

EAST FAERWOOD HARVIESTOUN ROAD, DOLLAR FK14 7PT

HARPER & STONE
ESTATE & LETTING AGENTS





EAST FAERWOOD HARVIESTOUN ROAD

DOLLAR, FK14 7PT

PROPERTY FEATURES

- Magnificent Category B Listed Victorian semi detached home Circa 1830
- Approximately 200 square metres of beautifully presented family accommodation
- Highly desirable residential location in a quiet sought after part of the town of Dollar
- Wealth of retained original features including fireplaces, cornicing, ceiling roses and working shutters
- Elegant drawing room with log burning stove and original period detailing
- Outstanding Harvey Jones kitchen with Aga and open plan family/dining space
- Extensive mature gardens backing onto woodland with stunning Ochil Hills backdrop
- Detached garage, workshop, summer house and generous private parking
- Prompt viewing is strongly recommended

A distinguished Victorian residence in one of Dollar's most coveted addresses, East Faerwood is a magnificent Category B Listed semi detached family home dating from Circa 1830. Beautifully positioned within mature garden grounds and enjoying a tranquil setting beneath the Ochil Hills, this exceptional five bedroom home seamlessly combines timeless period elegance with thoughtful contemporary enhancements. Extending to approximately 200 square metres, the property has been meticulously maintained and sympathetically upgraded, resulting in a truly captivating family home that radiates character, warmth and enduring appeal.

Harper & Stone are delighted to present East Faerwood to the open market, an utterly charming Victorian residence offering generously proportioned and highly flexible family accommodation over two levels. Rich in original architectural detail and presented to an exacting standard throughout, the home retains a remarkable collection of period features which serve as a tangible reminder of its historical significance, including original fireplaces, decorative ceiling roses, ornate cornicing, high ceilings and working shutters.

The Accommodation is Presented as Below:

Ground Floor: Entrance Vestibule, Hallway, Lounge/Drawing Room, Kitchen/Diner/Family Space, Bedroom, Shower Room, and Rear Porch/Entrance.

First Floor: Upper Landing, Four Bedrooms and a Shower Room.

Entry is gained through the original solid timber storm door into a welcoming entrance vestibule, where a beautiful transom window floods the space with natural light before leading into the impressive central hallway. Instantly, the scale and grandeur synonymous with Victorian architecture become apparent. Positioned to the left, the elegant drawing room is a superb formal reception space. Bathed in natural light from the front facing window, the room centres around a charming log burning (multi fuel) stove set within an embossed white fire surround, creating a warm and inviting atmosphere whilst retaining the room's period character.

To the right lies the true heart of the home, an outstanding open plan kitchen, dining and family room designed for modern family living and entertaining. Crafted by renowned kitchen specialists Harvey Jones, the bespoke kitchen combines timeless Shaker cabinetry in crisp white with striking blue accents to the substantial central island. A traditional two oven Aga provides a focal point, complemented by an electric hob and separate electric double oven. Integrated appliances include a dishwasher and wine fridge, while the American-style fridge freezer is included within the sale. The island incorporates a sink, additional storage and informal seating beneath practical work surfaces. Underfoot, Amtico herringbone flooring with underfloor heating adds both comfort and style. Beyond the kitchen, the space opens into a beautifully conceived dining and family living area, perfectly balancing comfort and functionality. Generous proportions provide ample room for entertaining guests, enjoying family meals and relaxing together, creating a warm and welcoming atmosphere at the very heart of the home.

Continuing through the ground floor, Bedroom One enjoys a peaceful rear facing position overlooking the gardens. Formerly utilised as a formal dining







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room, this versatile room demonstrates the flexibility of the accommodation and could easily serve as an additional reception room depending upon individual requirements. Opposite is a stylish shower room featuring a generous walk in shower, vanity unit with storage and WC. Enhanced by a newly added skylight, natural light pours into the room, beautifully highlighting the carefully chosen finishes. Mosaic shower panelling paired with duck egg blue and soft sage green herringbone flooring creates an elegant and calming aesthetic, lending the space a boutique hotel feel. Completing the ground floor accommodation is a practical boot room providing direct access to the rear garden. Adjacent sits the original external lavatory, currently utilised as a useful store, together with a separate utility and laundry room.

Returning to the hallway, a graceful half turn staircase rises to the first floor landing where the upper accommodation unfolds. Bedroom Two is a generous front facing double bedroom benefiting from extensive built in storage. Bedrooms Three and Four are both excellent double rooms, with Bedroom Three enjoying particularly attractive views across the rear gardens. Bedroom Five is currently utilised as a bedroom but would lend itself equally well to a home office or study. With the exception of Bedroom Five, all bedrooms retain original fireplaces which are currently capped but could be reinstated if desired, further enhancing the property's period charm. Completing the first floor is a recently refurbished shower room finished to an exceptional standard. Featuring a walk in shower, vanity sink, recessed display shelf and WC, the room is beautifully appointed with blush toned vertical tiling and complementary brushed brass fittings, creating a vibrant and luxurious space.

Externally, East Faerwood is enveloped by beautifully maintained gardens extending to the front, side and rear. The rear garden rises gently in tiers towards the footpath leading directly into Dollar, offering both convenience and wonderful elevated outlooks. Predominantly laid to lawn, the gardens incorporate a seating area ideal for outdoor entertaining together with a charming retaining wall and steps crafted from reclaimed sandstone sourced from the former West Kirk church renovation within the town. Mature trees, established shrubs and colourful planting provide year round interest and create a wonderfully private setting.

