

LAWHILL HOUSE LAWHILL, DOLLAR FK14 7PN

HARPER & STONE
ESTATE & LETTING AGENTS





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DOLLAR, FK14 7PN

PROPERTY FEATURES

- Original dowager house to the local estate dating from circa 1850, positioned to capture exceptional southerly views
- Extremely flexible living over approximately 760 square meters
- Three elegant and well proportioned reception rooms offering superb flexibility for formal entertaining, creative pursuits and family living
- Magnificent open plan dining kitchen with four oven AGA, walk in pantry and fully equipped secondary kitchen
- Seven generous double bedrooms including an outstanding principal suite with dressing room and ensuite bathroom
- Extensive bespoke cabinetry and architectural panelling by Thomas and Johnson throughout the principal rooms
- Advanced infrastructure including ground source heat pump, underfloor heating and private UV filtered water supply
- Approximately 12 acres of gardens, woodland, orchard and productive grounds with established arboretum
- Substantial garage with chalet style studio, office and shower facilities offering further lifestyle or conversion potential
- Early viewing is highly recommended to fully appreciate the scale, setting and exceptional quality of Lawhill House

Commanding an elevated position above Dollar and set within approximately 12 acres of private grounds, Lawhill House is the original dowager house to the local estate. Harper & Stone are privileged to present to the market this elegant Georgian style residence, dating from circa 1850, which enjoys far reaching southerly views stretching up to 60 miles on a clear day, as far as Tinto Hill on the Scottish Borders horizon. Beautifully extended and comprehensively refurbished over the past decade, the house now marries period gravitas with exceptional contemporary comfort and efficiency.

The Accommodation is Presented as Below:

Ground Floor: Entrance Vestibule, Hall/Sitting Room, Drawing Room, Family Room, Kitchen/Diner, Rear Hall, Washing Room, Utility Room, Bedroom with Ensuite Shower Room, Cloakroom and Rear Vestibule.

First Floor: : Landing, Principal Bedroom with Walk-In Wardrobe and Bathroom, Guest Bedroom with Ensuite Shower Room, Four further Bedrooms, Family Bathroom and Shower Room.

Approached through bespoke electronic gates adorned with Celtic inspired ironwork, the sense of arrival is immediate. Caithness stone and reclaimed Scottish materials define the exterior, complemented by a traditional slate roof. A striking entrance porch, crafted from timber and stone, sets the tone for the quality and heritage that lies within. The entrance porch opens into a welcoming reception hall where craftsmanship and proportion are immediately apparent. To the front, a charming entrance sitting room centres around a remarkable original fireplace, framed in slate repurposed from billiard tables and paired with a wood burning stove. Neutral panelling and a window seat create a warm and inviting space. Beyond this, the formal sitting room, currently used as an office, studio and music room, is a beautifully balanced space with triple aspect astragal windows and timber flooring. Its scale and flexibility make it ideal for both entertaining and everyday living. There is a beautifully proportioned family room, forming the third reception space, which provides an intimate yet elegant retreat, carpeted for warmth and finished with bespoke Scottish inspired panelling, its depth and detailing drawn from traditional Highland interiors, and offering a versatile setting equally suited to relaxed family gatherings or quieter moments of retreat.

The heart of the home is an exceptional open plan dining kitchen and sitting area. Bespoke cabinetry by 1906 and Thomas and Johnson of Glasgow is topped with substantial granite work surfaces and complemented by a classic Belfast sink. A traditional four oven AGA forms a natural focal point, while a generous walk in pantry enhances practicality. For larger gatherings and busy family life, a fully equipped secondary kitchen provides additional ovens, induction hob, further fridge space, storage and a second Belfast sink.

Beyond, a substantial boot and laundry room has been thoughtfully designed with bespoke cabinetry for an active family lifestyle and benefits from stone flooring with underfloor heating. A ground floor bedroom with adjacent bathroom offers excellent guest or multigenerational accommodation, seamlessly







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integrated within the layout.

A handcrafted staircase, designed by the current owner and created with a local joiner, rises elegantly to the first floor, finished with wrought iron balustrades and classical carpeting. The principal suite is truly outstanding, enjoying panoramic south and west facing views. It incorporates a dressing room with bespoke fitted wardrobes and a luxurious ensuite bathroom bath, double sinks set within a bespoke storage unit, double shower with an integrated steam room.

