

THE GRANGE

FOWLIS WESTER, CRIEFF



Galbraith



THE GRANGE FOWLIS WESTER, CRIEFF

**A SUBSTANTIAL & IMPRESSIVELY MODERNISED COUNTRY HOME WITH OFFICE
AND Paddock, ENJOYING OUTSTANDING SOUTH-FACING VIEWS ACROSS
STRATHEARN TOWARDS THE OCHIL HILLS.**

Crieff 4 miles Auchterarder 8 miles Perth 12 miles Edinburgh city centre 56 miles

About 1.77 acres

Approximately 4300 sq.ft. of accommodation (including stores)

6 Bedrooms and 4 Reception rooms (Drawing Room, Billiard/Dining Room, Family Room, Cinema Room) plus Dining Kitchen

Separate Home Office with kitchen and shower room. Scope for further development (subject to PP)

Glorious entertaining space & exquisite character features

Impressive restoration and modernisation

Private grounds with courtyard, orchard, lawn, south facing patio terrace with gas fire pit

Garage/workshop

Paddock of about 0.60 acre with potential to extend into garden

Located by the historic and beautifully preserved village of Fowlis Wester

Within 10 minutes' drive to internationally-renowned Independent schools Glenalmond College, Morrison's Academy & Ardvreck School

Approximately one hour from Glasgow and Edinburgh

Galbraith

Lynedoch House

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SITUATION

The Grange is located by the historic and unspoilt village of Fowlis Wester on the North side of Strathearn. Fowlis Wester was once a main centre of the weaving trade, a cattle droving market to rival Falkirk and has been a place of worship since the eighth century. St Bean's Kirk houses a famous Pictish stone and was the setting for the wedding scene in the film Chariots of Fire.

The nearby town of Crieff provides very good day-to-day facilities including many restaurants, two supermarkets, medical centre, veterinary surgery, post office, primary schools and a community campus with secondary school, swimming pool, recreation centre and library. The Crieff Hydro, located within the town, has an excellent choice of restaurants, spa, social

events and a wide variety of family activities. Crieff Golf Club is one of Scotland's top inland courses. In the heart of golfing Perthshire, it offers twenty-seven holes with spectacular views and challenging play for all levels.

The location provides convenient access to the Gleneagles golf club, hotel and neighbouring town of Auchterarder. Auchterarder offers excellent day-to-day facilities including a well-stocked supermarket, baker, butchers, ironmonger, library, post office, bank, primary and secondary schooling and a health centre. In addition, there are numerous places to eat, hotels, restaurants and coffee shops. The Gleneagles hotel hosted the 2014 Ryder Cup and provides three championship golf courses, falconry,

equestrian centre and a superb selection of restaurants. The resort benefits from exceptional leisure facilities including two swimming pools, gym with fitness classes, health suite, 4 all weather and 1 tarmac surfaced tennis court and routes for cycling, jogging or walking. There are a wide variety of places to eat at Gleneagles including the 2 Michelin star restaurant at Andrew Fairlie. Gleneagles railway station provides services to most of Scotland's principal towns and cities, plus a sleeper service to London.

There are a number of independent schools within an easy school run including Craigclowan Preparatory School, Kilgraston, Strathallan, Glenalmond, Morrison's Academy, Ardvreck and Dollar Academy.

Perth is the closest city where a variety of shopping facilities are available from national retailers and retail parks, major supermarkets and a variety of independent shops, hospital, bus and railway station, Doctors, library, health and fitness centres, swimming pool, theatre, concert hall and cinema.

Perthshire provides a great choice of recreational opportunities. The ski slopes of Glenshee are within easy reach. Watersports, hiking and cycling may be enjoyed locally and the surrounding hills and glens of Perthshire provide a rich environment for many country and outdoor pursuits.

Edinburgh and Glasgow can be reached in approximately an hour and provide large city amenities, cultural activity, retail and leisure facilities, together with airports to internal destinations.

DESCRIPTION

The Grange is a country home of distinction, which has been extensively and carefully modernised to create a period family home with flair and the benefits of beautifully refurbished and well-presented accommodation. The reception space, all of which is south facing, is a particularly strong feature at The Grange. The drawing room provides impressive space for entertaining and includes attractive design features such as the stunning wall-to-wall integrated oak bookcase which incorporates an oak surround feature fireplace and this is complemented by rich oak flooring. The billiard room / dining room has ornate corncicing, an attractive feature fireplace with a multi-fuel stove, parquet flooring and is ideally suited for more formal entertaining. The dual aspect dining kitchen has a generous amount of storage space within high quality and tastefully designed units with a Corian work surface and a flagstone floor. There is a central island, Belfast sink, Range, induction hob, electric oven, dish washer and steam oven. A built-in seating bench by one of the windows provides the perfect space for family dining. The adjacent family room is ideally located for a relaxed living space and has a multi fuel stove within an attractive fire surround, there is also a press and an integrated storage/TV stand.