A thoughtfully positioned garden room offers yet another versatile space, suitable for a variety of uses including a home office, studio or garden retreat. To the front, the landscaped gardens are equally impressive, with mature hedging and timber fencing providing privacy and definition. A generous gravel driveway provides parking for multiple vehicles and leads to the detached garage. Beyond, a substantial store and workshop/studio further enhance the property's practicality and appeal.

The current owners have undertaken an extensive programme of improvements during their ownership, significantly enhancing both the efficiency and presentation of the home. Notable upgrades include a replacement roof approximately 15 years ago, comprehensive reboarding and replastering works, restoration of decorative cornicing and ceiling roses, complete redecoration throughout, improved insulation to the upper floor, damp proofing to the ground floor bedroom and underfloor heating within both the kitchen and shower room. Externally, the mature gardens have been thoughtfully restored, whilst a fully insulated garden room, installed approximately four years ago, and a substantial workshop added three years ago provide valuable additional accommodation. All but three of the original sash and case windows have been professionally restored, EV charging infrastructure is in place, and a recently constructed rear woodshed further enhances the practicality of this exceptional home.

East Faerwood represents a rare and compelling opportunity to acquire a home of genuine distinction. Rich in architectural heritage yet perfectly suited to modern family life, this elegant Victorian residence offers an enviable combination of character, flexibility and quality. From its beautifully preserved period features and exceptional living spaces to its stunning gardens and highly sought-after setting, East Faerwood is a truly special home where generations of memories are waiting to be made.

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.

Navigation: [///educates.stapled.cheetahs](http://www.educates.stapled.cheetahs)

Council Tax Band G
EER Band D

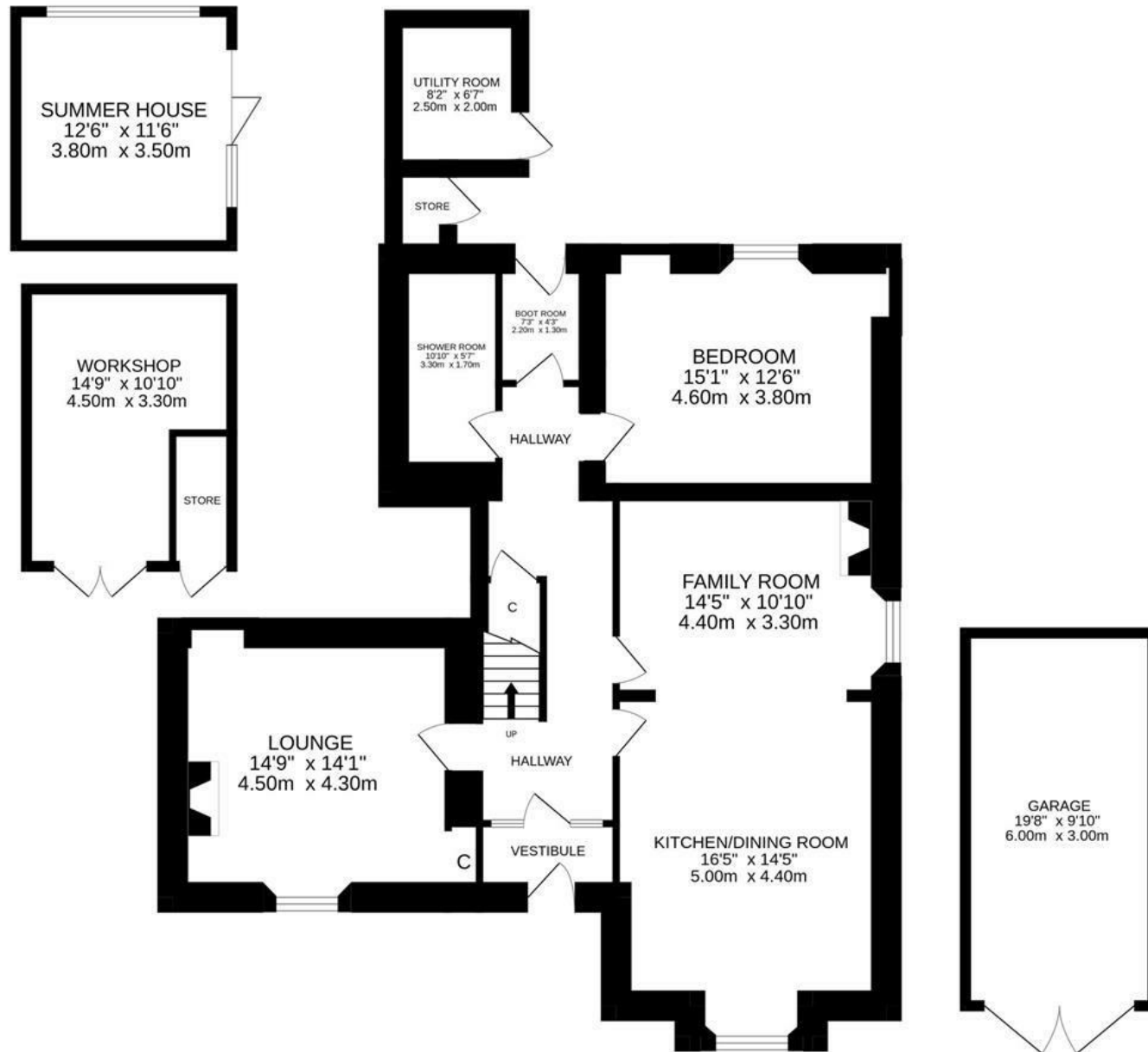
Water: Mains
Sewage: Mains
Heating: Gas

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 Gleneagles, 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







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