

WOODSIDE, DOLLAR FK14 7JX

HARPER & STONE
ESTATE & LETTING AGENTS





WOODSIDE

DOLLAR, FK14 7JX

PROPERTY FEATURES

- Charming 3 Bedroom detached home Circa 1820
- Approximately 132 square meters of flexible living space
- Country style kitchen featuring Aga
- Utility room and boot room
- Private off-road parking
- Garden Store and Workshop
- Lovely mature garden grounds
- Stunning views of the surrounding countryside
- Early viewing strongly advised

Harper & Stone are thrilled to be presenting to the open market Woodside, set within the rural hamlet of Muckhart which has close links with Dollar and Auchterarder. This pretty family home radiates original charm and character.

The accommodation is comprised of:

Ground Floor-Porch, Entrance Hall, Kitchen/Diner, Sitting Room/Study, Drawing Room, Sunroom, Rear Hall and Cloakroom.

First Floor – Landing, 3 Bedrooms one with ensuite and a Bathroom.

Entering the property through the pretty front door leads to the Porch which in turn opens to the Entrance Hall from where the ground floor living flows. On the right is the Sitting Room, a welcoming room with log burner and a bay window incorporating a cosy window seat. To the left is the Drawing Room, again with a front facing bay window and bespoke stone built recessed archway. Two steps lead up to the Sunroom which has a solid roof and encompassing picture windows. French doors lead out to the garden, making this a most inviting room to sit and take in the garden and local wildlife. At the back of the house is the Kitchen/Dining Room. This quintessential country kitchen is the heart of the home with the oil-fired Aga taking centre stage. The kitchen hosts a good selection of solid wood wall and base units with complimentary work surfaces. The dining area is spacious, comfortably accommodating a 6-8 person table. French doors open to the side garden and the free standing dressers add to the country feel of the room. Completing the ground floor living is the rear hall with cloakroom.

Heading upstairs bedrooms 2 and 3 sit opposite each other, both are good sized double rooms with fitted wardrobes. The principal bedroom benefits from an ensuite shower room providing walk in shower, double vanity sink unit and WC. Completing the upper living is the Family Bathroom offering bath, over bath shower, vanity sink with storage and WC. Next to the bathroom are is a linen store and airing cupboard.







WOODSIDE

Externally there are extensive garden grounds surrounding the property, encompassing large lawned areas on different levels. The property is bounded by mature hedge rows and boasts a plethora of established trees and shrubs. To the side of the house beside the sunroom is a raised patio beside a stone built retaining wall. This peaceful sunny spot is perfect for sitting, relaxing and taking in the beautiful soporific surroundings. The gated driveway provides ample parking and total privacy. Out buildings include a coal bunker and store to the rear of the property with the store currently utilised as a washroom. At the end of the driveway is a garden store/workshop, a multipurpose building to be utilised to suit the new owner. This building also benefits from 8 solar panels. Additionally the garden features a greenhouse and a log store.

We strongly recommend a viewing of this delightful home and are convinced that you will fall in love with its charm, warmth and character.

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 F
EER Band F
Water: Mains
Sewage: Septic Tank
Heating: Oil

Navigation: [///showed.blackouts.jolt](http://showed.blackouts.jolt)

Nestled in the heart of the Ochil Hills, Muckhart is a small rural community sitting 5 miles outside Dollar and 8 miles from Auchterarder within the Borough of Clackmannanshire. An Idyllic spot with an abundance of trails across hills, wooded landscapes and outdoor activities near five reservoirs. Primary schooling is available locally at Muckhart Primary and secondary education is available at Alva Academy or a number of private schools in the vicinity, chiefly Dollar Academy. Glendevon Castle is nearby as well as a variety of accommodation such as the prestigious Gleneagles Hotel. Dollar is easily accessible and equally Auchterarder is only a short drive away. There is also a footpath over the Hills that links Muckhart with Dollar in Clackmannanshire.

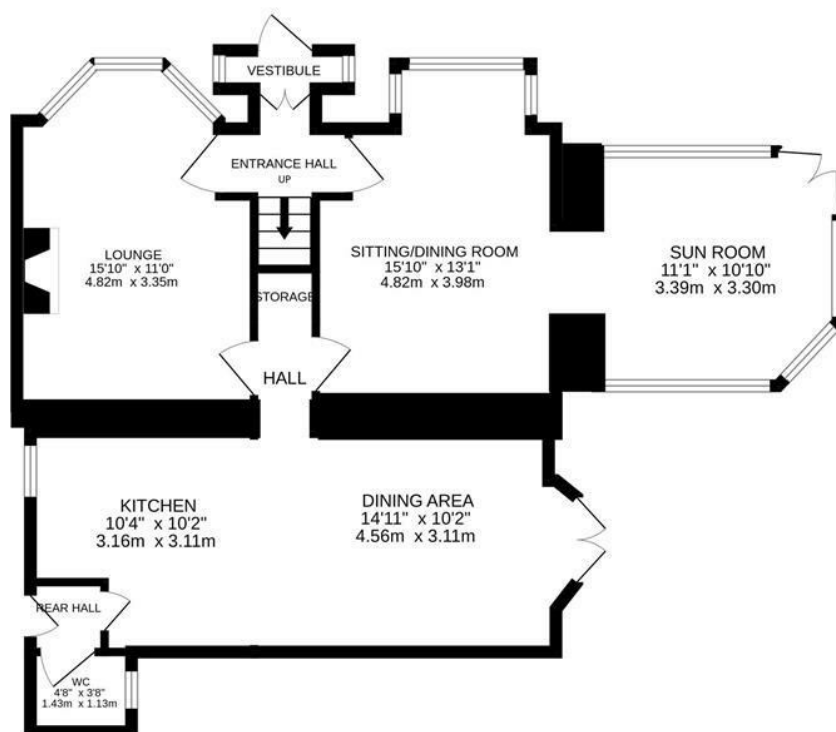
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form

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.

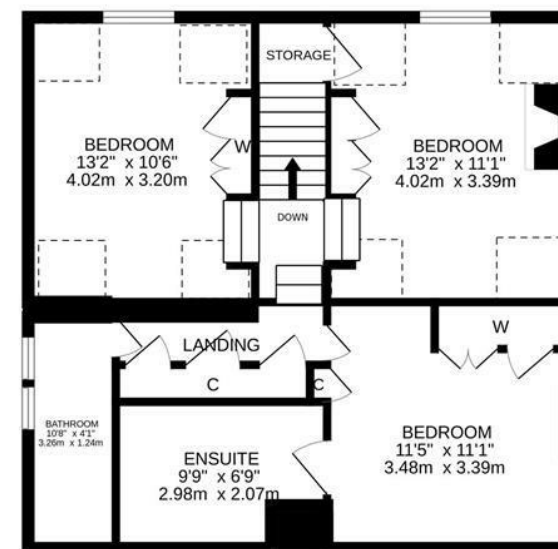




GROUND FLOOR



1ST FLOOR



OUTBUILDINGS

