

JEANFIELD HOUSE, BY DUNNING, PERTHSHIRE



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Dunning 2m Auchterarder 4m Perth 12m Stirling 23m Glasgow 51m Edinburgh 55m



NORTH ELEVATION



STABLE BLOCK



NORTH ELEVATION

SPACIOUS 3/4 BEDROOM FAMILY HOME SET IN THE ATTRACTIVE STRATHEARN VALLEY WITH EXCELLENT EQUESTRIAN FACILITIES WITHIN 4.5 ACRES OF LAND.

QUIET, RURAL COUNTRYSIDE LOCATION YET HAS EXCELLENT LINKS TO CENTRAL SCOTLAND.

HIGHLY SOUGHT AFTER LOCATION CLOSE TO GLENEAGLES HOTEL.

OUTSTANDING VIEWS OVER OPEN COUNTRYSIDE TO THE OCHIL AND GRAMPIAN HILLS

OFFERS OVER £350,000

Situation

Jeanfield House is situated in tranquil countryside about two miles to the west of the attractive and unspoilt village of Dunning which has a good range of facilities including shops, pubs, parks, a golf course and a hotel. There is a local primary school and nearby Auchterarder provides both primary and secondary schooling. Private schooling is available at Morrison's academy and Ardveck in Crieff, Glenalmond, Dollar Academy, Strathallan, Craigclowan and Kilgraston. Jeanfield House is in an excellent location for transport links to the major towns and cities of the central belt including Edinburgh and Glasgow which are easily accessible via the A9 and motorway network. A railway station in Gleneagles provides commuter links to Edinburgh and Glasgow. The world famous Gleneagles Hotel and Spa is situated only five miles away and there are upwards of 20 golf courses within a 30 mile radius of Dunning. There are many other outdoor facilities including the renowned Equestrian Centre, the Gleneagles Shooting School and the British School of Falconry.

VIEWING AND REGISTERING AN INTEREST

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 12 Abbey Park Place, Dunfermline, KY12 7PD. Tel: 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends), Fax: 01383 621180.

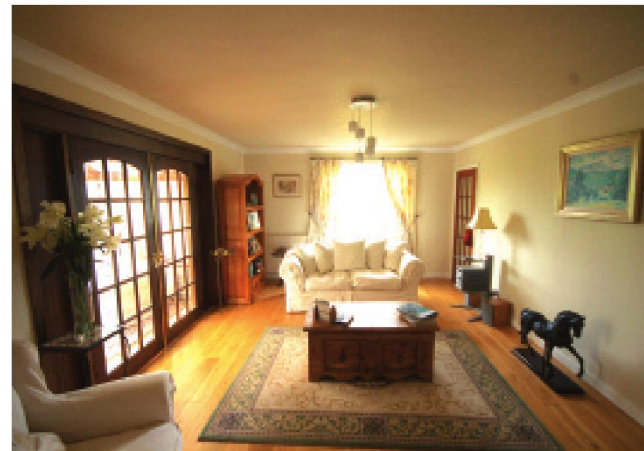
Description

Jeanfield House occupies an elevated south facing position and was constructed in 1974 and is of brick and block construction with external harling under a tile roof. The property benefits from oil fired central heating and double glazing throughout. Internally the accommodation is well laid out and includes a sitting room and conservatory which provide wonderful views of the surrounding countryside to Craig Rossie. Accommodation is as follows:

