

TETHYKNOWE HOUSE, BLAIRINGONE, DOLLAR FK14 7ND

HARPER & STONE
ESTATE & LETTING AGENTS





TETHYKNOWE HOUSE

BLAIRINGONE, DOLLAR, FK14 7ND

PROPERTY FEATURES

- Development Opportunity on a 6,322m² / 1.56 acre plot
- Original farmhouse with potential to be restored
- Plans for a 5-bedroom detached modern home
- Open plan Living/Kitchen/Dining area
- Separate Snug plus Games/Cinema room
- All 5-bedrooms with en suite facilities plus Family bathroom
- Home Gym, Sauna & Steam room, Office
- Ground & first floor terraces with garden
- Driveway with ample parking & double garage
- Perth & Kinross Planning Reference: 24/00456/FLL

Harper & Stone are delighted to present to the open market a fantastic development opportunity in the desirable locale of Tethyknowe in Blairingone, situated just outside of Dollar. Currently, a house is situated on the plot with potential to be developed, or alternatively to be demolished and a new property erected. Architects drawings are included within these particulars to give vision to the new build concept.

The plot itself extends to 6,322m² / 1.56 acres, and the current property is situated within mature gardens, planted with various shrubs and bordered by a trees, creating a high degree of privacy.

The plans laid out show an 'L'-shaped 5-bedroom detached modern build, with an open plan living/kitchen/dining area on the ground floor. A boot room and a utility room are conveniently positioned off the kitchen. The separate snug creates a cosy separate room to relax in, and there is also a games room/cinema room. The Master Bedroom provides a walk-in dressing room and en suite with separate WC compartment. Sliding doors open directly onto a private terrace and into the tranquil garden area. The remaining 3 bedrooms will also benefit from en suite facilities, one of which also has a dressing room. Completing the ground floor is the family bathroom.

The terrace and garden area to the rear can be accessed directly from the living space and the hallway.

The first floor is not short on modern commodities, home to the Guest Suite, with beautiful views from its elevated position and with an en suite and dressing room. Further amenities on the first floor include a home gym, sauna and steam room, office and a WC. The first floor terrace is accessed via sliding doors from the gym.







TETHYKNOWE HOUSE

Finally, externally there is a driveway which can accommodate multiple vehicles as well as a double garage.

Property Dimensions:

Lower internal floor area: 360m²

Upper internal floor area: 176m²

Total area (the internal figures above, plus the garage): 592m²

Total site area: 6,322m² / 1.56 acres

Perth & Kinross Planning Reference: 24/00456/FLL. The 'Design Statement' document within the planning documentation is very detailed with regards to the positioning of the proposed new build and can be downloaded from the Perth & Kinross Council Planning portal.

Viewings are strictly by appointment only via Harper & Stone.

What3Words Navigation: [///assures.fully.seabirds](https://www.what3words.com/assures.fully.seabirds)

Council Tax Band TBC

EER Band TBC

Water: Mains

Sewage: Septic Tank

Heating: TBC

Please note all CGI images are purely a representation of the completed property.

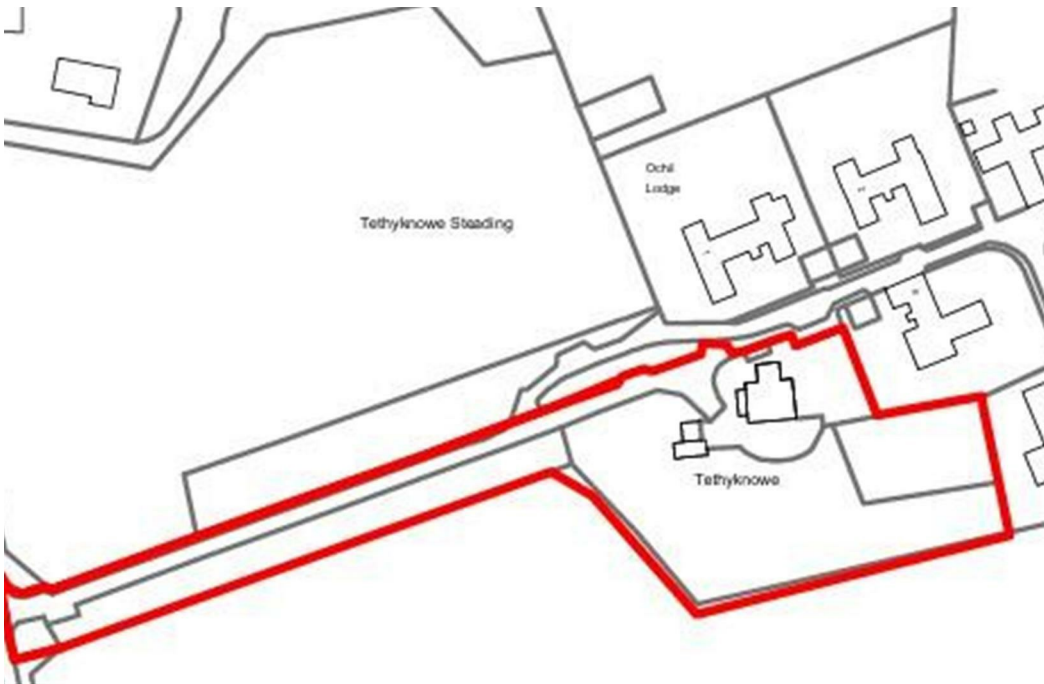
Tethyknowe House sits in a beautiful countryside setting only 5 miles from Dollar. Dollar itself is a popular village centrally located along the Ochil Hills. Ideal for commuter links across Scotland, links to Glasgow, Edinburgh, Perth, Dunfermline and Stirling are all very easily accessible. Schooling is available within walking distance at both Strathdevon Primary School and Dollar Academy. The village has a host of amenities including a general store, post office, delicatessen, beauty salon and hairdressers, interior design studio, cafes, opticians, a restaurant & bar and local pub. There is also a dental practice, doctor's surgery and pharmacy all within the village. In addition, there are nature walks through Dollar Glen and from Castle Road leading to Castle Campbell. Dollar is a sought-after commuter town within easy commuting distance of Edinburgh, Glasgow, Stirling and Perth, the town is also only 20 minutes' drive from Gleneagles and 30 minutes' drive from Edinburgh International Airport.

