

BELMONT HOUSE HARVIESTOUN ROAD, DOLLAR FK14 7PT

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DOLLAR, FK14 7PT

PROPERTY FEATURES

- Magnificent 7 bedroom detached Victorian/Georgian C listed period home Circa 1820 then added to in 1890
- Highly desirable residential location on the edge of the town of Dollar
- Radiating character, the property extends to approximately 552 square meters of flexible living
- Retaining numerous original features including cornicing, ceiling roses and working shutters
- Beautiful recently added kitchen/dining/family room offering an open plan living concept
- Delightful garden grounds filled with a plethora of mature trees, shrubs and plants
- A second 2 bedroom home ideal for multi generational living or Airbnb opportunity
- Walking distance to local amenities including Dollar Academy and Strathdevon Primary School
- Excellent commuter links to Glasgow, Edinburgh, Perth and the Central belt
- Early viewing strongly advised to appreciate all that this beautiful home has to offer

There is an immediate sense of arrival at Belmont House. Dating to Circa 1820 and then added to in 1890, this exceptional Victorian Georgian residence blends architectural heritage with refined modern living, offering an elegant yet highly practical home for family life. From the very first step inside, the craftsmanship, scale and warmth of this remarkable property set it apart.

The Accommodation is Presented as Below:

Ground Floor: Entrance Hall, Reception Hall, Dining Room, Drawing Room, Kitchen/Diner/Family Room, Auxiliary Kitchen/Laundry Room, Rear Corridor/Boot Room, Shower Room, Walk in Larder, Study, Storeroom, Workshop, Cloakroom, Gym and WC.

First Floor: Principal Bedroom with Ensuite Shower Room, Six further Bedrooms, Games Room, Family Bathroom and WC.

Second Floor: Playroom/Games Space/Den, Studio/Craft Space and Boiler Room.

Entry is via a charming vestibule where the original Victorian tiled floor provides a fitting introduction. This in turn opens into a magnificent reception hallway, grand, welcoming and rich in character. Take a moment here to admire the striking Charles Rennie Mackintosh inspired stained glass, which filters the light beautifully and sets the tone for what lies beyond.

To the left, the Dining Room is a superbly proportioned space, bathed in natural light from its dual aspect windows. A front facing window with working shutters adds both elegance and practicality, while an original Victorian fireplace with decorative tiled insert provides a refined focal point. The intricately detailed ceiling is a standout feature, elevating the room further. This is a space designed for entertaining, comfortably accommodating a dining table for 10-12 people.

Opposite, the Drawing Room mirrors this sense of grandeur. Enjoying a bay window with working shutters, the room is centred around a striking fireplace and benefits from a traditional press display cupboard. The decorative ceiling detail continues the theme of period craftsmanship, creating a room that is both formal and inviting.

Returning to the hallway, a beautifully panelled archway marks a subtle yet meaningful transition from the Victorian to the Georgian section of the home. Beyond lies a charming reading nook, an intimate and cosy retreat centred around a full height fireplace complete with a Jøtul wood burning stove. It is an ideal spot to unwind and enjoy quieter moments. From here, a short inner hallway leads to a highly versatile space, currently utilised as a well equipped gymnasium. A conveniently located cloakroom services this area, enhancing its practicality. To the rear, an Office Study provides an excellent work from home environment, though equally adaptable to suit individual needs. From here there is access to an extremely useful workshop formerly the stables to Belmont House.

Continuing through, the home opens into its true heart, the impressive open plan Kitchen Dining Family Room. This exceptional space has been thoughtfully designed to balance openness with defined living zones. Underfoot, travertine tiles with underfloor heating ensure year round comfort, while







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multiple seating and dining areas create a natural flow for everyday living and entertaining. The sitting area is particularly striking, featuring a vaulted, beamed ceiling with four Velux windows fitted with solar operated blinds, allowing light to flood the space. A one and a half height fire surround, complete with bespoke Edelweiss carving and a Jøtul log burner, provides a dramatic focal point.

The kitchen itself is both stylish and functional, finished in a timeless cream Shaker style with an abundance of wall, base and pan drawer storage, all complemented by sleek black granite worktops. At its centre sits a four oven gas Aga, perfect for both cooking and creating a warm, homely atmosphere. Integrated appliances include a gas hob, dishwasher, fridge, oven and microwave, alongside a large American style fridge. From here there is access to a fabulous walk in larder, a welcome addition providing a constant ambient temperature for storing provisions. A well appointed ground floor shower room features a large walk in shower, pedestal sink, ample storage cupboard and WC.

