

RACKMILL HOUSE, DOLLARFIELD, DOLLAR FK14 7LX

HARPER & STONE
ESTATE & LETTING AGENTS





RACKMILL HOUSE DOLLARFIELD

DOLLAR, FK14 7LX

PROPERTY FEATURES

- Unique 3 bedroom converted mill Circa 1900
- Historic former mill in a private riverside setting
- Approximately 133 square meters of flexible living space
- Ideally located just outside the desirable town of Dollar
- Well proportioned kitchen/dining room featuring Aga stove
- Lounge with wood burning stove and feature stone fire surround
- Principal bedroom with ensuite shower room
- Complemented by attractive, established gardens
- Extensive workshops and outbuildings ideal for creative, business or hobby use
- No onward chain

Harper & Stone are delighted to present Rackmill House, a charming detached three-bedroom home dating back to circa 1900. Originally a former mill, the property offers a unique opportunity to acquire a residence rich in heritage, with an abundance of period character and distinctive appeal. Nestled in a private corner beside the picturesque River Devon, Rackmill House enjoys a lovely setting on a generous plot. The current owners have made excellent use of the outdoor space, incorporating multiple workshops, ideal for those in need of extensive storage, hobby space, or potential business use.

The Property Presents as Follows:

Ground Floor: Entrance Hall, Lounge, Kitchen/Dining Room, Utility Room and Shower Room.

First Floor: Landing, Bedroom with Ensuite Shower Room, Upper Landing and a Second Bedroom.

Attic Floor: Landing, Bedroom Three and a Shower Room.

Upon entering the property, you are welcomed by a spacious hallway, where an exposed original stone wall creates an immediate sense of character. Tastefully downlit to showcase this charming feature, the space is both warm and inviting. The hallway also benefits from tiled flooring and a convenient built in cupboard, providing practical storage for coats and shoes.

Continuing along the hallway and to the left, the spacious lounge provides a welcoming retreat. A log burning stove, set within a striking stone surround crafted from materials sourced from the original mill site, serves as an attractive focal point. This characterful feature not only pays homage to the property's heritage but also brings a wonderful sense of warmth and ambience to the room.

From the lounge, you access the dining kitchen, a generously proportioned space that truly forms the heart of the home, perfect for family living and entertaining alike. The kitchen is fitted with solid wood cabinetry and complemented by durable granite worktops that are both practical and stylish. French doors open out to the attractive back garden onto a stone terrace, connecting the kitchen seamlessly to the outdoor space.

At the centre of the space sits an Aga stove, fuelled by LPG gas, offering ample oven capacity alongside five gas burners, ideal for those who enjoy cooking or baking. The slate flooring beautifully complements the worktops and tiled walls, enhancing the kitchen's warm, characterful feel. Adjacent to the kitchen sits the practical utility room featuring two under counter appliance spaces as well as room for a free standing fridge freezer. There is further access to the garden via the back door from here.

Completing the ground floor is the shower room, currently laid out as an accessible space and finished with wet walls and tiled floor. There is a shower, vanity sink with storage, mirror and a WC.







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Ascending to the first floor, you are greeted by a split level layout that hosts two spacious bedrooms. The principal bedroom is an impressive size, featuring four windows that frame lovely views of the surrounding foliage while providing plenty of natural light. The ensuite shower room is fully tiled and well appointed, comprising a shower cubicle with overhead shower, a pedestal sink, and WC.

The spacious landing features a large airing cupboard and continues up a further half flight of stairs leading to bedroom two. This bright and airy room is arguably the lightest in the house, benefiting from two Velux windows, a large gable end window, and two additional floor level windows complete with wooden shutters, cleverly incorporating the Mills' original window positions. A substantial fitted cupboard provides excellent storage, completing this unique and characterful space. This room also provides access to a large attic space.

The second floor accommodates bedroom three, a generously proportioned single room filled with natural light from two large windows. This level also includes a well appointed shower room, featuring a walk in shower, pedestal sink, and a WC. Completing the floor are two useful storage cupboards conveniently located on the landing.

Externally, the property is set within a charming garden, mainly laid to lawn and bordered by mature trees and shrubs, creating an attractive and private setting. To the rear, a cobbled terrace provides an ideal space for relaxing or entertaining while enjoying the surrounding scenery. This area also features a large garden shed with power, offering excellent storage and a practical space for garden tools and equipment.

Along the side of the property, remnants of the former mill remain, including an original sluice gate, an evocative feature that offers a fascinating glimpse into the property's industrial past and its long-standing relationship with the River Devon. The property further benefits from private fishing rights along the stretch of the River Devon adjoining the grounds, allowing owners direct enjoyment of this beautiful natural feature and adding a rare recreational benefit seldom found with residential properties

The property benefits from a range of substantial outbuildings, currently utilised as workshops by the present owner, offering excellent versatility for prospective purchasers. The largest of these is the double garage offering approximately 66 square meters of space. Constructed in 2000, this structure presents potential for conversion into a separate dwelling, subject to obtaining the necessary planning permissions and consents. It is well insulated and features concrete flooring, along with a boarded loft space accessed via a ladder. Large double doors open directly onto the extensive driveway, allowing easy access for vehicles and equipment.