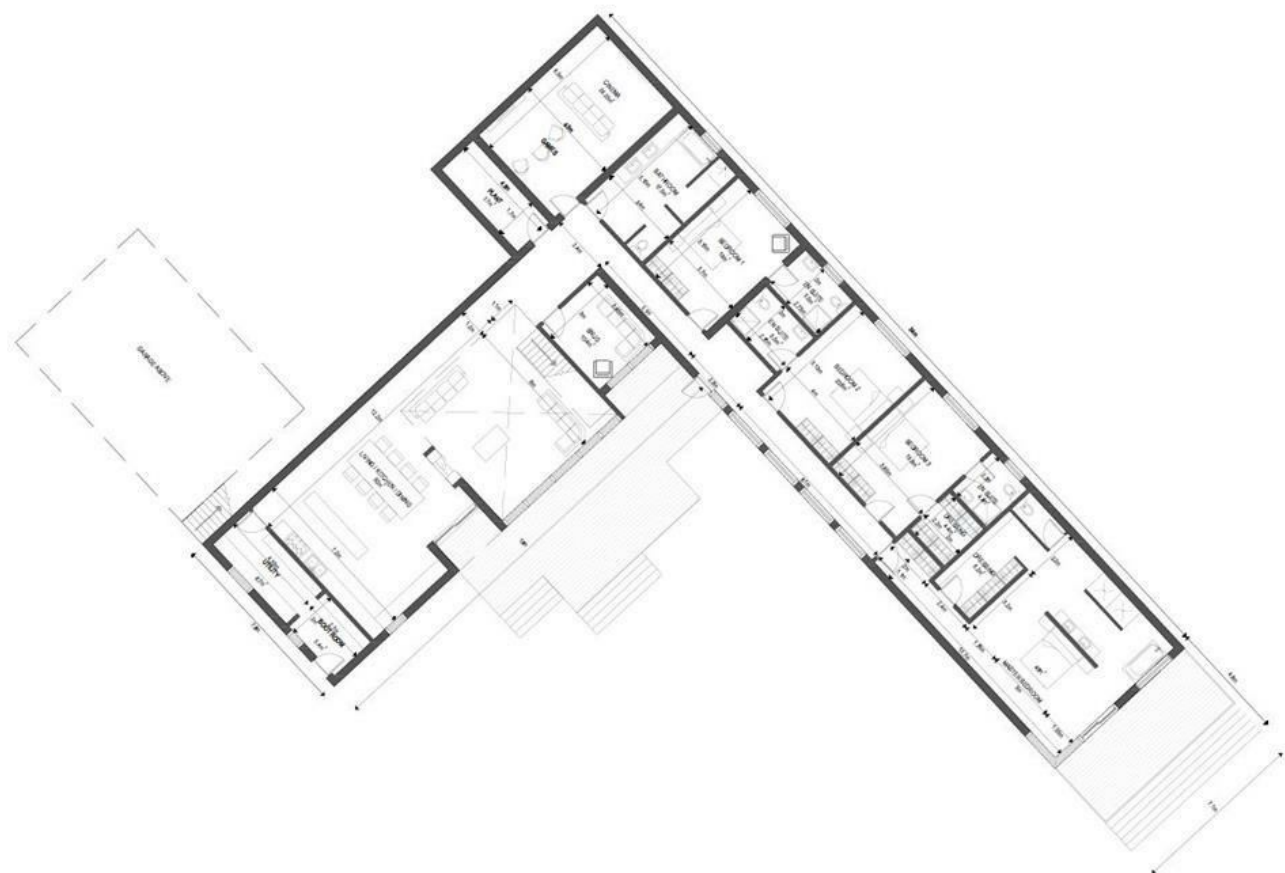
Supermarket and high street shopping is available in the nearby town of Alloa (8 miles), as well as leisure and health facilities and rail links to Stirling and Glasgow. There is a primary school in Fossoway, with secondary schooling available in Kinross and

Dunfermline. Dollar Academy is only 5 miles away and there are also a number of other private schools within easy reach including Glenalmond, Strathallan, and Craigclowan.