A long and elegant corridor leads to five further generously proportioned double bedrooms, one of which benefits from its own ensuite shower room, while another retains an original fireplace, adding a charming period focal point. Three of the five bedrooms enjoy fitted storage and refined detailing, ensuring both practicality and cohesion of design. This level is further served by a beautifully appointed family bathroom, complete with a freestanding roll top bath, large walk in shower, sink with metal stand and glass shelf, and WC, in addition to a separate contemporary shower room, providing excellent flexibility for family living. The first floor galleried landing is a particularly charming architectural feature of the home. A graceful, curved balcony overlooks the reception hall below, creating a wonderful sense of height and volume while allowing natural light to flow freely between levels. This galleried landing not only connects the bedroom accommodation but also provides a striking visual focal point, reinforcing the home's classical proportions and carefully considered design.

The top floor levels offer a valuable extension of the living space, thoughtfully adapted to provide exceptional flexibility. Accessed via Ramsey ladders, the converted loft dens and ancillary rooms create a series of versatile areas ideal for creative studio use, soundproofed music or media rooms, quiet home working, or imaginative children's spaces. These upper floor areas add a further dimension to the house, ensuring it can evolve effortlessly with the changing needs of family life while retaining a sense of privacy and separation from the principal accommodation.

Externally the grounds are a defining feature of Lawhill House. Around two acres of mature woodland

garden are filled with historic snowdrops, abundant spring bulbs and specimen trees, including a sycamore believed to be over 200 years old. Beyond lie approximately 10 acres of orchard and productive land with polytunnel, raised beds, former chicken runs and established walking paths. An arboretum planted nearly two decades ago is now maturing into a beautiful native woodland. A fire pit area provides a natural gathering space, while mature hedging ensures shelter and seclusion.

Additional accommodation is provided by a substantial garage with a first floor fully beamed studio and office space above, with exceptional views designed in a ski chalet style with windows to the south and west, a wood burning stove, board table, sitting area, shower room and WC. This versatile building offers excellent potential for further conversion, subject to the necessary consents.

Lawhill House is a rare and distinguished Scottish country home of genuine substance and provenance. Steeped in history yet intelligently reimagined for modern family life, it sits gracefully within magnificent private grounds, commanding exceptional views and complete seclusion. This is a residence of architectural integrity and quiet grandeur, offering an enviable lifestyle defined by space, elegance and enduring beauty.

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.

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Council Tax Band G
EER Band D

Water: Private Water Supply
Sewage: Septic Tank

Heating: Ground Source Heat Pump

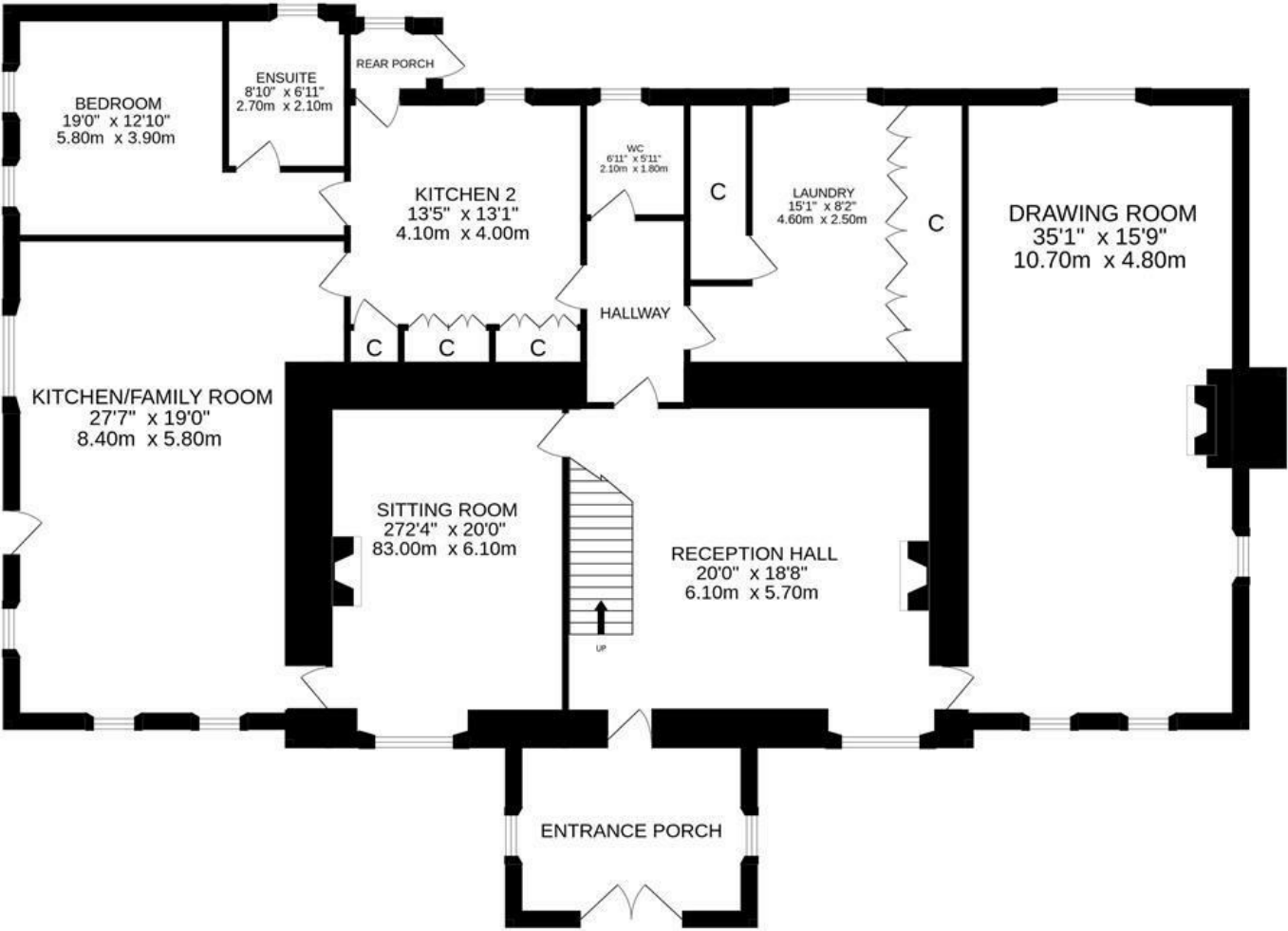
Dollar itself is a popular village centrally located along the Ochil Hills. Ideal for commuter links across Scotland, links to Glasgow, Edinburgh, Perth, Dunfermline and Stirling are all very easily accessible. Schooling is available within walking distance at both Strathdevon Primary School and Dollar 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.

