

MOUNT DEVON HOUSE HARVIESTOUN ROAD, DOLLAR FK14 7PT

HARPER & STONE
ESTATE & LETTING AGENTS





MOUNT DEVON HOUSE HARVIESTOUN ROAD

DOLLAR, FK14 7PT

PROPERTY FEATURES

- Stunning 5 bedroom detached Georgian B listed period home Circa 1827
- Highly desirable residential location set on the edge of the town of Dollar
- Radiating character, the property extends to approximately 287 square metres (excluded from floor area).
- Presented to the market for the first time in almost 50 years
- Retaining numerous original features including masonry, cornicing, ceiling roses and working shutters
- 3 generous reception rooms
- Close proximity to Dollar Academy and Strathdevon Primary School (footpath to rear of house leading to Dollar Academy)
- Excellent commuter links to Glasgow, Edinburgh, Perth and the Central belt
- Private driveway and ample parking, overall plot approximately 0.6 acres - Early viewing strongly advised

Harper & Stone are privileged to present to the open market Mount Devon House, a captivating Georgian home in an idyllic setting, which affords timeless family living. A wealth of handsomely proportioned, flexible accommodation is accented by tasteful interior finishes.

Mount Devon House is notable as being of a significantly high standard with a plethora of original features which typify the house's historical and aesthetic worth, serving as a tangible link to the home's past. High ceilings typical of the Georgian era create a sense of grandeur and spaciousness, amplifying Mount Devon House's regal ambience.

Nestled in the charming locale of Dollar, Mount Devon House is a splendid Georgian detached residence that dates back to 1827. This remarkable property boasts an impressive 287 square meters of living space, providing ample room for both relaxation and entertainment. Upon entering, one is greeted by three elegantly appointed reception rooms, each offering a unique atmosphere for gatherings or quiet evenings. The five spacious bedrooms ensure that family and guests alike will find comfort and privacy, while the three well-designed bathrooms cater to the needs of a modern household.

The exterior of Mount Devon House is equally appealing, featuring a generous parking area that accommodates up to four vehicles, a rare convenience in such a desirable location. The property's historical charm is complemented by its spacious layout, making it an ideal family home or a splendid retreat for those seeking a blend of classic architecture and contemporary living. With its rich history and ample space, Mount Devon House presents a unique opportunity for discerning buyers looking to invest in a property that combines elegance, comfort, and practicality in the popular town of Dollar.

The accommodation is presented as below:

Ground Floor: Entrance Vestibule, Hall, Lounge, Family Room, Dining Room, Dining/Kitchen, Master Bedroom with Ensuite Shower Room, Utility Room, Rear Hall, Shower Room, Large Storage Cupboard and Boiler Cupboard.

First Floor: Landing, Three Bedrooms, Inner Hall and Bathroom.

There is also an integral Annex Flat presenting Hall, Lounge, Kitchen, Bedroom and Shower Room.

To the rear of the property is a Workshop and Additional stores (excluded from floor area).

Photographs: February 2025. Apartment photos taken 2023.

Entry to the property through the splendid, pillared portico leads to the entrance vestibule which in turn opens to the stunning hallway. The transom window allows the natural light to stream into the space. Towards the end of the hallway is the Dining Room, this elegant room offers a more formal dining experience comfortably seating 8-10 diners. Immediately to the right of the front door is the front facing Sitting Room, a calm retreat to relax and overlook the front garden and beyond. Both of these reception rooms offer access to the Dining Kitchen, a lovely light room with a more informal dining option. The kitchen space presents a good selection of wall and base units, integrated appliances include an induction hob, electric double oven and







MOUNT DEVON HOUSE HARVIESTOUN ROAD

dishwasher. From the kitchen there is a generous Utility Room with further storage, sink and spaces for freestanding appliances. A short hallway off the kitchen steers you to the Workshop and Additional Stores, this versatile space is functional and can be utilised in many ways to suit the new owner.

Returning to the main Hallway to the left is the beautiful Drawing Room, with its recessed window and a gas fired stove set within a traditional fireplace creates a comfortable sitting room for family and friends. Two press cupboards are positioned at the rear of the room either side of a recessed feature which is part of a curved wall a nod to Georgian architecture which was influenced by classicism along with Palladianism.

From the drawing room a small antechamber opens to the Principal Bedroom featuring front facing recessed window, fitted wardrobe with side shelving and a side door to the garden. The ensuite bathroom presents bath, wet room style shower, heated towel rail, vanity unit, floating sink and WC.

