terrace enjoys stunning elevated views and is surrounded by mature shrubbery, offering a peaceful and secluded setting for outdoor relaxation.

**Lounge**
17'6" x 24'6" (5.33m x 7.47m)

**Sitting Room**
13'2" x 15'4" (4.01m x 4.67m)

**Dining Room**
16'7" x 17'4" (5.05m x 5.28m)

**Shower Room/WC**
2'10" x 10'2" (0.86m x 3.1m)


For full EPC please contact the branch.

**Family Room/6th Bedroom**
10'5" x 15'5" (3.18m x 4.7m)

**Kitchen**
10'10" x 20'6" (3.3m x 6.25m)

**Bedroom 1**
15'6" x 15'8" (4.72m x 4.78m)

**Bedroom 2**
14'10" x 13'9" (4.52m x 4.2m)

**Bedroom 3**
13'7" x 12 (4.14m x 12)

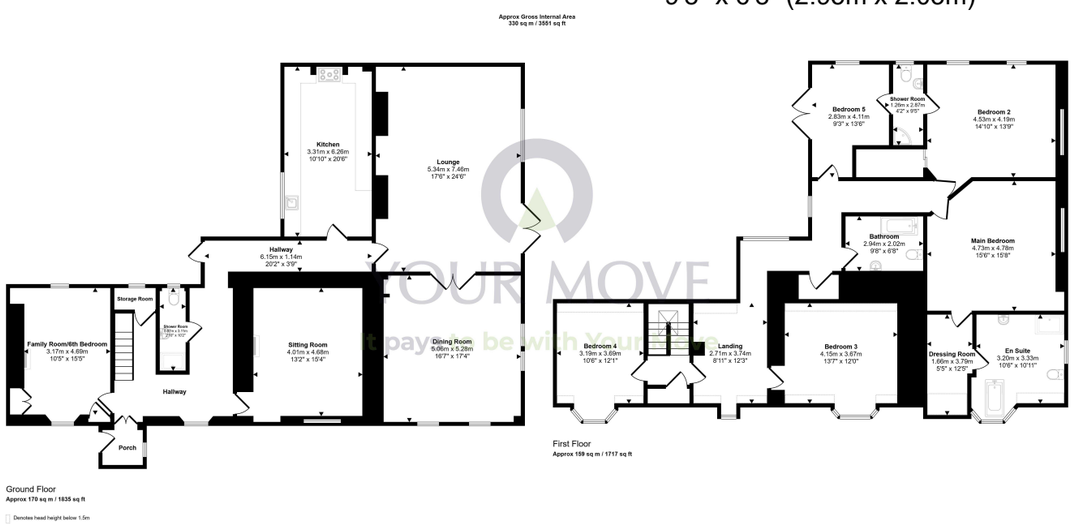
**Bedroom 4**
10'6" x 12'1" (3.2m x 3.68m)

**Bedroom 5**
9'3" x 13'6" (2.82m x 4.11m)

**Jack and Jill En Suite**
4'2" x 9'5" (1.27m x 2.87m)

**Ensuite Bathroom**
10'6" x 10'11" (3.2m x 3.33m)

**Family Bathroom**
9'8" x 6'8" (2.95m x 2.03m)




We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.