

SKYTHORN 48 BACK ROAD, DOLLAR FK14 7EA

HARPER & STONE  
ESTATE & LETTING AGENTS







# SKYTHORN 48 BACK ROAD

DOLLAR, FK14 7EA

## PROPERTY FEATURES

- Stunning 5 bedroom, 3 bathroom, 1 reception detached home Circa 1972
- Prestigious and peaceful setting within one of Dollar's most sought after locations
- Approximately 298 square meters of beautifully refurbished accommodation
- Spectacular open plan lounge/dining space offering stunning views of the surrounding countryside
- Contemporary kitchen/diner with patio doors to the rear
- Presented to an incredible standard throughout
- Private garden grounds surrounding the property with mature planting
- Triple glazing throughout, ensuring comfort and efficiency
- Heated outdoor swimming pool with self contained pool lodge
- Early viewing strongly advised

Designed by the award winning Brown & Brown Architects, set within one of Dollar's most desirable addresses, Skythorn is a beautifully proportioned and thoughtfully refurbished family home offering flexible living over approximately 298 square metres. Originally constructed circa 1972 and comprehensively remodelled in 2023, the property blends contemporary design with a calm, timeless aesthetic, all framed by far reaching views across open countryside. Triple glazing throughout ensures comfort and efficiency, while the layout has been carefully curated to suit modern family life and entertaining in equal measure.

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The Accommodation is Offered as Below:

Ground Floor: Entrance Hall, Sitting Room/Bedroom, Bedroom with Ensuite Shower Room, Boot Room, Cloakroom and Plant Room.

First Floor: Landing, Kitchen Diner, Open Plan Lounge/Diner, Principal Bedroom with Ensuite Bathroom, Two further Bedrooms, Bathroom, Utility Room and Cloakroom.

Upon entering Skythorn the welcoming hallway immediately sets the tone, light, bright and serene creating a sense of arrival that flows effortlessly throughout the home. To the right, the family room enjoys triple sliding doors that maximise the spectacular outlook and flood the space with natural light. This versatile room lends itself equally well as a sitting room, playroom or indeed a fifth bedroom, should requirements change. Continuing along the hallway, the boot room is a practical and welcome addition, providing excellent storage and direct access to the outside, ideal for country living. Returning to the hall, bedroom 2 is a generous front facing double room with sliding doors opening directly onto the patio. The adjoining ensuite shower room is finished to a high standard, featuring a walk in waterfall shower, vanity basin, heated towel rail, underfloor heating and a WC, all complemented by floor to ceiling white tiling for a sleek, contemporary finish. Completing the ground floor accommodation is a stylish cloakroom incorporating a vanity sink, WC and a large storage cupboard.

A staircase leads to the first floor, where double glass doors open into the truly spectacular open plan lounge and dining room, a space that has been meticulously considered in both layout and detail. The lounge area is centred around a contemporary log burner, creating a warm and inviting focal point, while a more informal sitting area offers the perfect spot for morning coffee, taking in the stunning views beyond. The dining zone comfortably accommodates an eight to ten seat table, ideal for both entertaining and relaxed family meals, while a thoughtfully designed library corner provides shelving and a quiet reading nook. Full length patio doors span the width of the room, and zoned lighting enhances the distinct areas within this











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impressive space. Double doors lead through to the kitchen/diner, a welcoming family hub with views to the rear garden. Two sets of patio doors seamlessly connect the indoors with the outside. The kitchen is fitted with an excellent range of wall and base units in a blend of olive green and warm sand tones, complemented by Silestone work surfaces. A central island provides additional storage and informal seating, while integrated appliances include a four-zone induction hob, two ovens, full height fridge and freezer, dishwasher and wine fridge. From the dining end of the kitchen, a door opens into an upper hallway. To the left lies a dedicated home office, ideal for remote working, while the laundry/utility room is crisp and functional, fitted with white handleless units, a sink and space for two freestanding appliances, alongside an integrated dishwasher. Beside the laundry room is a convenient cloakroom.

Returning to the main landing, the principal suite occupies a private position at the far end of the home, enjoying magical views to the front. A side door opens to a Juliet balcony, while extensive built in wardrobes provide excellent storage. The luxurious ensuite bathroom offers an oasis of calm, featuring a freestanding slipper bath, large walk-in shower, double vanity unit with storage, heated towel rail, underfloor heating and WC, all finished with muted gold fittings for a refined touch. Bedrooms 3 and 4 are both front facing, generous double rooms with fitted wardrobes, while the family bathroom completes the upper level, offering a freestanding bath, walk-in shower, modern vanity basin, heated towel rail, underfloor heating and a WC.

