

WELLWOOD HOUSE HILLEND, SALINE KY12 9TD

HARPER & STONE
ESTATE & LETTING AGENTS





WELLWOOD HOUSE HILLEN

SALINE, KY12 9TD

PROPERTY FEATURES

- Beautiful 4 bedroom period home with an enchanting woodland backdrop Circa 1820
- Approximately 169 square metres of thoughtfully arranged accommodation
- Rich in character, with exposed stonework and deeply recessed windows
- Welcoming lounge with wood burning stove and separate dining room
- Stylish Shaker kitchen with granite work surfaces, installed in 2023
- Magnificent orangery with vaulted glass roof and garden access
- Beautifully appointed principal bedroom with fitted wardrobes and a stylish ensuite shower room
- Mature gardens and grounds extending to approximately 0.9 acres
- In and out driveway, extensive parking, garage and separate garage/workshop
- Early viewing strongly recommended

Harper & Stone are delighted to introduce Wellwood House, a beautiful period home where traditional stone architecture, thoughtfully refreshed interiors and enchanting gardens come together in a wonderfully inviting setting. Dating from the nineteenth century, this characterful 4 bedroom residence offers approximately 169 square metres of accommodation, with generous spaces for family life, entertaining and quiet relaxation. Deep window recesses, substantial sills and exposed stonework celebrate the home's heritage, while a contemporary kitchen and magnificent orangery bring light, comfort and a lovely connection to the outdoors. Set within approximately 0.90 acres against a picturesque woodland backdrop, Wellwood House offers a lifestyle as appealing as the house itself.

The Accommodation is Presented as Below:

Ground Floor: Entrance Vestibule, Hallway, Lounge, Dining Room, Kitchen/Family Room, Boot/Utility Room and a Bathroom.

First Floor: Landing, Principal Bedroom with Ensuite Shower Room, 3 Further Bedrooms.

The handsome whinstone exterior creates an enduring first impression, approached by an in and out driveway providing extensive parking. An entrance vestibule opens into the welcoming central hallway, where the home's warmth and character are immediately apparent. To the left, the lounge is an inviting retreat, with windows at either end drawing natural light through the room. An exposed stone feature wall, incorporating recessed storage, adds texture and individuality, while a wood burning stove set within a substantial stone surround provides a wonderful focal point. Equally suited to relaxed family evenings or gathering with friends, this is a room with an unmistakably comfortable atmosphere.

Across the hallway, the dining room provides an elegant setting for everyday meals and special occasions, comfortably accommodating a table for six to eight guests. A deeply recessed window lends period charm, while direct access to the garden makes outdoor entertaining particularly convenient. A broad, square archway connects the dining room to the kitchen, creating an easy flow through the sociable heart of the home. Installed in 2023, the kitchen pairs classic Shaker cabinetry with contrasting solid granite work surfaces, achieving a finish that feels both timeless and contemporary. An excellent selection of wall and base units provides generous storage, complemented by integrated appliances including a double oven, microwave and dishwasher, with space for a freestanding fridge freezer. The induction hob is incorporated into the substantial peninsula, where seating for four creates a natural gathering place for morning coffee, informal meals and conversation while cooking. Recessed lighting and the bright, open arrangement enhance the welcoming feel, with space to enjoy a comfortable chair beside the window.

Leading from the kitchen, the useful boot and utility room provides space for two freestanding appliances. Windows on two aspects bring in natural light, while an external door offers convenient garden access, particularly welcome after time spent outdoors.

French doors from the kitchen open into the magnificent orangery, one of Wellwood House's most memorable features. A vaulted glass roof rises above extensive glazing, filling the room with light and framing beautiful views of the gardens and woodland beyond. Generously proportioned, this is a







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wonderful additional living space, equally appealing for family gatherings, a peaceful afternoon with a book or simply watching the changing seasons. French doors open onto the garden terrace, extending the living space outdoors.

Returning to the hallway, the family bathroom completes the ground floor accommodation. Beautifully presented in a crisp white palette, this bright and inviting space combines everyday practicality with a relaxing atmosphere. A shaped bath with shower over and folding glass screen offers the choice of a leisurely soak or a refreshing shower, complemented by a pedestal sink, heated towel rail and a WC.

The staircase rises from the entrance hall before dividing to serve two landing areas, giving the upper accommodation a pleasing sense of separation.

The principal bedroom is a generously proportioned and elegant retreat, enjoying outlooks on three aspects. Triple mirrored fitted wardrobes provide excellent storage, complemented by a dressing table area. The adjoining ensuite, upgraded in 2023, is beautifully appointed with marble effect wall finishes, a walk in shower, a vanity sink set within rich navy cabinetry and a WC. At the opposite end of the first floor, Bedroom 2 offers ample space for a king size bed and additional freestanding furniture. Bedrooms 3 and 4 provide two further comfortable double rooms, with Bedroom 3 currently arranged as a home office, demonstrating the flexibility of the accommodation. Each bedroom enjoys a front facing outlook, with the principal bedroom benefiting from additional views.

