

ORCHARD HOUSE, YETTS OF MUCKHART, DOLLAR FK14 7JT

HARPER & STONE
ESTATE & LETTING AGENTS





ORCHARD HOUSE YETTS OF MUCKHART

DOLLAR, FK14 7JT

PROPERTY FEATURES

- Beautiful 4 bedroom detached family home
- Absolutely stunning location with magnificent views over surrounding countryside
- Flexible living over approximately 226 square metres
- 4 reception rooms
- Recently modernised bathroom with 4-piece suite on the ground floor
- Tennis court, stable block and menage
- Detached double garage with ample parking
- Large south facing garden
- Excellent motorway links

Harper & Stone are delighted to present to the market Orchard House, a beautiful 4-bedroom family home set within approximately 3 acres of semi-rural surroundings, conveniently located off the A823 approximately 3.5 miles from Dollar & approximately 7.5 miles from Kinross. There is a private driveway that leads to the front of the property where there is ample parking in addition to a large modern double garage.

Entry to the property through the front door takes you into the vestibule which in turn leads to the central hallway from where the ground floor living flows. Straight ahead on the left is the family room with wood burning fireplace and the bright Lounge. There are triple sliding doors allowing the natural daylight to stream in, with the panelled vaulted ceiling offering a very spacious feel to the room. The view over the back garden is blissful and certainly brings the outside into the room.

A door to the left gives access to the kitchen which presents an excellent selection of Shaker style base and wall units in a light beech finish and matching dresser. The centre island with granite work top hosts extra cupboard space along with pan drawers, always an added bonus. Integrated appliances include a 5 unit induction hob, double oven and dishwasher. Patio doors open onto a large patio and the back garden, and the large picture window adds to the light, bright feel to this very homely kitchen. The large extremely functional utility room is a fantastic addition to the kitchen incorporating further Shaker style cupboards, wine rack, stainless steel sink, coat hooks, integrated fridge with freezer compartment and a separate freezer, space for a free standing appliance and a pulley. There are 2 pretty picture windows and a half glazed door leading to the back garden. The dining room is accessed from the kitchen through a square arch with engineered oak flooring flowing throughout. The dining room is also accessed from the hallway.

Returning to the hallway is a purpose fitted office/study ideal for remote working.







ORCHARD HOUSE

From the central hallway a short corridor leads to the formal dining room. This enchanting room features a triangular bay window overlooking the side of the house and hosts a dining table that comfortably seats 8 diners currently. Opposite the dining room is bedroom 2, again with a triangular bay window and side window making it a very light room, and a double fitted wardrobe provides ample storage. Bedroom 4 on the right is rear facing and is currently presented as an office/study. Completing the lower living is the impressive contemporary family bathroom. The slipper style bath takes centre stage, along with the wet room style walk in drench shower. Also featured is a hand basin set in a vanity unit, a second floating vanity unit with recessed mirror, heated towel rail, underfloor heating and showcase lighting with elegant tiling completing this tranquil oasis.

Heading upstairs the half turn staircase leads to the upper landing. The principal suite presents a short corridor with en suite shower room on the left and extensive walk in wardrobe. There is extra storage being utilised within the eaves at the opposite side of the room. The body of the suite has a high combed ceiling creating a bright grand feel to the room. Patio doors lead out to the lovely tranquil balcony which overlooks the magnificent garden grounds, a spiral staircase offers access to the patio area and garden. Revisiting the landing is a further shower room, and Bedroom 3 completes the upper level, which is furnished with dual aspect windows and 2 built in

storage cupboards.

Externally there are extensive garden grounds incorporating a wraparound garden, detached double garage with remotely controlled doors and an integral garden store, a stable block with room for 3 loose boxes, and a tarmac tennis court. The South facing back garden is predominately laid to lawn with stunning herbaceous borders holding well established shrubbery and a plethora of various species of mature trees. There is an extensive mono bloc patio, ideal for outdoor entertaining and taking in the summer sunshine. The plot enjoys open views over surrounding countryside and Muckhart Golf Course.

Viewings are strictly by appointment only via Harper & Stone.

what3words: quit.stung.removed

The sale will include all fitted floor coverings, integrated appliances, window coverings some light fittings maybe available. Any other items should be by separate negotiation.

Council Tax Band G
EER Band D

Water: Mains
Sewage: Septic Tank
Heating: Oil

Muckhart itself is a lovely quaint village with a local family friendly inn, café, primary school and the renowned Muckhart Golf Course, along with the Coronation Hall which offers weekly community activities. It is situated only 3 miles from Dollar which offers local shops, café, bistro, beauty salon, a doctors' surgery, dentist, opticians and a pharmacy. Primary schooling is available at Muckhart Primary School, whilst Alva Academy, Kinross and Dollar Academy are all within a good distance for secondary education. Muckhart is very well positioned for excellent access links to Perth, Kinross, Stirling and Dunfermline.

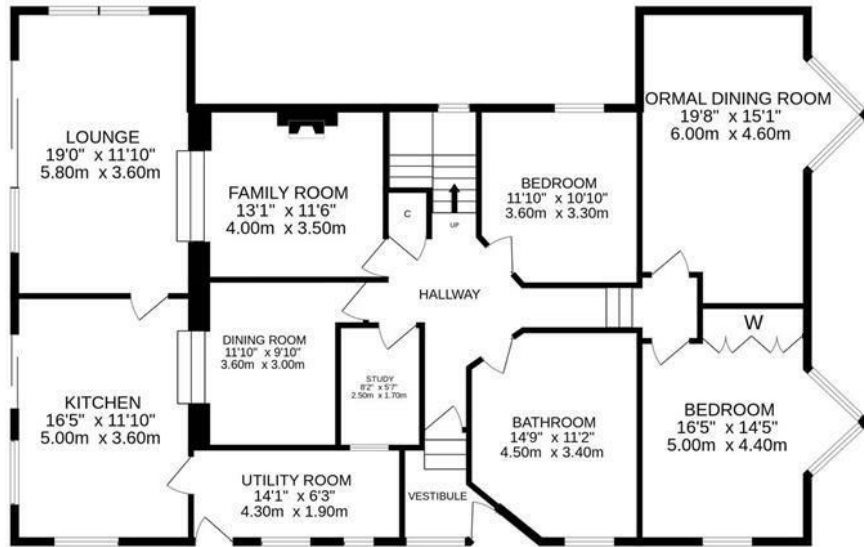
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GROUND FLOOR



1ST FLOOR

