

2 ROSEHEAD COTTAGE, SHEARDALE, DOLLAR FK14 7NG

HARPER & STONE
ESTATE & LETTING AGENTS





2 ROSEHEAD COTTAGE

SHEARDALE, DOLLAR FK14 7NG

PROPERTY FEATURES

- Charming detached 2-bedroom cottage circa 1900
- Large plot offering Stunning views across to the Ochil Hills
- Much-loved home for 45 years
- Approximately 137 square metres of flexible living space
- Two generous bedrooms with built-in storage
- Three reception rooms offering flexibility
- Beautiful and expansive south facing rear garden
- Private driveway with detached garage
- A truly stunning development opportunity with exceptional potential
- Early viewing strongly advised

Harper & Stone are delighted to bring to the market 2 Rosehead Cottage, beautifully situated in Sheardale. This charming property enjoys the best of both worlds, making the most of a stunning rural location while still being only a short drive from Dollar, Tillicoultry and a wide range of local amenities. The cottage benefits from a picturesque vista across to the Ochil Hills, as well as a large south-facing garden. This is the perfect location for those who enjoy exploring the outdoors with many local walks right on the doorstep.

The property is presented as follows:

Ground Floor: Lounge, Sitting Room, Dining Room/Bedroom, Kitchen, Two Bedrooms, Inner Hall and Two Bathrooms.

As you enter the property, you are greeted by a welcoming hallway. To the right-hand side lie the main living spaces. A cosy sitting room offers ample built-in storage, making this a versatile space that can easily serve as a dedicated home office for those working remotely. At the heart of the room sits an impressive coal burning stove, creating a warm and welcoming focal point while adding to the charm and character of the cottage. The stove can easily be converted into a wood stove.

From the sitting room, you are led through to the lounge, a generous yet cosy space with an open fire at its heart, providing a warm and inviting place to relax. Two windows to the front of the property frame lovely views across to the Ochil Hills, while a large window to the rear looks over the sprawling garden, flooding the room with natural light.

The dining room provides the perfect space for entertaining, with ample room to seat 8–10 people comfortably. Generous storage is built into one wall, offering practicality, while also presenting the opportunity to remove it and create an even larger, more versatile room if desired. Again, this space enjoys those beautiful hillside views to the north.

The kitchen is positioned to the rear of the property and is fitted with quality solid wood cabinets, offering ample storage throughout. There is space to accommodate four appliances, along with a large electric stove. Laminate worktops provide generous preparation space, while a single sink with drainer enjoys a pleasant outlook over the garden.

Also at this end of the property is a good-sized bathroom featuring a white suite with bath, pedestal sink and WC.

Heading to the east side of the property are the bedrooms, both generous in size and featuring large, hand-built fitted wardrobes with more than enough storage. The front bedroom features two windows looking to the Ochil Hills to the north, while the back bedroom enjoys a lookout to the garden at the rear.

Completing the accommodation is the family bathroom featuring bath, over bath shower, pedestal sink and WC.



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Externally, a sweeping driveway leads to a large double garage, offering ample space for parking vehicles or alternatively providing the ideal setting for a workshop. The garden is laid mainly to lawn and interspersed with mature trees, creating a tranquil outdoor space perfect for relaxation and enjoyment of the natural surroundings.

2 Rosehead Cottage is a rare opportunity to secure a charming home in a sought-after rural setting. With stunning views, generous accommodation, and exceptional potential for development, early viewing is strongly advised.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. The seller may take some of the window coverings. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

<https://w3w.co/tickets.windmill.collison>

Council Tax Band E

EER Band E

Water: Mains

Sewage: Shared septic tank

Heating: Oil

Sheardale offers the charm of country living with the convenience of nearby towns. Dollar is only a short drive away, offering excellent amenities including boutique shops, cafés, and the highly regarded Dollar Academy. Tillicoultry provides further local facilities, and larger towns such as Stirling and Alloa are within easy reach for a wider range of services and transport links. The area is surrounded by stunning countryside, with the Ochil Hills on the doorstep providing endless opportunities for walking and outdoor pursuits. Sheardale sits in the heart of the central belt, within easy commuting distance of Edinburgh, Glasgow, Stirling and Perth and is also only 40 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.