Drawing Room



The ground floor accommodation offers significant flexibility and the benefit of either one or two ground floor bedrooms. Bedroom 5 on the ground floor has a warm atmosphere together with a pretty fireplace and bedroom 6 with its working fireplace is currently used as a study but would also make an ideal guest bedroom. A shower room on the ground floor serves both bedrooms and this has attractive half-height timber panelling to the walls, a heated towel rail and modern white fittings.

One door off the kitchen leads to a pantry with fitted cupboards, plumbing for water and access into the rear courtyard. Another door leads into a cloakroom where there is access into the boot room and laundry room. The laundry room benefits from storage units, plumbing for a washing machine, sink, and an oil fired boiler, ground source heat pump and sink. A staircase within the cloakroom leads to what is used as a cinema room, which could be adapted for a variety of different uses.

The principal staircase within the hall leads to the bedroom accommodation where there are four further bedrooms. The master bedroom offers special appeal with attractively grained and warm coloured oak panelled walls incorporating an oak fireplace. There is a walk-in dressing room within the master bedroom with generous storage capacity. Bedrooms 2, 3 and 4 have working shutters with 2 and 3 having attractive fireplaces. There is a shower room and a bathroom serving the bedrooms. Each has modern and tasteful fittings, with the bathroom having character detail including a fireplace and half panelled timber walls.

The accommodation comprises:-

Ground Floor: Vestibule, Hall, Drawing Room, Billiard Room / Dining Room, Family Room, Dining Kitchen, Bedroom, Study/ Bedroom, Shower Room, Cloakroom, Boot Room, Laundry Room, Pantry

First Floor: Master Bedroom with Dressing Room, 3 Bedrooms, Shower Room, Bathroom





Kitchen Diner



THE GRANGE

Approx. Gross Internal Area
4308 Sq Ft - 400.21 Sq M
(Including Home Office,
Shower Room & Stores)

For identification only. Not to scale.





GARDEN & GROUNDS

Garden Home Office

An outbuilding by the rear courtyard has been cleverly converted into an independent home study providing light and airy accommodation with high ceilings and exposed beams. The original wood-fired laundry has been retained making an attractive feature. Included within this is a small kitchen with sink and a shower room with wc, wash hand basin and heated towel rail. Attached to this are two generous stores and a garden wc. Subject to planning permission and consents, there is considerable scope to convert this outbuilding further into accommodation which could offer useful annex accommodation.

The grounds surrounding The Grange provide a high degree of privacy. An orchard is located to the west which has plumb, apple and pear trees. There is a polytunnel adjacent and a fruit bed with blackcurrants, raspberries, gooseberries, strawberries and elderberries. A raised patio terrace to the east has a gas fire pit and provides superb space, benefitting from a southerly aspect with views over outstanding countryside towards the Ochil Hills. The rear courtyard by the outbuilding leads up to an area of lawn and a further patio.

To the east of the house is a detached double garage/workshop, kennel, chicken coop and a generous area of lawn. To the south of the lawn is an enclosed paddock of about 0.60 acre with a sheep shelter and water bowser. There would be potential to extend the paddock northwards into the area of lawn if more paddock space was needed.

There is ample parking for the property, located to the south and east of the house and access from the highway to The Grange is over a private tree-lined track.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE (EPC)

Water	Mains
Electricity	Mains
Drainage	Private
Council Tax	Band G
EPC	Band D
Heating	Oil

The Grange is category B Listed.

SOLICITORS

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IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3. These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4. Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5. Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6. Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. Photos taken in September 2021.

DIRECTIONS

From Perth, head west on the A85. Driving through Methven on the A85, after about 6 miles from leaving Methven, turn right sign posted for Fowlis Wester, after about 0.3 mile, the entrance to The Grange is on the left hand side.

From Auchterarder, head north on the B8062 until reaching Kinkell Bridge. Continue over the bridge and continue ahead, taking the right hand turn after about 0.4 mile where sign posted for Madderty. Continue north until reaching the A85. Cross straight ahead onto the unmarked lane leading to Fowlis Wester, The Grange is located on the left hand side after about 0.3 mile.

VIEWING

Strictly by appointment with the Selling Agents. Viewing appointments will be arranged subject to legislation regarding COVID-19.

FIXTURES AND FITTINGS

No items are included unless otherwise mentioned. The Billiard table and light fitting above within the dining room may be purchased through separate negotiation.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes. Failure to provide this information may result in an offer not being considered.





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