Heading upstairs the graceful, curved staircase with wrought iron and wooden balustrade leads to the upper landing. Halfway up is a picture window which facilitates the daylight to flood in. Bedroom 2 is front facing with stunning views of the surrounding countryside and traditional press cupboard. Bedroom 3 is also front facing with built in wardrobes. Bedroom 4 is side facing , and is a good sized double room with fitted wardrobed and is currently utilised as an office, ideal for remote working. The Family Bathroom has a bath, walk in shower, vanity sink, heated towel rail, fitted storage shelving and WC. The muted tones of the décor help to create a tranquil atmosphere to unwind at the end of the day.

Completing the upper living is the private, self contained annex which is access via a short corridor. This is a perfect option for independent living or as a letting opportunity. The accommodation consists of Lounge/Dining Room, Kitchen, Double Bedroom and a Shower Room. The annex is beautifully presented in a neutral guise creating a welcoming and comfortable living space. There is also access via its own front door at the top of a short set of stone steps, at the end of the driveway which accommodates parking for one vehicle.



Externally there are spacious garden grounds to the front side and rear which are bounded by traditional stone walls. The tiered front garden is predominately laid to lawn with a paved patio halfway down, ideal for outdoor entertaining. The garden presents over 40 years of devotion, in each and every plant, shrub, tree and flower bed which has been lovingly tended to over the years. The garden in bloom is perfect for relaxing and taking in Mother Nature at her best. The plethora of vegetation encourage local flora and fauna to thrive in this oasis that the present owners have created for future generations to enjoy.

This exquisite home exudes timeless appeal and offers a unique blend of classic elegance and distinctive personality. Mount Devon House not only welcomes you but also creates a sense of warmth and belonging. Once seen, it will leave a lasting impression. It has been and will continue to be a happy family home. Don't miss out on the opportunity to make this house your own and create lasting memories in this beautiful property.

The sale will include all fitted floor coverings, window coverings, and integrated appliances where applicable. Certain light fittings are not included in the sale.

Viewings are strictly by appointment via Harper & Stone.

Council Tax Band H
EER Band D
Water: Mains
Sewage: Mains
Heating: Gas

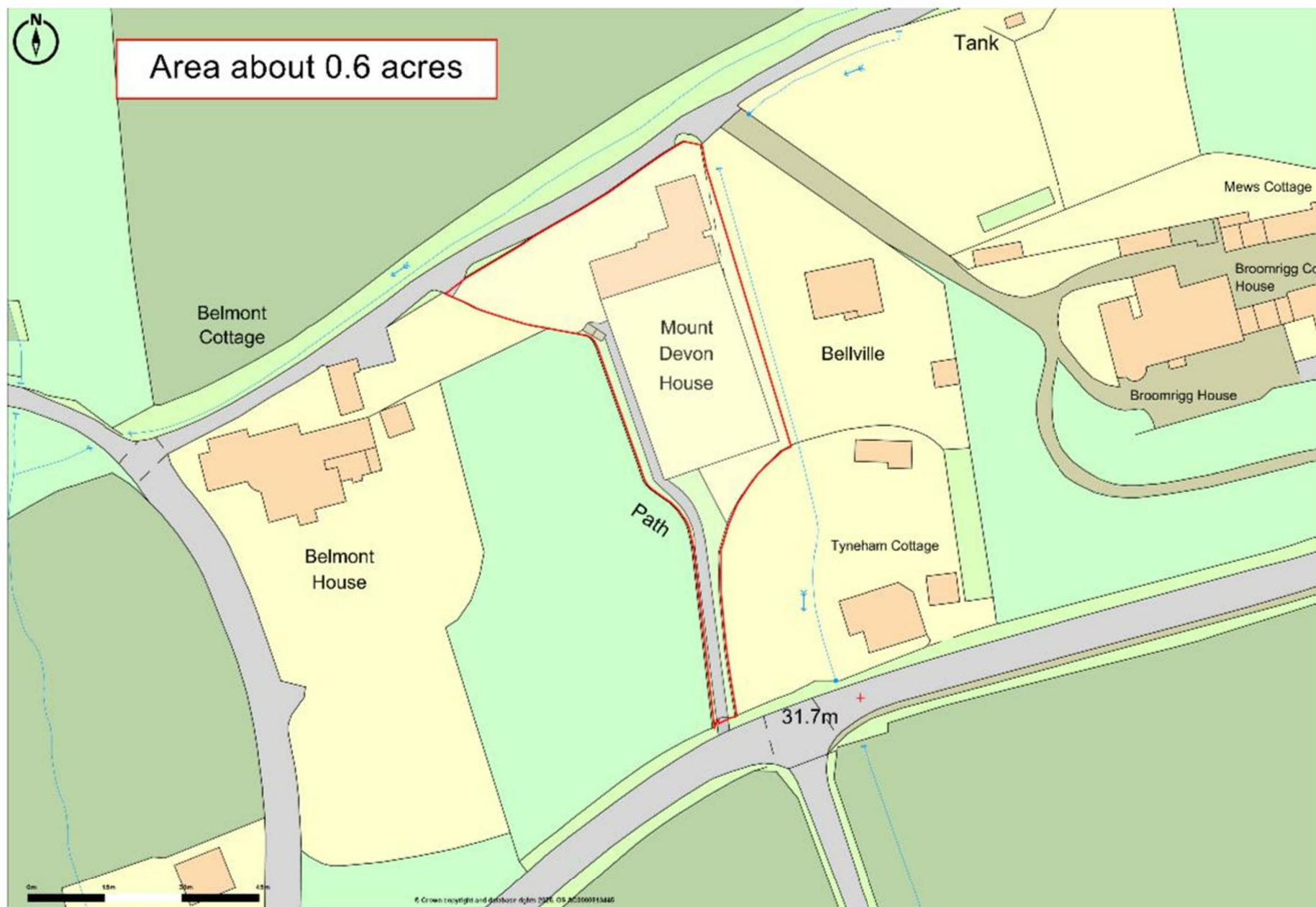
Dollar itself is a popular village centrally located along the Ochil Hills. Ideal for commuter links across Scotland, links to Glasgow, Edinburgh, Perth, Dunfermline and Stirling are all very easily accessible. Schooling is available within walking distance at both Strathdevon Primary School and Dollar Academy. The village has a host of amenities including a general store, post office, delicatessen,