From the main kitchen, an auxiliary kitchen laundry room offers additional storage, a sink, and a large laundry cupboard housing a washing machine and tumble dryer, along with traditional pulley systems and direct access to the outside. Continuing through to a practical Rear Corridor/Boot Room which provides essential storage for coats and outdoor wear, along with access to the outside. A convenient WC is situated off the Boot Room.

Continuing the journey through Belmont House, the sense of space and light remains ever present as you ascend to the first floor. A graceful half turn staircase rises from the main hallway, where a striking full height picture window at the midway point draws in natural light and frames views of the surrounding countryside and the Ochil Hills, enhancing the airy and elegant feel. At the top, the lower hallway provides access to three of the of the seven bedrooms and the Family Bathroom. Bedrooms four, five and six are all well proportioned double rooms, ideal for family or guests. Bedroom five offers a particularly exciting addition, with direct access to a substantial games room. This impressive space comfortably accommodates a full size snooker table, which is included in

the sale, along with a relaxed seating area, creating a fantastic environment for entertaining or unwinding. The family bathroom is thoughtfully arranged, featuring a separate WC, a freestanding roll top bath, a large corner shower and a pedestal sink. Finished in fresh blue and white tiling, it provides a calm and inviting space in which to relax.

A subtle architectural transition continues the character of the home, with an archway and a short set of steps leading to the upper landing. From here, the remaining bedrooms are accessed. The principal bedroom is a beautifully proportioned front facing room, enhanced by a charming bay window that enjoys delightful views over the garden grounds. This room offers both comfort and calm, complemented by a well appointed ensuite shower room featuring a large walk in shower, pedestal sink and WC. Bedrooms two and three are both exceptionally generous double rooms, each offering ample space for freestanding furniture and retaining the same sense of light and proportion found throughout the home. Bedroom seven is currently utilised as a study and home office, providing a quiet and practical workspace, though equally suited as a comfortable double bedroom if required.

The second floor further enhances the flexibility of the home, offering two expansive spaces that can be tailored entirely to individual needs. One serves as a large playroom or games space, while the other is currently used as a craft space. With well positioned Velux windows allowing natural light to pour in, these spaces are equally suited to creative pursuits, relaxation or additional accommodation, adapting effortlessly to modern family living.

Externally, Belmont House is set within truly exceptional garden grounds that extend to the front, side and rear, offering both scale and seclusion in equal measure. To the rear, a beautifully enclosed walled patio provides a private and sheltered setting, ideal for family gatherings and entertaining. Framed by natural stone and whitewashed walls, this space enjoys a distinctly Mediterranean feel, creating a wonderful contrast to the surrounding landscape.

To the front, a striking pillared gated entrance immediately sets the tone, creating a strong sense of arrival. From here, a gently inclined mono bloc driveway sweeps gracefully around the front of the

home, enhancing both convenience and kerb appeal. A terrace by the front door offers the perfect vantage point to appreciate the tiered lawns below, where thoughtfully planted borders burst with a rich variety of mature shrubs and seasonal colour. There is a single detached garage to the side of the main house.

As you explore further, the gardens unfold into a magical woodland area, home to a collection of mature trees that have stood proudly for decades. In spring, the ground is transformed into a natural tapestry of daffodils, bluebells and emerging foliage, creating a setting that feels both peaceful and enchanting. It is a space that invites you to slow down, to wander and to fully appreciate the beauty of nature. The abundance of planting encourages a thriving ecosystem, attracting local wildlife and creating a haven that has been carefully nurtured by the current owners for future generations to enjoy.

A particularly valuable addition to Belmont House is The Cottage, a charming and fully self contained two bedroom dwelling. The ground floor offers a comfortable lounge kitchen space along with useful storage, while the first floor comprises two bedrooms and a shower room. This versatile accommodation is perfectly suited to multi generational living, guest accommodation or as a potential Airbnb opportunity, adding further appeal to an already outstanding home.

