



**WOODSIDE, BY GLENFARG, PERTHSHIRE
PH2 9QJ**

Woodside, Glenfarg, Perthshire PH2 9QJ

Glenfarg 4m Forgardenny M90 (J8) 7m Bridge of Earn M90 (J9) 9m Kinross 10m Perth 12m Dundee 29m Edinburgh 33m

Private, tranquil and secluded equestrian/lifestyle property. Situated in a quiet, scenic location overlooking Glenfarg reservoir. Highly accessible to the motorway network and only 45 minutes from Edinburgh airport. Get away from it all. Go for a canoe trip before breakfast and spend the day working from home. Find some peace and quiet and improve your lifestyle.

GROUND FLOOR

- Entrance Porch
- Bedroom 1/Study
- Dining Room
- Lounge
- Veranda
- Kitchen
- BBQ Conservatory
- Bedroom 2
- WC
- Bathroom
- Utility Room

FIRST FLOOR

- Landing
- Bedroom 3
- Bedroom 4
- Bedroom 5

EXTERIOR

- Steading (on two floors)
- Byre
- Derelict Mill
- New Saltire American Barn with 4 Stables
- Greenhouse
- Ménage

OFFERS OVER - £550,000
HOME REPORT - £600,000

HOME REPORT & EPC refer to
www.packdetails.com Ref: HP372249

EPC Rating - TBC



Lounge and veranda overlooking the reservoir

McCrae & McCrae Limited, Chartered Surveyors, 12 Abbey Park Place, Dunfermline,
Fife KY12 7PD 01383 722454
9 Charlotte Street, Perth, 01738 634669, 29 York Place, Edinburgh EH1 3HP

SITUATION

Woodside house and steading enjoys a very peaceful, sheltered and secluded setting. It lies about a mile to the south west of its nearest public road and a few hundred yards from Glenfarg Reservoir. The property is surrounded by attractive unspoilt countryside. The nearby village of Glenfarg (4m) offers local amenities including a shop, hotel, garage, primary school and village hall. There is secondary schooling at the highly regarded Kinross High School (10m) or private schooling available at Strathallan (7m), Kilgraston (9m) or Dollar (19m). Kinross also provides a swimming pool, medical centre, 2 golf courses and an excellent bus service. Perth lies 12 miles away and provides secondary schooling, leisure centres, bus and train services, shopping centres and theatre. There is excellent hacking and canoeing/fishing in the adjacent reservoir.

DESCRIPTION

Woodside house is a lovely traditional house of recently re-pointed stone construction under a newly re-slatted and insulated slate roof. The house has been imaginatively restored and updated to the highest standard throughout, whilst maintaining many of the original features such as ceiling rose, cornicing, and six fireplaces.

There has been a new kitchen and bathroom added, along with the large extension, to the East gable of the original house which includes the Lounge with sliding glass doors onto the veranda. The veranda is really sheltered from the prevailing wind, so a lot of the time you can sit in the lounge with the large doors open and enjoy the most wonderful views to Glenfarg Reservoir. Another smaller extension to the north of the house provides covered seating and an enclosed barbecue.

DEVELOPMENT POTENTIAL

There is likely planning consent for development for an additional three houses. The farm steading, one byre and a derelict mill building, comply with the Perth and Kinross housing in the countryside policy for being converted.



Accommodation

Entrance Porch (S) 2.2m x 1.9m

Hardwood storm door. Hardwood partly ornate, glazed panelled astragal inner door with glazed side panels.

Bedroom 1 (S) 4.3m x 3.4m

Fireplace with hardwood surround, tiled hearth and a newly installed wood burning stove. There is a large picture window to the south which was recently replaced (2.0 x 1.2m) and original library shelves (full length of room).

Dining Room (S) 5.5m x 4.3m

Large bright airy room with slate hearth and a recently added wood burning stove. Doorway into lounge, patio doors to the south with lovely views, ornate cornice and ceiling rose and exposed pine floors.

Lounge (N, S & E) 5m x 6m

A large, newly completed extension with huge french windows onto the veranda overlooking Glenfarg reservoir. There are large windows with stunning views to the North and South creating a large bright room, with exposed pine flooring and a wood burning stove.

Veranda (N, S & E) 4.8m x 6m

The wooden decking, with commanding views all around, is supported on steel feet. The decking catches the sun until very late on in the day and remains sheltered throughout from the prevailing wind.

Kitchen (E & W) 4.24m x 4.1m

Lovely farmhouse kitchen with exposed stone wall, Alpha range cooker which has two ovens and a boiler which heats all radiators and hot water. Handmade kitchen installed in 2008 with ample floor units and Belfast sink, Kashmir slate floor, partly glazed French door to the west.

Barbecue Conservatory (N & W) 4.8 x 3.8

A newly added area of covered seating is perfect for an evening barbecue in all weathers.

