

WOODACRE MUCKHART FK14 7JW

HARPER & STONE
ESTATE & LETTING AGENTS





WOODACRE

MUCKHART, FK14 7JW

PROPERTY FEATURES

- Beautifully presented 5 bed detached family home
- Stunning south facing garden grounds
- Plot over one acre in total, including half an acre of woodland
- 215 sqm of flexible living space
- Large lounge with wood burning stove
- Open plan kitchen/dining room
- Principal bedroom with en suite shower room and dressing room
- Garden room/office with power
- Double garage plus parking for multiple cars (with Planning for a 3-bed annex build)
- EV charge point

Harper & Stone are delighted to bring to the market Woodacre, a stunning 5-bedroom home nestled in the charming village of Muckhart. This bright and spacious home is designed to cater to modern living, with an abundance of natural light flowing through its well-proportioned rooms. The desirable location in Muckhart places you within walking distance of the primary school, local pub, café and the local golf club, perfect for enjoying a leisurely evening out or a quick bite to eat.

The accommodation presents as follows:

Ground floor- Entrance Hall, Shower Room, Lounge, Kitchen/Dining Room, Utility Room (and bedroom/playroom).

First floor- Principal Bedroom with Ensuite Shower Room and dressing room, Two Double Bedrooms, One Single Bedroom, Family Bathroom and a Further Bedroom/Office/Snug/sitting room.

Woodacre was purchased by the present owners six years ago and has been significantly upgraded to the highest standard. No detail has been forgotten and every fixture and fitting throughout is of the highest quality, while tasteful décor and immaculate care shown by the vendors means no work is required.

The entrance hall makes a welcoming first impression with classic solid oak flooring which continues through most of the ground floor. The hallway is furnished with ample storage cupboards always a plus, from here the lower living flows. Straight ahead sits the stunning lounge, 4 floor to ceiling picture windows and patio doors not only facilitate the light to flow but offer beautiful views of the garden and surrounding countryside. In the heart of the space, a large bespoke wood burning stove provides warmth, a cosy atmosphere along with an aesthetic concept. It is set within a bold double height recessed fireplace with slate hearth. Sliding pocket doors lead to the kitchen/dining room, allowing flexibility on how you use the space.





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The open plan kitchen/dining room is a great family space, definitely the heart of the home with plenty of room to sit and relax or entertain friends and family. The kitchen is well-appointed with ample cabinet space in a shaker style with a modern black finish. Features include Corian worktops, integrated dishwasher, bin storage as well as space for a large American-style fridge freezer. The impressive free-standing Everhot electric stove takes center stage and can be purchased by separate negotiation. The large utility room features additional storage in matching cabinetry, two appliance spaces, sink and a walk-in pantry style cupboard. The back door offer access from here to the side garden. Returning to the hall is bedroom 2, a generous room with dual aspect windows and is currently being used as an office/studio. This space could easily be used as a playroom, snug or further reception room, depending on the requirements of the lucky buyer. Completing the lower living is a shower room comprising walk in shower, vanity sink and WC. This creates an option for anyone requiring one level living.

Heading upstairs is the upper landing again a lovely light space with access to the loft. At the far end to the left is the principal suite which is rear facing with a sizable ensuite shower room and luxurious dressing room. This large, south facing room allows enough space for a super king bed and enjoys views over the garden and private woodland beyond. Triple built-in wardrobes provide ample storage and the dressing area is an opulent addition. The ensuite shower room offers large drench shower, double sink with drawer storage, mirrored cabinets, heated towel rail and WC. Bedroom 3 is generous in size and enjoys dual aspect windows with a view over the garden grounds. Built in wardrobes and open shelving provide plenty of storage. Bedrooms 4 and 5 are good sized rooms which include built in wardrobe space. The fabulous family bathroom presents a free-standing double ended slipper bath, walk in shower, recessed bespoke vanity sink set upon beautiful natural wooden shelving and WC. This neutral tranquil bathroom is the perfect place to de-stress and unwind at the end of the day...

Completing the upper living is the snug, an impressive room featuring vaulted ceiling, windows on three sides and patio doors leading to a small balcony. This room could easily be utilised as a bedroom, study or second sitting room.

Externally, entrance to the property is through a sliding electric gate into to the large driveway with parking for multiple cars. An electric charge point has been installed along with an extension so that another could be installed if required. The double garage features

up and over doors and power sockets making it an ideal workshop. To the east side is a drying green, tucked away out of sight from the house and a path down the west side leads to the garden room. This space includes lights, power and a small worktop with 2-burner electric hob, making it ideal for use as a self-contained office. Patio doors lead out to the beautiful garden grounds, a tranquil space providing privacy from the neighbours. A stone patio leading from the house makes the most of the south facing vista, offering a pergola to provide shade and a place to entertain. Looking up at the house, you enjoy a view beyond to the hills. At the bottom of the garden, a gate gives access to a beautiful woodland set in just over half an acre in which includes two ponds. A gravel path meanders through the trees and over the ponds where you can observe wildlife such as deer, red squirrels and ducks and gain access to Maudies Loan footpath. A truly special place in which to enjoy nature or for young children to explore.