butchers, beauty salon and hairdressers, 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.

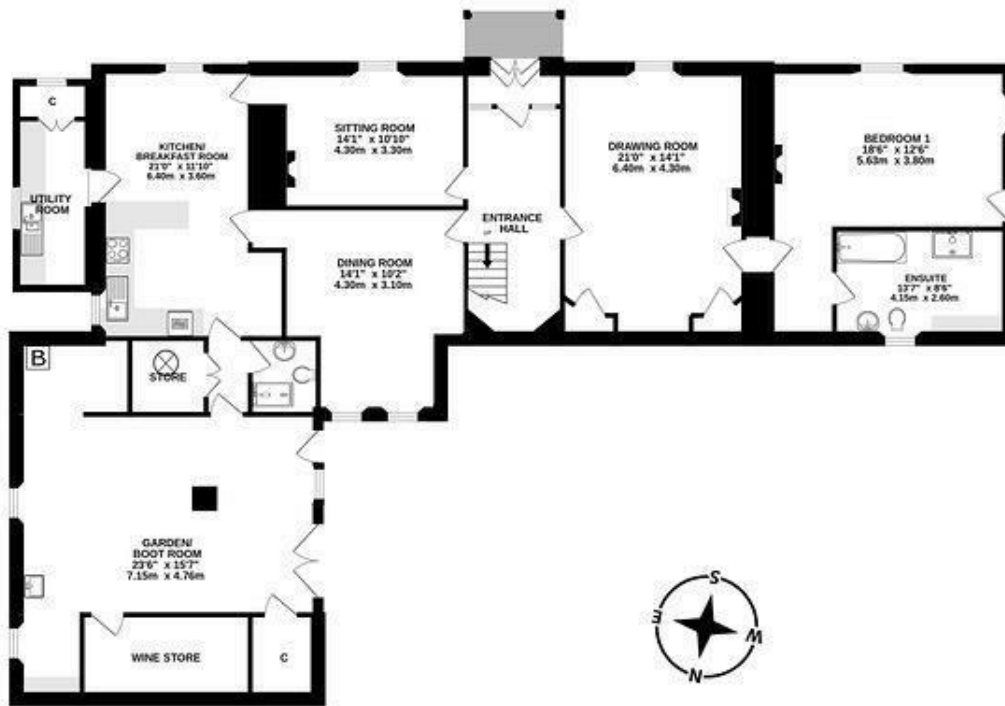
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification 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
2223 sq.ft. (206.6 sq.m.) approx.



TOTAL FLOOR AREA : 3644 sq.ft. (338.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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1ST FLOOR
1420 sq.ft. (131.9 sq.m.) approx.