Bedroom 2 (E) 4.25m x 2.80m

Fireplace. Lovely views to the reservoir.

WC (N) 2m x 2m

New wash hand basin and WC. Original flagstone floor.

Bathroom (E) 4m x 3m

Lovely room, double ended bath (claw footed, roll top) WC, shower and wash hand basin, spectacular view to the reservoir from the bath, slate floor, painted stone wall with exposed wooden beam.

Utility Room (W & N) 3m x 2.4m

A large sized utility room with original flagstone floor and tiled window shelves.

FIRST FLOOR

Landing (N) 3.7m x 2.0

Landing with ornate hardwood bannister.

Bedroom 3 (S) 5.2m x 4.3m

Large double bedroom with lovely views from dormer window (1.7m x 1.31m), attractive cast iron fireplace with ornate tiles, hardwood surround, tiled hearth, exposed beams, hatch to storage cupboard (4.3m x 1.5m).

Bedroom 4 (S) 5.2m x 4.3m

Large dormer window, like bedroom 3, cast iron fireplace with hardwood surround and stone hearth, hatch to coombed storage cupboard (4.3m x 1.5m).

Single Bedroom 5 (S) 2.9m x 2.9m

Single bedroom with Velux window and coombed ceiling, scope to convert to bathroom.

Outbuildings

The steading building 16m x 6m.

This attractive stone building has a tiled roof, an archway, an inspection pit and an upper floor with dormer windows.

The Byre 14m x 6m. Attractive stone building with scope for conversion. The derelict mill 16m x 6m, Saltire American Barn 11m x 4m with 4 stables, concrete floor.

There is a power and water supply to the steading and the stables. There is an extensive gravelled yard/car parking area.

The ménage measures 47m x 25m. It is very well drained. Scope for tennis courts.

Lands

The property sits within 14 acres. There is a 5 acre field down to grass, the remaining land being hillside and rough grazing. The house has a 2 acre garden which includes various lawn areas and three orchards with pear, apple, plum, hazelnut, ash, beech, fir, rowan and oak trees. There is also a greenhouse.



Kitchen



House from East

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, Fife KY12 7PD. Tel: 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends), Fax: 01383 621180.

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.

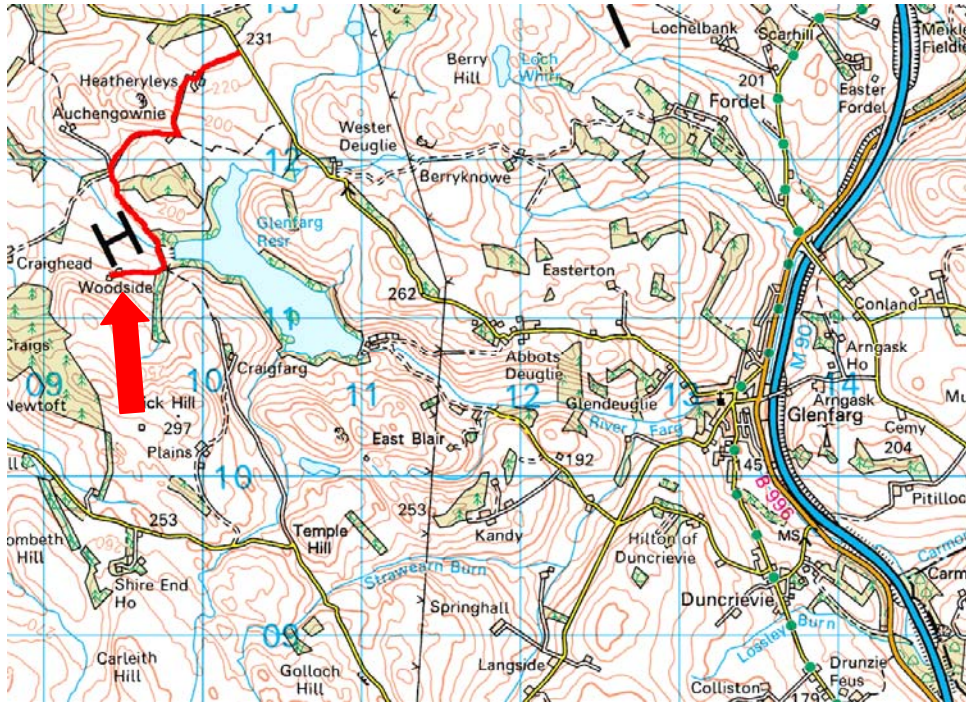
PROPERTY MISDESCRIPTION

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 therefrom. 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.

OFFERS

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.