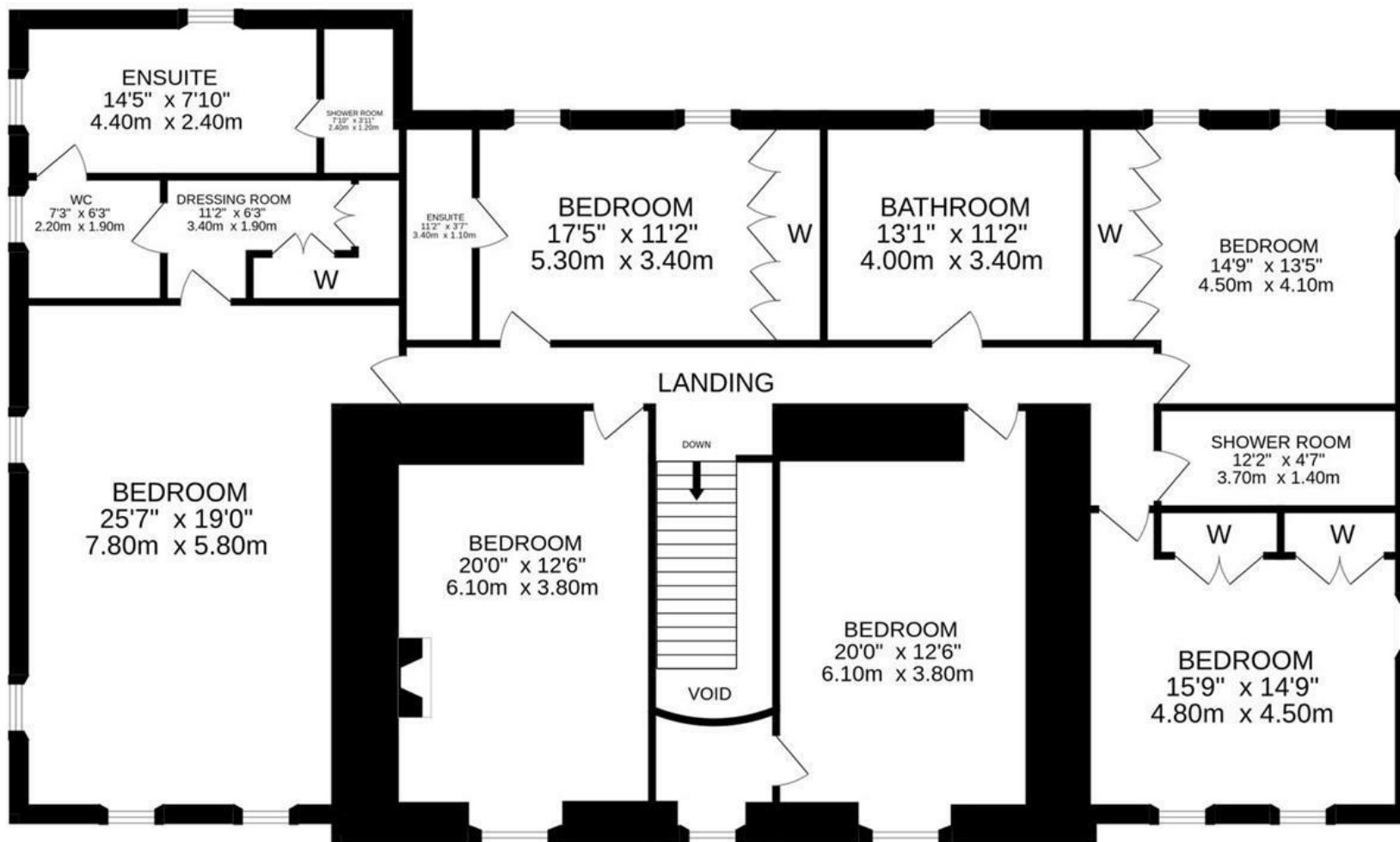




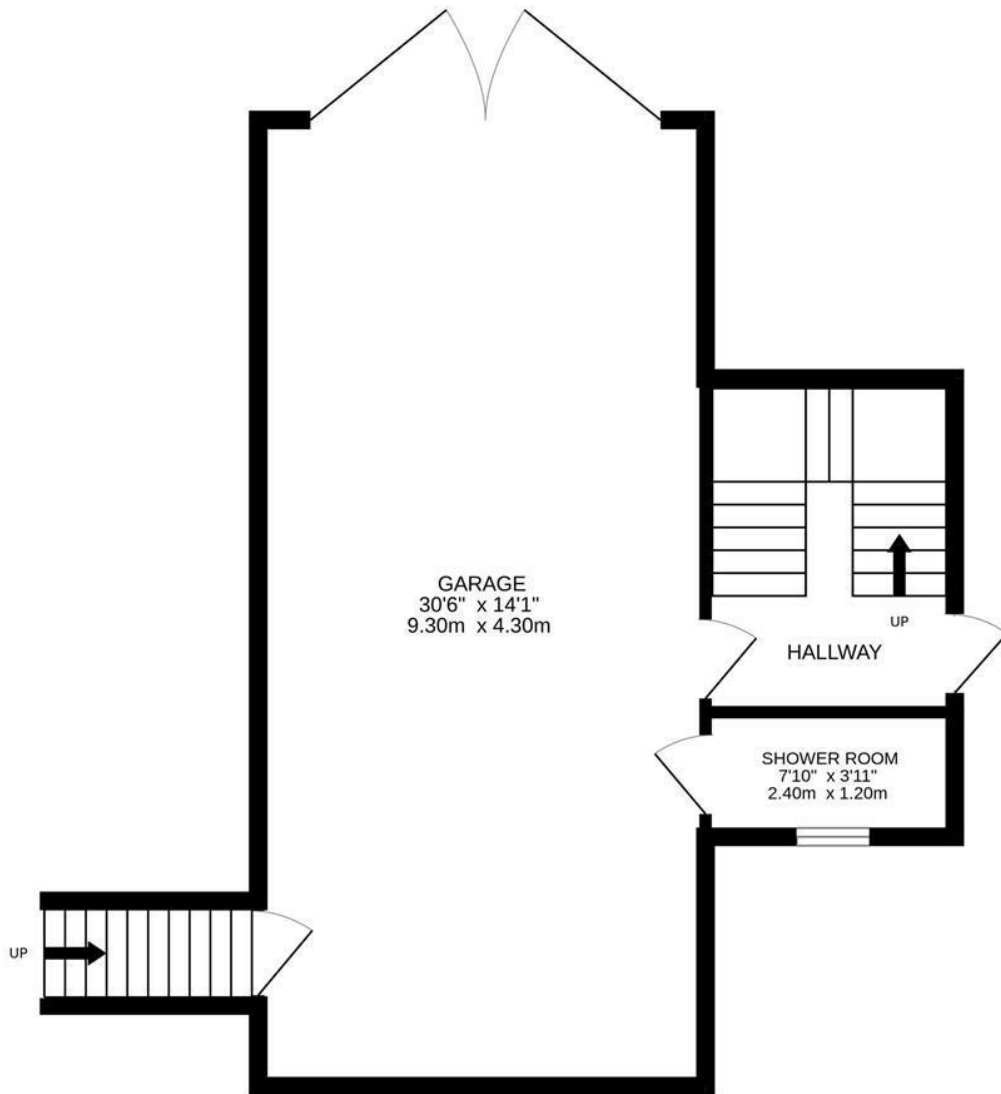
GROUND FLOOR



1ST FLOOR



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