There are four further, smaller outbuildings providing approximately 48 square meters of additional space combined. One of the ancillary buildings has been configured as a darkroom, complete with power and water connections. A further two detached structures, both equipped with electricity, offer flexible additional accommodation suited to a range of hobbies, storage requirements or workspace needs.

Steeped in local history and surrounded by the beauty of its riverside setting, Rackmill House is far more than simply a family home. Its unique blend of original character, flexible accommodation, mature gardens and exceptional workshop facilities creates a property unlike anything else currently available in the area.

Whether seeking a distinctive family residence, a creative retreat, a home with extensive workshop space, or simply a peaceful lifestyle within easy reach of Scotland's major cities, Rackmill House presents a rare opportunity to become the next custodian of an extraordinary piece of local heritage. Early viewing is highly recommended.

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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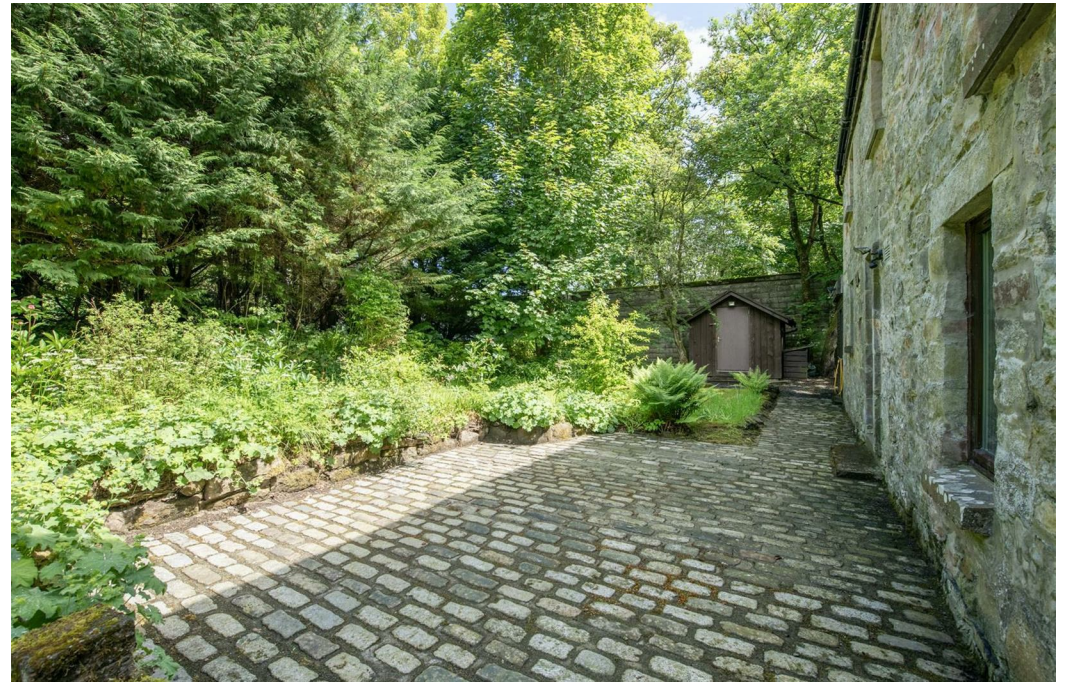
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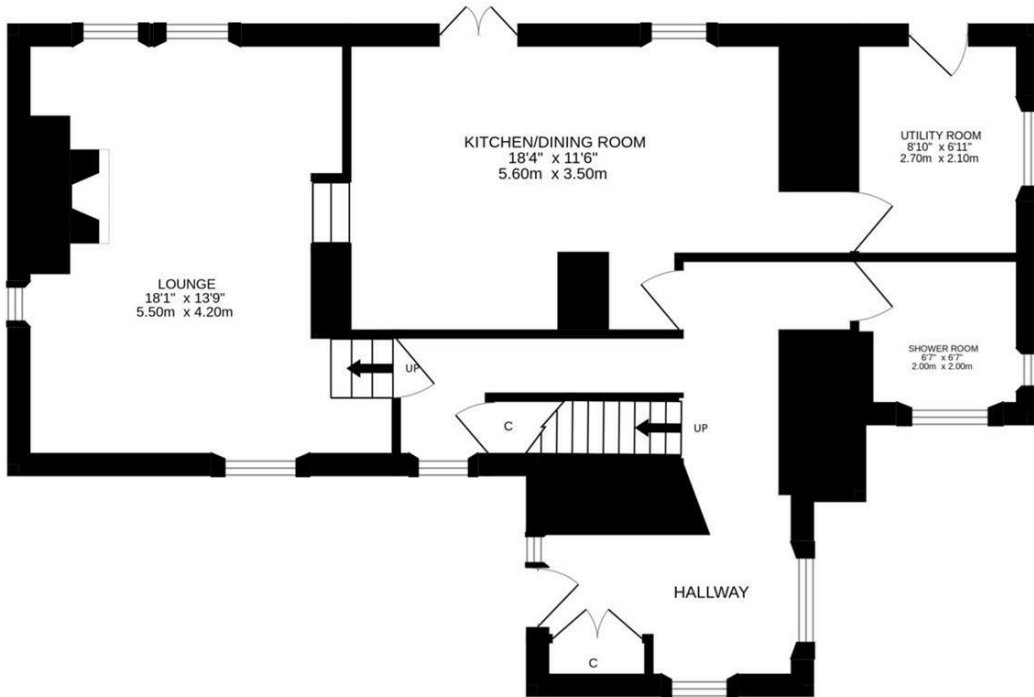
Rackmill is located on the outskirts of the town of Dollar. Dollar is a highly regarded and picturesque village situated at the foot of the Ochil Hills, offering an ideal balance of rural charm and excellent connectivity. Well positioned for commuters, the village provides convenient access to major centres including Edinburgh, Glasgow, Stirling, Perth and Dunfermline, making it an attractive location for those travelling across central Scotland. The village benefits from well regarded schooling within walking distance, including Strathdevon Primary School and the highly esteemed Dollar Academy. Dollar offers a comprehensive range of local amenities, including a general store, post office, delicatessen, cafés, opticians, a restaurant and bar, and a traditional pub. Additional services include a beauty salon, hairdressers, a launderette and a kitchen design studio, along with an interior design studio. Healthcare needs are well catered for with a dental practice, doctor's surgery and pharmacy all located within the village. For those who enjoy the outdoors, there are a number of scenic walking routes nearby, including the beautiful Dollar Glen and the pathway from Castle Road leading to the historic Castle Campbell. Further enhancing its appeal, Dollar lies within easy commuting distance of Edinburgh, Glasgow, Stirling and Perth, is approximately 20 minutes by car from Glenaeles, and around 30 minutes 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