Externally Skythorn is enveloped by beautifully established private garden grounds that enhance both the sense of seclusion and the connection to the surrounding countryside. Thoughtfully arranged, the gardens offer a variety of seating areas, allowing one to follow the sun throughout the day, from morning coffee to evening relaxation while enjoying changing views across the seasons. Mature trees well considered shrubbery and layered planting provide year round interest and a tranquil backdrop, creating a peaceful outdoor environment that feels both private and expansive. There is an electric charging point sited at the side of the house. To the front of the property the gardens open to reveal a superb heated outdoor swimming pool,



powered by an air source heat pump, forming a standout feature of the home. Adjacent sits a charming pool lodge, offering a wonderfully versatile space complete with a kitchen and sitting area, bedroom and shower room. Whether used for hosting summer gatherings, accommodating guests, or simply as a private retreat, this exceptional addition elevates the outdoor living experience and makes the garden a true extension of the home during the warmer months.

Skythorn is a home of rare balance, architecturally striking yet inherently welcoming, where thoughtful design meets effortless comfort. Created to support both everyday family life and memorable entertaining, the house flows beautifully from one space to the next, with light, views and proportion carefully considered throughout. Set in an elevated position and complemented by exceptional interiors and outstanding outdoor amenities, Skythorn offers a lifestyle of privacy, tranquillity and understated luxury. This is a truly special home that must be experienced first-hand to fully appreciate its scale, setting and sense of calm.

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 H  
EER Band C  
Water: Mains  
Sewage: Mains  
Heating: Air Source Heat Pumps

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.

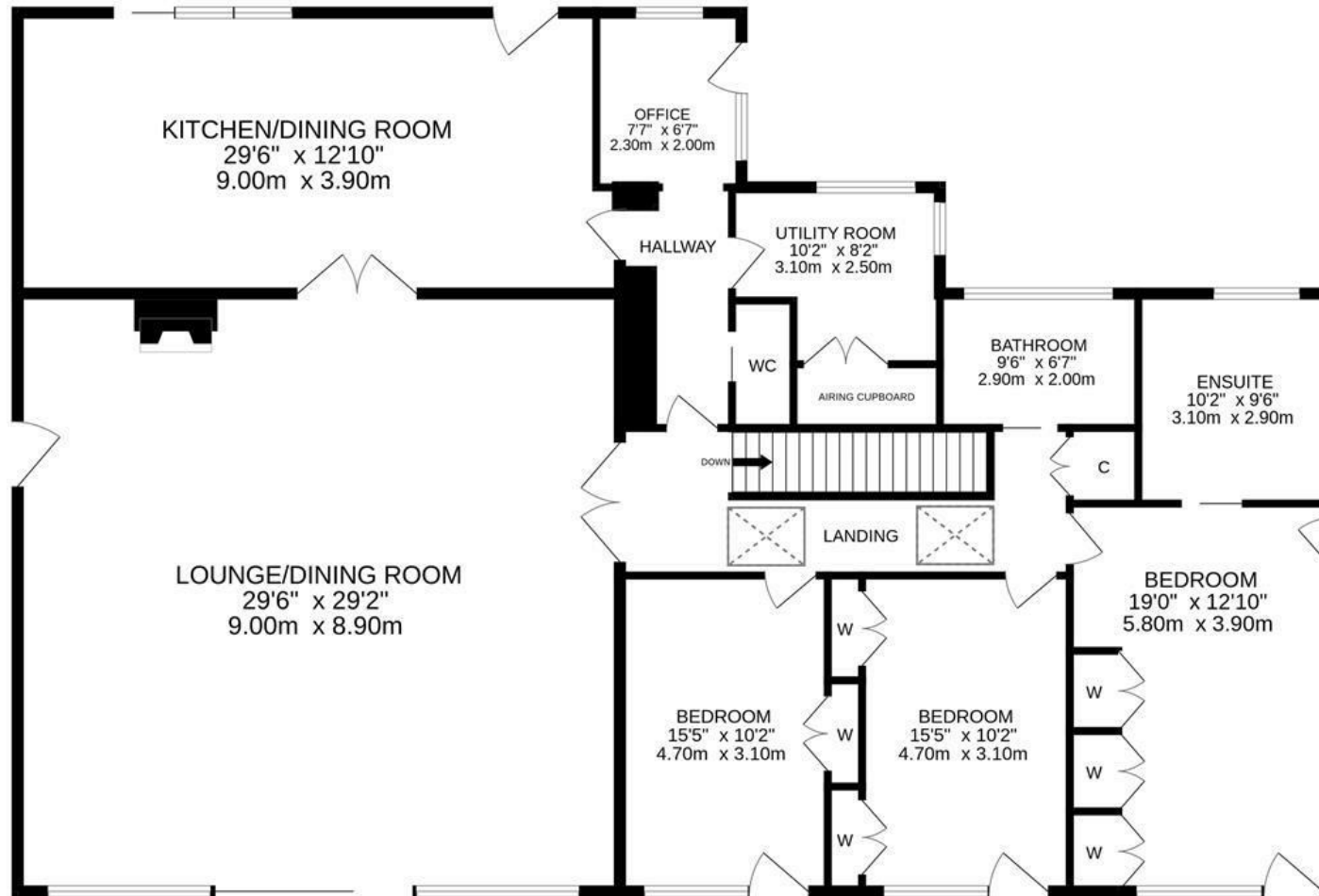








# 1ST FLOOR





## GROUND FLOOR

