

# MUCKHART MILL FARMHOUSE, DOLLAR FK14 7PH

HARPER & STONE  
ESTATE & LETTING AGENTS









# MUCKHART MILL FARMHOUSE

DOLLAR, FK14 7PH

## PROPERTY FEATURES

- 4-5 Bedroom B listed historic farmhouse Circa 1650 rich in charm and character
- Elevated riverside position with views over the River Devon
- Approximately 8 acres of gardens, small stable with 4 loose boxes, paddock and mixed woodland
- Around one mile of river frontage with gentleman's fishing rights
- An abundance of original period features including thick stone walls, working shutters, exposed beams and open fireplaces
- Significant architectural and historical interest, including the site of an original lime kiln
- Generous and versatile accommodation over two floors, connected by a feature Victorian-style wrought iron spiral staircase
- Farmhouse kitchen/dining room with a striking red Aga with beautiful bespoke splashback
- Principal suite with ensuite shower room plus a family bathroom
- Early viewing a must as a high level of interest is anticipated

Harper & Stone are privileged to present to the market Muckhart Mill Farmhouse. Set within approximately 8-acres of enchanting woodland, medium sized paddock, and gardens, Muckhart Mill Farmhouse is a truly captivating B Listed country home steeped in history and charm. Believed to date back to 1650, this exceptional property occupies an elevated position on the banks of the River Devon, offering around one mile of river frontage and gentleman's fishing rights. Combining a tranquil semi rural setting with convenient access to Scotland's arterial road network, it is a home of remarkable character, from its thick stone walls, working shutters, beamed ceilings, stunning sunroom and cosy fireplaces. Surrounded by natural beauty and abundant wildlife, this is a rare opportunity to own a property that is as practical as it is picturesque.

The Accommodation is offered as below:

Ground Floor: Reception Hall, Kitchen/Diner, Open Plan Sitting Room/Lounge and Cloakroom.

First Floor: Hall, Principal Bedroom with Ensuite Shower Room, Three further Bedrooms, Study/Single Bedroom, Lounge, Conservatory and Family Bathroom.

Entering the property the welcoming reception hall sets the tone for the home, framed by a beautiful arched window and door combination that floods the space with light. From here, the flow of the ground floor leads naturally into the principal living spaces, creating a warm and inviting atmosphere. To the left is the heart of the home, the inviting farmhouse style kitchen and dining space, where rustic charm meets modern practicality. A combination of fitted base units and freestanding timber cabinetry provides both character and versatility, while the stone flagged floor adds a natural, timeless quality underfoot and the exposed stone walls frame the space with warmth and texture, along with the original beamed ceiling. The striking red Aga forms both a visual focal point and a practical hub for cooking, enhanced by a bespoke splashback designed by Maggie Mumford. The adjoining dining area offers a welcoming space for both family gatherings and more formal entertaining. There is an integrated dishwasher (which is brand new), washing machine and space for a free standing fridge freezer. Returning to the reception hall to the right is the expansive lounge, stretching over 10.4 meters in length. This light filled space features exposed beams, a solid wooden floor, deep set shuttered window sills and the elegant Victorian style wrought iron spiral staircase that connects the two levels. The generous proportions allow for distinct areas, with one side arranged for relaxed family living, complete with a wood burning stove, and the other offering a more formal setting. A traditional fireplace anchors the room, bringing a welcoming glow and a sense of timeless comfort. Completing the living space on this level is the lower cloakroom, providing convenience for both residents and guests. The fitted under sink storage is both practical and aesthetically pleasing.

Heading up the spiral staircase to the first floor, the layout offers a versatile arrangement of rooms, thoughtfully connected to suit modern living. The principal bedroom is generously proportioned, with a graceful, curved wall that reflects the softness and serenity of this charming home. Triple aspect windows flood the room with natural light, while fitted walk in storage provides practical elegance. This beautiful space is completed by a well appointed three piece ensuite shower room. Bedroom 2 is a wonderfully light and inviting room, beautifully presented with neutral tones and generous proportions. Ample fitted storage is seamlessly integrated, while a door opens directly to the outside via an attractive wrought iron staircase, providing a unique











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feature and a touch of individuality. Bedroom 3 is equally well appointed, with a bright and airy feel complemented by tasteful décor. Both these bedrooms have ample fitted storage seamlessly integrated and are presented to a high standard, offering comfort, practicality, and a sense of refined country style. Bedroom 4 is a bright and inviting double room, tastefully finished in soft, neutral tones that create a calm and restful ambience. Adjoining this room is a versatile study space, ideal for remote working. This room has also been utilised as Bedroom 5 when required. A large window provides garden views, while the layout easily accommodates a desk and storage. The built-in raised single bed with storage beneath adds both character and practicality, making this area equally suited for occasional overnight guests or as a creative workspace.

