



**MILLBECK COTTAGE
MUCKHART MILL
DOLLAR, CLACKMANNANSHIRE FK14 7PH**

**DOLLAR 2.5m
PERTH 26m**

**MUCKHART 2m
EDINBURGH 35m**

**KINROSS 9m
GLASGOW 36m**

STIRLING 16m

A CHARMING COUNTRY HOUSE SET IN AN IDYLIC RIVER VALLEY OVERLOOKING THE RIVER DEVON

5 BEDROOMS (2 ENSUITE) FAMILY BATHROOM, SHOWER ROOM, WC, 2 PUBLIC ROOMS, SUN ROOM, FITTED KITCHEN, UTILITY ROOM AND PORCH.

INCLUDES A TIMBER CHALET SET WITHIN AN ESTABLISHED SOUTH FACING LANDSCAPED 0.5 ACRE GARDEN, TIMBER STORE, GRAZING PADDOCK (1.6 ACRE) AND WOODLAND PLANTATIONS (3.4 ACRES)

**OFFERS OVER £555,000
HOME REPORT £575,000
EPC RATING: D
COUNCIL TAX BAND: G**

SITUATION

Millbeck Cottage enjoys the most beautiful quiet setting secluded within 6 acres of its own grounds which are mainly comprised of woodlands with a sheltered paddock to the west of the house. The cottage faces south and is sheltered by established broadleaved woodlands. The private road into the valley is owned by the Arndean Estate and is shared by only 3 other houses. Occasional hill walkers use the road but otherwise the seclusion of the valley is unspoilt. Muckhart Inn, Muckhart Primary School (1 mile) and Muckhart Golf Course are also within walking distance.

Despite its secluded rural position the house is close to Dollar and is readily accessible to all major cities and towns across central Scotland. Dollar has a range of local shops and hotels, a primary school, a tennis club, a squash club and the highly regarded Dollar Academy which takes both day pupils and boarders. Further private schooling at Kilgraston (21m) and Strathallan (23m). There is an extensive range of recreational and leisure activities on offer throughout the area. Gleneagles (10m) to the north offers exclusive sporting and leisure activities including championship golf courses, a riding school and leisure treatment facilities.



The area is also well renowned for game sports including Salmon Fishing and Grouse and Pheasant shooting. Knockhill racing circuit (7m) offers a unique car racing experience.

DESCRIPTION

Millbeck Cottage is a delightful country cottage which has genuine character and charm. The cottage was originally built in 1976 but was totally re-designed and extended by the then owner architect in 1991. The cottage is built of cavity wall construction under a tiled roof with double glazed windows. It has LPG gas central heating, a wood burning stove and an Aga as well as wall and ceiling insulation. Internally there are moulded cornices, stripped floors, open stove fireplaces and all the doors are of reclaimed hardwood which adds to the traditional character of the building. The cottage was renovated and extended to a high standard by the present owners with two en-suites being added along with a large sun room extension, off the formal drawing room on the west wing and Velux windows in the kitchen. There are fitted side lights in all rooms.

The cottage is well laid out for efficient family occupation with a dining hall in its centre. The drawing room and sun room form the west wing with a generous sized traditional kitchen and utility room behind. The east wing of the ground floor leads to 3 double bedrooms, 1 with en-suite, a family bathroom and the study/4th bedroom. Stairs lead up to the landing and the master bedroom with en-suite shower room with his and hers wardrobes.

MILLBECK COTTAGE

GROUND FLOOR

ENTRANCE

VESTIBULE (South & West) 2.5m x 2.5m
Partially glazed external door, solid timber internal door, tiled floor and coat rack.

DINING HALL (South)

6.3m x 4.56m
Moulded cornice. Solid beech floor. Doors to kitchen and bedroom wing. Lovely views. Steps down to:

DRAWING ROOM (South & West)

5.67m x 6.0m
Moulded cornice, fireplace with hardwood mantel and marble hearth with solid fuel/wood burning stove. Partly glazed double doors to:

SUN ROOM (South & West)

6.3m x 4.0m
Lovely garden views to south and west. Solid ceiling, laminated floor, LPG gas stove and door to utility room.

UTILITY ROOM (North)

4.30m x 1.57m
Tiled floor, partially tiled walls, fitted sink & floor units, clothes pulley, sinks. New Alpha LPG condensing central heating boiler. Plumbed for washing machine. Thermostat master control. Hatch to loft. Rear door. Open porch at rear door. Paved footpath to gardens.

WC & SHOWER

1.75m x 1.40m
Tiled shower room with WC and basin. Tiled floor. Expelair fan.

KITCHEN (North)

4.0m x 3.5m
Large fitted, recently refurbished oak kitchen with double Belfast sink, floor units, LPG fired AGA with hood, electric cooker, plumbing for floor units, dish washer, tiled floor and 3 Velux windows.

HALLWAY & STAIRCASES

7.40m x 1.10m/3.40m x .03m/2.0m x 1m
This hallway leads you to an upstairs staircase and half landing to the left and stairs down on the right. Hatch to attic.

BEDROOM 4 (North)

4.21m x 3.17m max
Double bedroom with built in wardrobes. Unusual shape.



Drawing Room



Dining Hall

FAMILY BATHROOM (South)

Lovely views. Traditional period style bathroom with free standing claw footed cast iron bath with shower attachment. WC & wash hand basin.

BEDROOM 5/STUDY (South)

3.23m x 2.61m

Lovely views. Built in wardrobe.

BEDROOM 2

WITH ENSUITE (East & North)

4.83m x 3.85m

Double bedroom with ensuite shower room, WC and basin.