Entrance Porch	(S)	Cloakroom/Hanging area.
Entrance hall	(S)	L-shaped hall with oak floor and built in cupboards. 5'0" x 13'0" & 7'0" x 16'2"
Sittingroom	(W)	Bright and spacious with lovely views to the south and west. Part glazed double doors to conservatory/dining room. Oak flooring. 18'2" x 12'9"
Conservatory	(W)	Particularly lovely room giving panoramic views towards the Ochil and Grampian Hills. Partly glazed doors lead out to the garden. Candine flooring. 13'5" x 13'2"
Kitchen	(N)	Fitted with floor and wall units. Plumbed for washing machine, dishwasher, cooker halogen hob (DeLonghi). Integral breakfast bar and tiled floor. Large window to the North offering excellent views. 13'1" x 11'2"
Rear porch/hall	(E)	Coat hanging and storage area. Door to rear garden. 4' x 7'
Cloakroom	(N)	WC and wash hand basin. 7'3" x 4'0"
Bedroom 1	(S)	Double bedroom with lovely views to the south over Craigrossie Hill. Plain cornice and fitted wardrobe. 12'8" x 11'2"
Bedroom 2	(N)	Double bedroom with plain cornice and fitted wardrobe. 12'8" x 11'2"
Bedroom 3	(S)	Double bedroom with plain cornice and fitted wardrobe. 10'3" x 11'2"
Public room/ Bedroom 4	(N)	Currently a public room but could be used as a fourth bedroom or a dining/family room. 12'2" x 11'2"
Bathroom	(N)	Fully tiled floor and walls. Bath, WC, wash hand basin and shower cubicle. 11'1" x 8'10"
Attic		Easily accessible by a Ramsay ladder and part floored. May be suitable for conversion subject to consent.
Boiler Room	(N)	External entrance. Houses the oil fired central heating boiler which was replaced last year.

The Garden

Jeanfield House is set in an easily maintained garden with a gravel sweep driveway. The garden is predominately down to grass and gravel with areas of planting.



LOUNGE

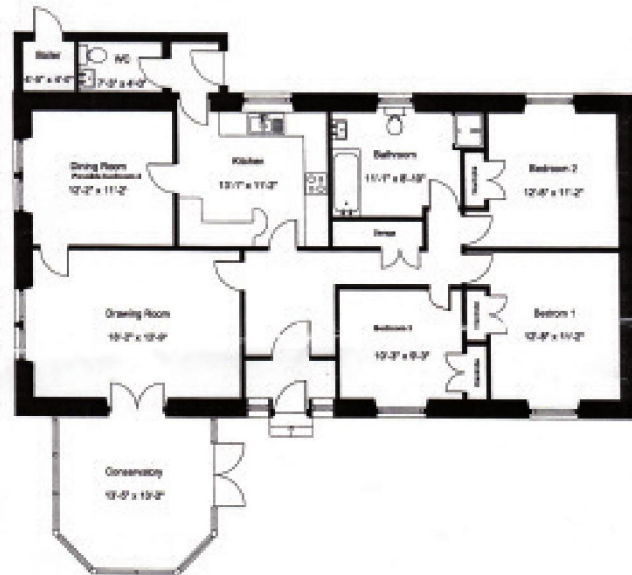


CONSERVATORY

Jeanfield House, Dunning

Gross internal area (approx):
134m² (1,442sqft)

For identification only. Not to scale.



The Lands

The house is bounded to the north, east and south by paddocks extending to over 4 acres of Grade 3 (1) Land. The lands are level and newly fenced with electric top fencing. A double field shelter lies in the north paddock close to the house. A hard standing area is located in the easterly paddock which is suitable for loading by a horse lorry.

Equestrian Facilities

The property benefits from good quality equestrian facilities. There is a stable block with two stables, each 12' x 12', another block with a large mare and foal box and a tack room. A further block houses a feed room/haystore with two more stables, one of which is 10' x 10' and the second 12' x 12'. The stables have light and are on their own electric circuit.

Planning consent was granted in 2007 to form an outdoor arena 40' x 20' which will further enhance the equestrian facilities.



Access

The access road to Jeanfield House is owned by a neighbouring farmer. Both Jeanfield House and Old Jeanfield have a right of access.

Services

Mains water and electricity. Drainage to septic tank. An oil fired boiler provides central heating and hot water.

Directions

From the Broxden roundabout at Perth take the A9 west towards Stirling. After 5 miles turn left onto the B9141 signposted Dunning. In Dunning turn right onto the B8062 and continue for about two miles. The entrance to Jeanfield is on the right hand side and is signposted. Continue up the shared gravel drive and Jeanfield House can be seen on the right hand side.

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.

CLOSING DATE

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. Offers are invited for the property. These should be marked "Offer" and submitted in Scottish legal form to McCrae & McCrae, 12 Abbey Park Place, Dunfermline, KY12 7PD. The sellers reserve the right to accept any offer.



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