LOCATION PLANS

Plans produced by permission of ordnance survey
License No. 1000011808



DIRECTIONS

(Follow sat nav directions to Glenfarg only). From Kinross proceed up the M90 motorway for 3 miles to junction 8. Turn off left and then second left signposted Glenfarg. Proceed to Glenfarg and turn second left immediately after the telephone box onto Greenbank road, then second right on to Hayfield Road, towards Forgandenny. After two miles you pass Wester Deuglie Farm on the right after 0.7 miles turn left into Woodside and Heatheryleys. Proceed to Heatheryleys farmhouse and steading, turn right just before the farmhouse, in between the large barn and the garage, and continue with the large barn on your right. At the next fork in the road bear left over the cattle grid and continue all the way along the road over a second cattle grid until you come to Woodside at the end of the road.

From Perth proceed to Forgandenny, head westwards and turn first left past the houses of Ardarogie. Turn left again, signposted Glenfarg. Continue past Rossie Ochil and turn next right into Heatheryleys and Woodside and continue as above. Welcome to secluded privacy.



The house from the North East



Bedroom 3



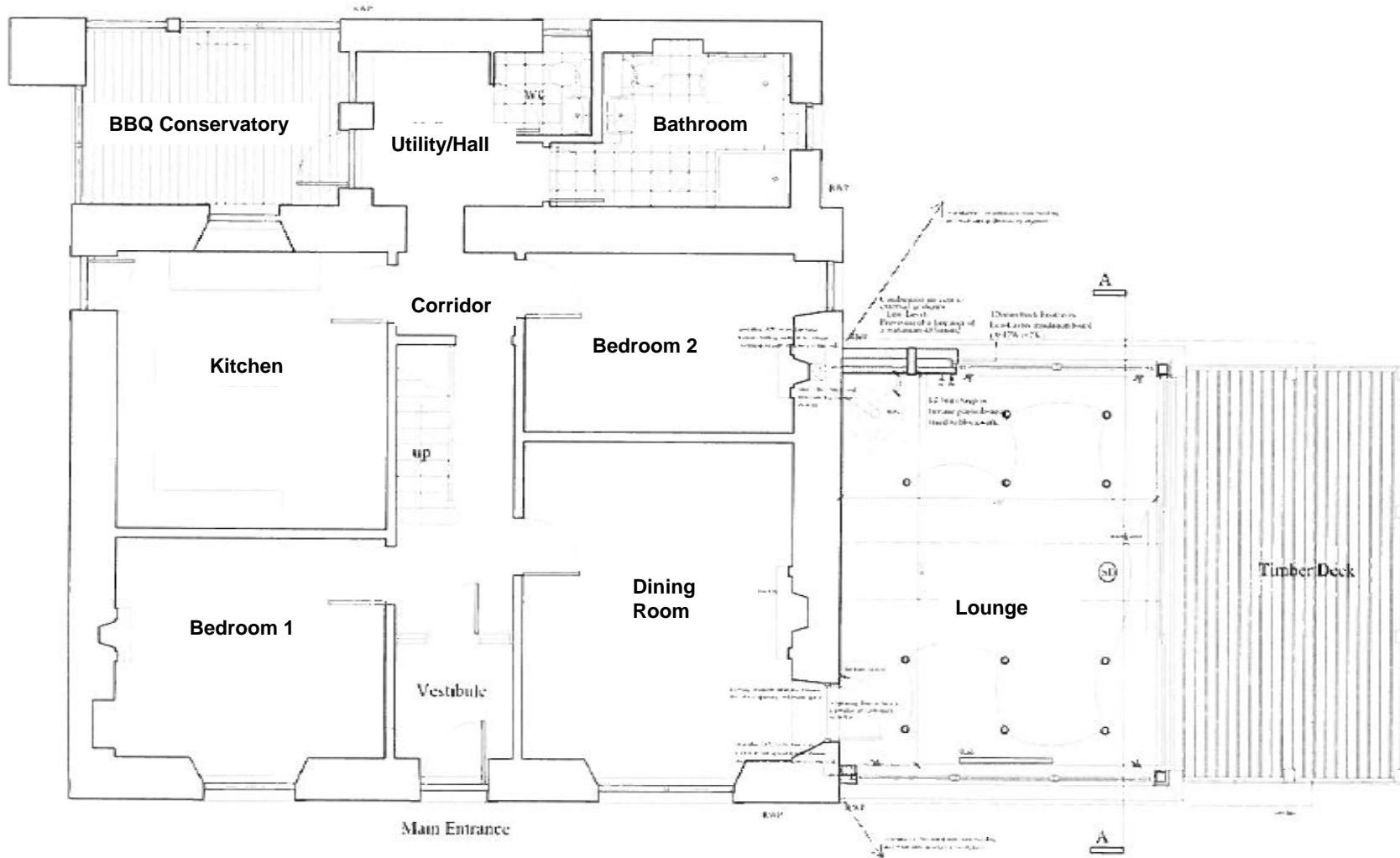
Steading and Byre



View South from Bedroom 3

First Floor:

2 double bedrooms with large dormer windows and a single bedroom with a Velux window above the kitchen/bedroom 1/bedroom 2 and dining room



Ground Floor Plan