In summary, this exceptional property in Muckhart presents a rare opportunity to acquire a spacious family home in a picturesque setting. With its stunning grounds, ample living space, and convenient location, it is sure to appeal to those seeking a peaceful lifestyle.

The sale will include all fitted floor coverings, light fittings, window coverings, 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 E
Water: Mains
Sewage: Mains
Heating: LPG Gas

What3words Navigation ///hats.pleasing.yummy

Muckhart itself is a lovely quaint village with a local pub, café, post office, primary school and the renowned Muckhart Golf Course. Many stunning walks of the nearby countryside can be accessed from here. It is situated only 3 miles from Dollar which offers local shops, café, bistro, beauty salon, a doctors' surgery, dentist, opticians and a pharmacy. Alva Academy, Kinross and Dollar Academy are all within a good distance for secondary

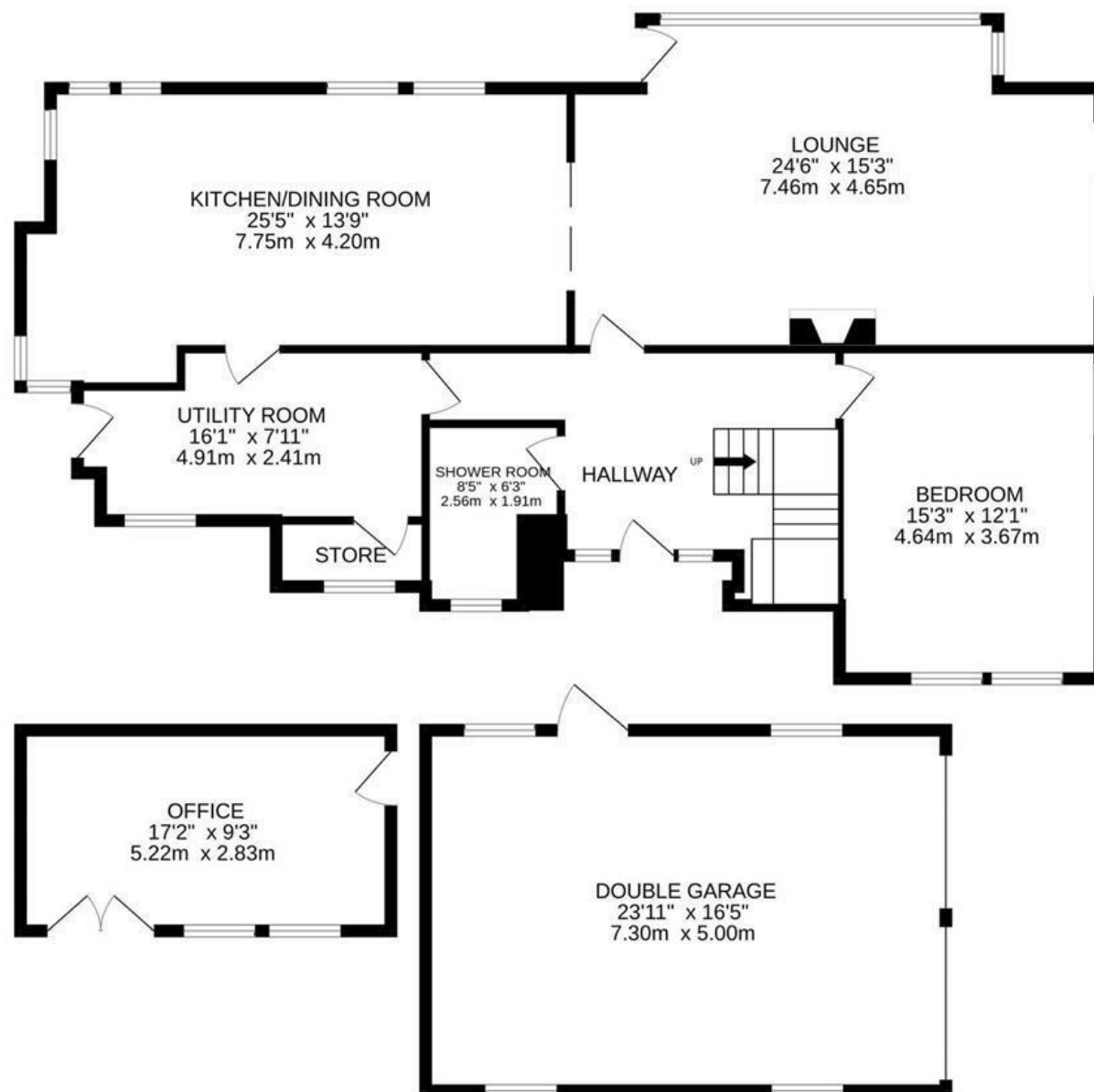
education. Muckhart is very well positioned for excellent access to links to Perth, Kinross, Stirling and Dunfermline.

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



1ST FLOOR