The pièce de résistance of the upper floor is without doubt the wonderful family room, a light and welcoming space that blends comfort with charm. Softly decorated and thoughtfully arranged, it offers an ideal setting for relaxation or informal gatherings. From here, steps lead down into the bright Amdega conservatory, a true showpiece of the home. With its expanse of glass and elegant timber framing, this beautiful room captures uninterrupted views of the gardens and woodland, creating a year round connection with nature. Whether enjoyed as a peaceful retreat, a place for hobbies, or somewhere to savour morning coffee and watch the seasons change, it is a space that effortlessly draws you in and invites you to linger. Completing the first floor living is the Family Bathroom, a bright and well proportioned space, combining traditional style with modern practicality. A freestanding claw-foot iron roll-top bath takes centre stage, while a separate corner power shower enclosure offers convenience for busy mornings. Softly painted tongue-and-groove panelling runs around the room, complementing the neutral floor tiles and creating a warm, inviting atmosphere. A pedestal sink with period style fittings and a WC complete the suite, while a skylight draws in additional natural light.

The exterior grounds of Muckhart Mill Farmhouse are a haven of natural beauty, with a rich tapestry of flora and fauna creating a peaceful and vibrant setting. Mature trees, lush shrubbery, and colourful planting border the property, blending seamlessly with the surrounding woodland. Meandering stone paths lead through landscaped terraces to quiet seating areas, where the gentle sound of the River

Devon can be enjoyed alongside glorious open views of the countryside. Within the grounds stands a remarkable piece of industrial heritage, a B Listed mid 19th century limekiln, built by the renowned Carron Company. This impressive structure offers a tangible link to the area's history and adds a unique architectural focal point to the landscape. Wildlife is abundant, with the riverside and wooded areas providing a haven for birds and other native species. Whether enjoying riverside walks, exploring the paddock, or simply relaxing in the gardens, the grounds offer a constantly changing backdrop of seasonal colour and texture, making this property as enchanting outdoors as it is indoors. There is also a double garage and a stable block with hay loft storage above.

This charming home sits in close proximity to Muckhart Mill, also a private home, with shared front garden, but with large private gardens to the rear.

Muckhart Mill Farmhouse is a property of rare distinction, rich in history, steeped in character, and blessed with a setting of outstanding natural beauty. From its riverside frontage and wildlife filled woodland to its versatile living spaces and equestrian facilities, it offers an exceptional lifestyle opportunity. Whether as a treasured family home, a peaceful country retreat, or a base for equestrian and outdoor pursuits, this is a place where the past and present come together in perfect harmony. Once seen, Muckhart Mill Farmhouse is impossible to forget. Steeped in history yet filled with warmth, it has been cherished as a happy family home for many years and is ready to welcome its next chapter. Do not miss the opportunity to make it your own and create treasured memories in this truly special home.

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. This property comes with an electric car charger.

Viewings are strictly by appointment only via Harper & Stone.

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Council Tax Band G  
EER Band F  
Water: Private Spring  
Sewage: Septic Tank  
Heating: LPG

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.

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.

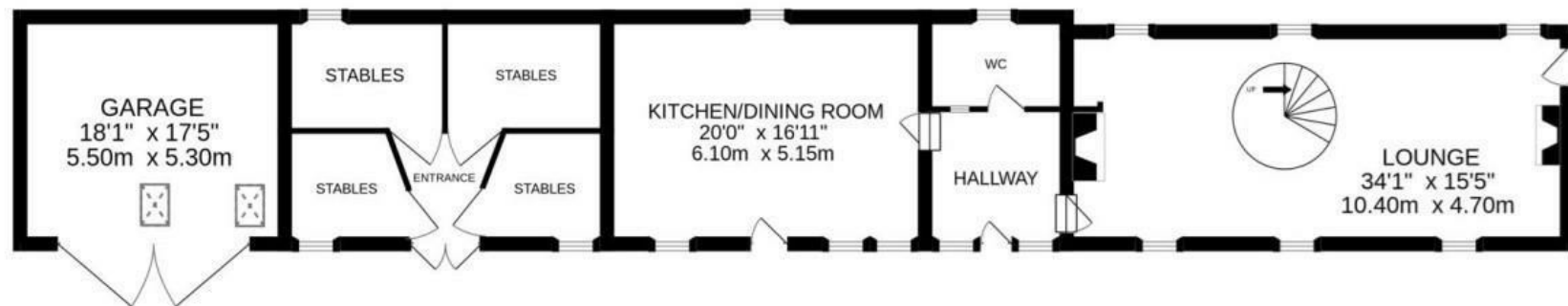








## GROUND FLOOR





## 1ST FLOOR