BEDROOM 3 (South)

4.16m x 3.74m

Lovely views. Built in wardrobe.

FIRST FLOOR LANDING

with wall cupboard and velux window

4.05m x 1.0m

MASTER BEDROOM (South & East)

With lovely elevated views over the river. Dormer windows to north and south. His and Hers fitted wardrobe and built in wardrobe. Ensuite shower room with WC and wash hand basin.



Ground Floor



1st Floor



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West Garden and Patio area



Paddock as viewed from garden

OUTBUILDINGS

There is a paved footpath around the cottage.

To the east of the cottage is a new timber garden shed with power supply (4m x 4m) and a lean-to store (6m x 5m) with timber frame and Perspex roof. There is a timber Pump Shed with a tiled roof which contains the water tanks for both Millbeck Cottage and Pathend Cottage and an electric pump feeding the header tanks at Millbeck Cottage.

There is a new car port (6m x 6m) with a concrete base. The driveway includes a large gravel parking and turning area.

CHALET

On the edge of the lawn to the west of the cottage is a timber chalet with a tiled roof. (6m x 4m). Steps lead to a veranda. The front door leads into a living area. There is a small kitchen (E) and a WC (E) with a wash basin. It has water, power & drainage.

GARDEN

Millbeck Cottage is set within a large south facing fully rabbit netted garden.

To the west of the cottage (above the gravel parking area) is a partly paved landscaped garden, a sloping lawn and an enclosed paved garden patio area (ideal for barbeques). To the north of the cottage is a paved path with stone retaining walls. There is a grass bank planted with shrubs. To the east of the house is a path which leads to the plantation and beyond. Below this area lies the River Devon which is lined with established broadleaved trees.

PLANTATION

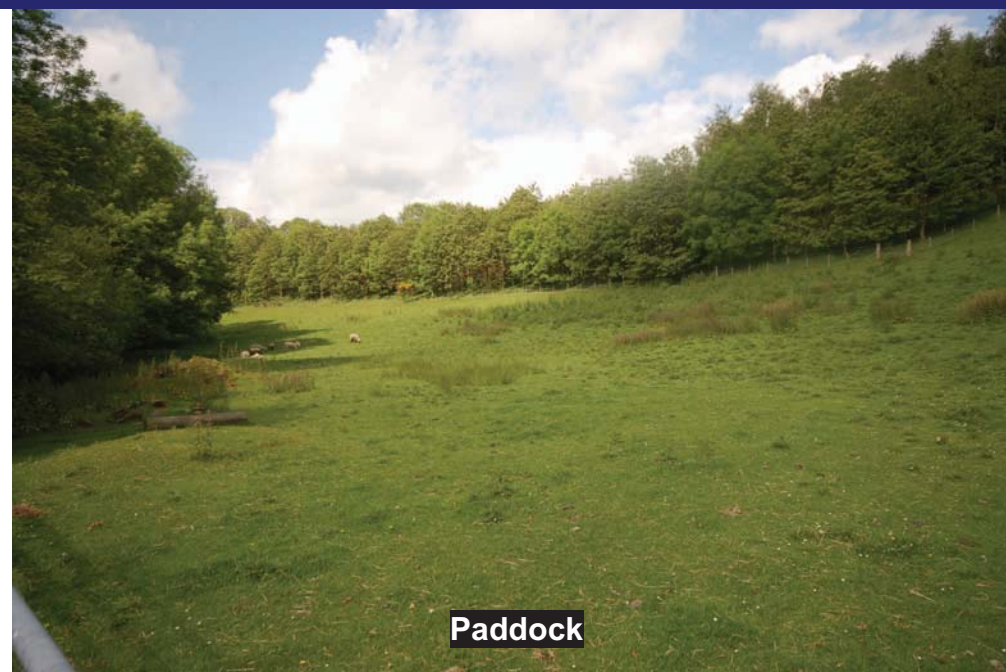
Above the garden and to the east and west of the cottage are three fully fenced woodland plantations (with paths) extending to approximately 3.4 acres. They were planted about 22 years ago with a mix of hardwood species including Birch, Oak, Ash, Willow, Holly and Gean.

PADDOCK

Enclosed between the west tree plantations and the west garden of the house is a 1.6 acre stock-proof field. There was formally planning permission to build a hard tennis court on the flat area adjacent to the garden. There is excellent hacking up to Rumblingbridge.

SERVICES

Private water supply and tank shared with Pathend Cottage. The supply is tested regularly and meets local authority standards. Mains electricity and LPG central heating, Klargester septic tank and soakaway. Burglar, smoke & Carbon Monoxide alarm.



Paddock



Paths through the East woodland plantation



View North over the river valley to Millbeck Cottage



View to River Devon from Master Bedroom

PROPERTY MISDESCRIPTION

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising there from. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property. Details prepared March 2012.

CLOSING DATE/ITEMS INCLUDED IN THE SALE

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice. The carpets, floor coverings and curtains are included in the sale.

VIEWING AND REGISTERING AN INTEREST

Registering an interest and viewings of the property can be arranged with the selling agents, McCrae & McCrae Ltd.

OFFERS

Offers should be submitted in Scottish Legal Form to the selling Agents, McCrae and McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife KY12 7PD. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.



Bedroom 2



Bedroom 3



Bathroom



Bedroom 4

LOCATION PLAN



DIRECTIONS

From Stirling: Head east on the A91. Travel 13 miles through Alva, Tillicoultry and Dollar. Exit through Dollar and after approximately 2 miles take a right sign posted Vicars Bridge and Blairingone. Continue straight for approximately 0.5 miles down the single track road and Millbeck Cottage is the first house on the left.