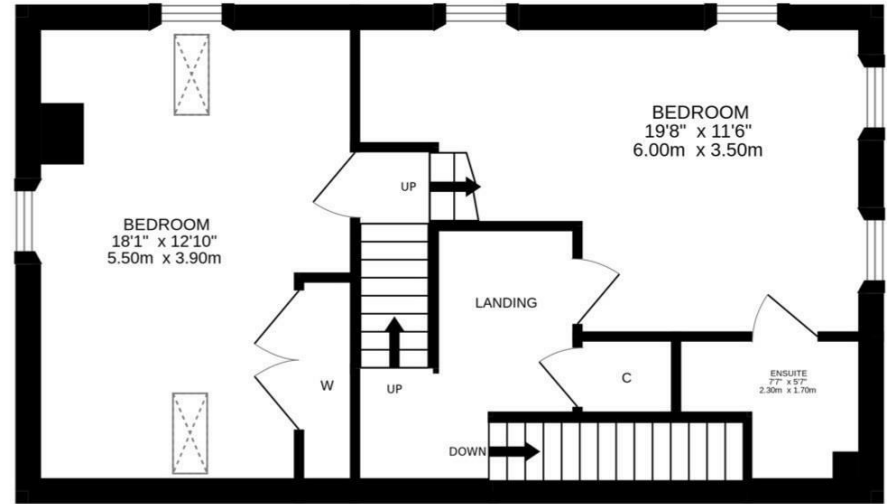




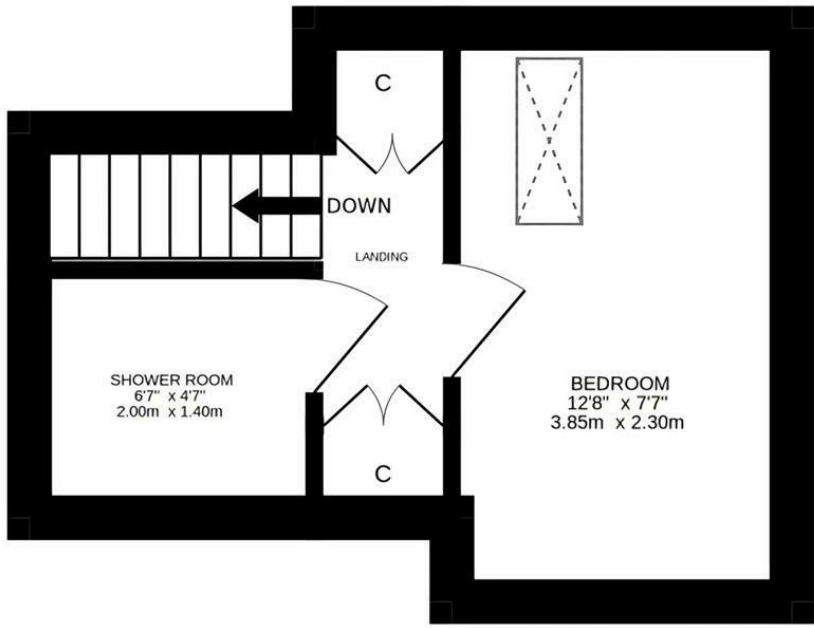
GROUND FLOOR



1ST FLOOR



2ND FLOOR



GROUND FLOOR