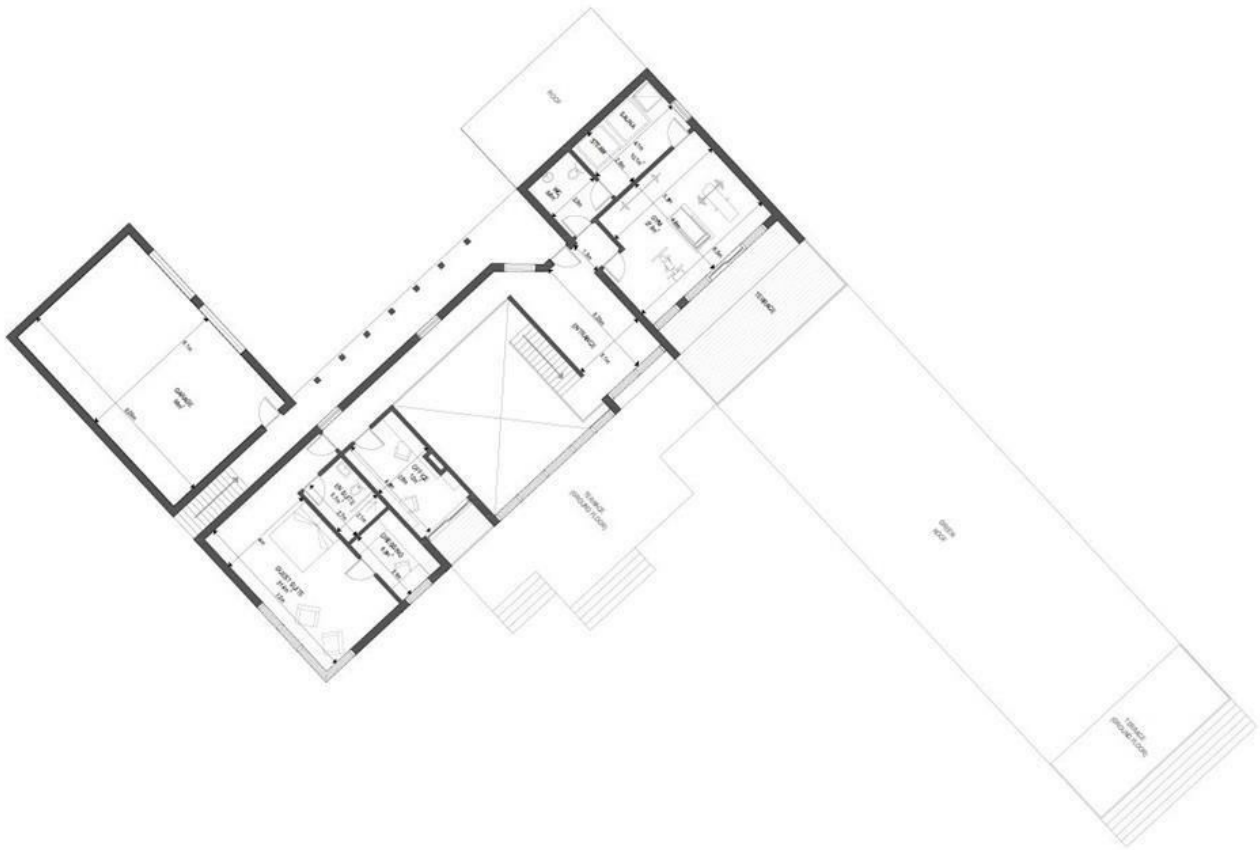
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification 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.







Project	PLANNING
Client	Murray Hill Architecture
Location	Proposed Lower Floor Plan with Elevations
Scale	1/8" = 1'-0"
Date	2015





Medina Architecture
 The user shall verify the information on an approved site plan and drawings. Medina Architecture is not responsible for any errors or omissions on the drawings. Medina Architecture is not responsible for any errors or omissions on the drawings. Medina Architecture is not responsible for any errors or omissions on the drawings.



- Silk Spruce
- Poplar Species
- Purple Plum
- Common Beech
- Willowow Grass
- Amenty Grass
- Roof Protection Area

Project Name	PLANNING
Client	New House
Location	Telkwa
Project Lead	Floor Plan
Scale	1:100
Date	2024