The current owners have undertaken significant improvements during their ownership, including a full rewire and new double glazing in 2022, followed by the kitchen installation and ensuite refurbishment in 2023. These considered enhancements complement the original character and support the practical comforts of modern family living.

Externally, the gardens are an integral part of Wellwood House's appeal. Extending to approximately

0.9 acres in all, the grounds wrap around the property, offering an attractive combination of open lawn, established planting and sheltered places to sit. A substantial beech hedge provides privacy from the road, while mature woodland creates a beautiful backdrop, offering shelter and a natural habitat for a wealth of flora and fauna, including the much loved red squirrel. The changing colours, textures and wildlife bring interest throughout the seasons, creating a wonderful setting in which to relax and reconnect with nature. A gate opens into the woodland, inviting leisurely rural walks directly from the garden.

Beside the house, a gazebo shelters a flagstone terrace, creating an inviting setting for summer barbecues and relaxed outdoor dining. The original well adds a charming reminder of the property's history. Stone steps rise to the main lawn, which stretches towards the woodland and incorporates a polytunnel and a timber treehouse with a raised platform, bringing opportunities for both productive gardening and imaginative play.

A separate enclosed patio, accessed from the dining room and overlooked by the orangery, provides another appealing space for entertaining or enjoying a quiet moment outdoors. A garage and a separate garage/workshop add valuable space for storage, hobbies and practical use.

Wellwood House offers a wonderful balance of period charm, contemporary comfort and space to enjoy life both indoors and out. From evenings beside the wood burning stove to leisurely mornings in the sunlit orangery and afternoons exploring the gardens, this is a home with something to appreciate in every season. Its generous accommodation, thoughtful improvements and captivating setting create a particularly appealing opportunity for those seeking a family home with character, privacy and a lasting connection to nature. Viewing is highly recommended to appreciate all that Wellwood House has to offer.

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. Please confirm.

Viewings are strictly by appointment only via Harper & Stone.

What3Words Navigation///walks.suspended.joins

Council Tax Band F
EER Band E

Water: Mains
Sewage: Septic Tank
Heating: LPG

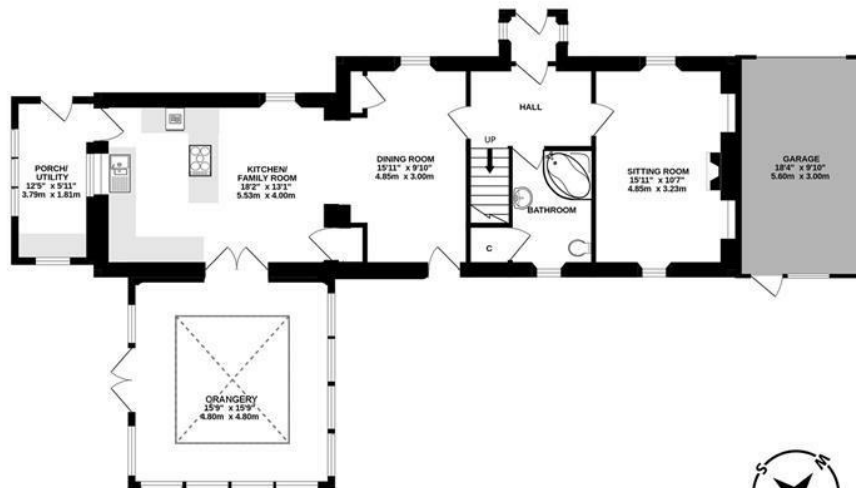
The parish of Saline, which lies to the North West of Dunfermline is a small village retaining much of its old fashioned charm. Set amid unspoiled natural countryside there are lovely views towards surrounding scenic hills. Often referred to as "The paradise of Fife" residents enjoy the many benefits of traditional village life. There are local amenities within the village of Saline, including a primary school, secondary school catchment is Queen Anne High School in Dunfermline, and Dollar Academy is just 6 miles (with a daily school bus). Nearby major road and rail networks allow ready access to the most important business and cultural centers throughout Scotland with Edinburgh approx. 28 miles, Glasgow 37 miles, Kinross 14 miles and Inverkeithing 15 miles.

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.

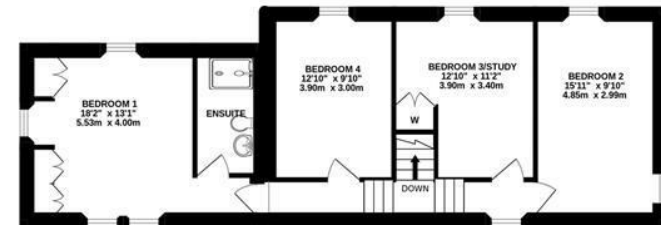




GROUND FLOOR
1059 sq.ft. (98.4 sq.m.) approx.



1ST FLOOR
794 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA : 1854 sq.ft. (172.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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