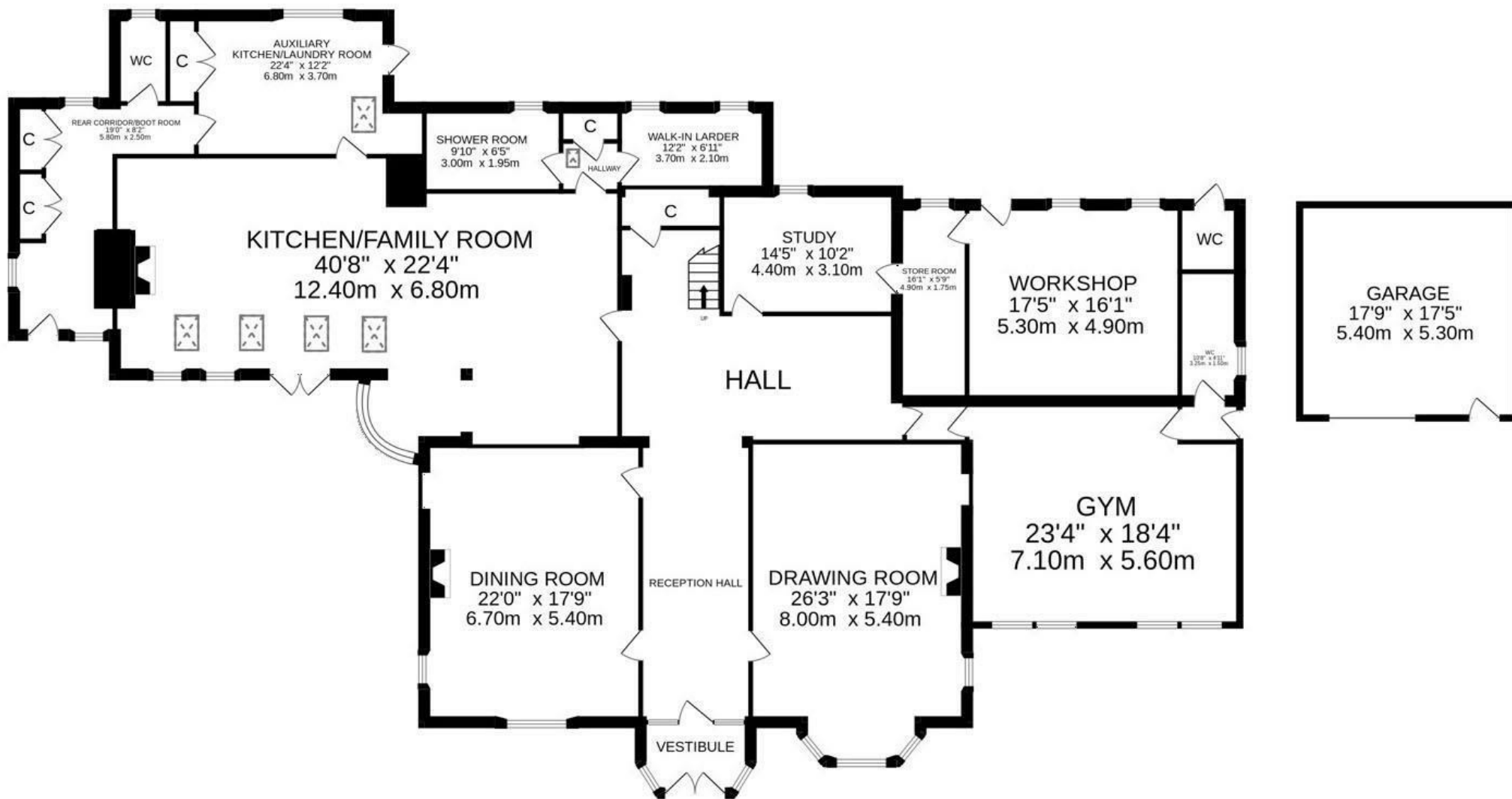
In every sense, Belmont House is a residence of distinction. It effortlessly combines period grandeur with modern versatility, set against a backdrop of breath taking natural beauty. From its elegant interiors and expansive accommodation to its enchanting gardens and additional cottage, this is a home that offers not only space and style, but a truly enviable lifestyle. A rare opportunity to acquire a property of such character, presence and flexibility, Belmont House stands ready to be enjoyed for generations to come.

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.





GROUND FLOOR



1ST FLOOR

