



The Old Village Hall, Harrietfield

The Old Village Hall, Harrietfield, Logiealmond, Perth, Perthshire, PH1 3TD

Galbraith

A lovely house with charm and character in a super location in rural Perthshire


Methven 4.8 miles Crieff 10 miles Perth 8 miles Edinburgh 54 miles


 3  2  3

3 reception rooms. 3 bedrooms

A charming traditional house with flexible accommodation

Delightful garden with a further woodland garden with a burn

Peaceful surroundings in a pretty village in rural Perthshire

Fantastic location close to Crieff and Perth

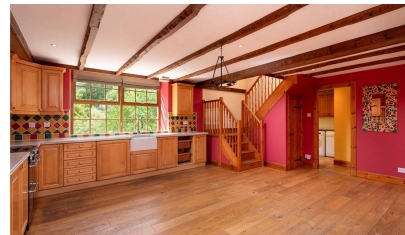
Offers Over £410,000

SITUATION

The Old Village Hall lies in the pretty hamlet of Harrietfield in the county of Perthshire and enjoys a delightful rural location in a popular community. The village of Methven is just 10 minutes drive and provides superb facilities a village shop, post office, primary school, doctors surgery and a couple of restaurants. Just over 10 miles to the west is the thriving and sought after town of Crieff. Crieff provides a superb range of amenities including primary and secondary schooling, supermarket, pharmacy and medical practice, cafes, pubs and restaurants, and a super community centre. Crieff is also home to the exclusive Crieff Hydro Hotel and resort which offers a range of recreational activities such as horse riding, archery, alpaca trekking, golf and much more.

The Old Village Hall is ideally placed for commuting with its central location within Perthshire. The 'Fair City' of Perth is only a 20 minute drive to the east and provides an extensive range of facilities including primary and secondary schooling, pubs, cafes and restaurants, local and national retailers, a concert hall, museums, theatre, cinema, leisure centre, and library. Perth also provides excellent transport links, with both railway and bus stations, as well as the A9 dual carriageway giving links north and south together with the M90 to Edinburgh. Glasgow and Edinburgh are both approximately 90 minutes drive.

The County of Perthshire offers a wealth of recreational opportunities, particularly for those keen on outdoor pursuits. For the golfer there are a number of courses nearby including the courses at Crieff and Perth. Additionally, international courses are easily accessible at The Gleneagles Hotel along with its other facilities. There are also many walking trails and hills available at the Cairngorms National Park which is under an hours drive away. Stalking, shooting and fishing are all also readily available locally.



DESCRIPTION

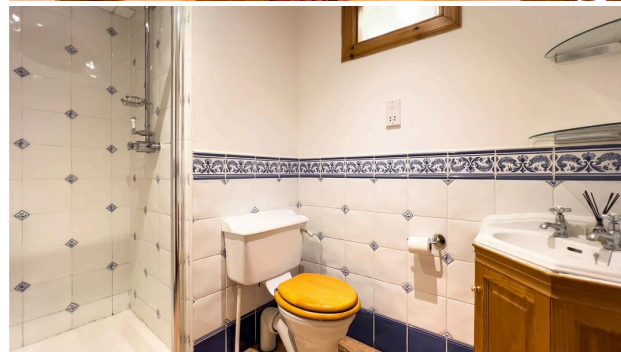
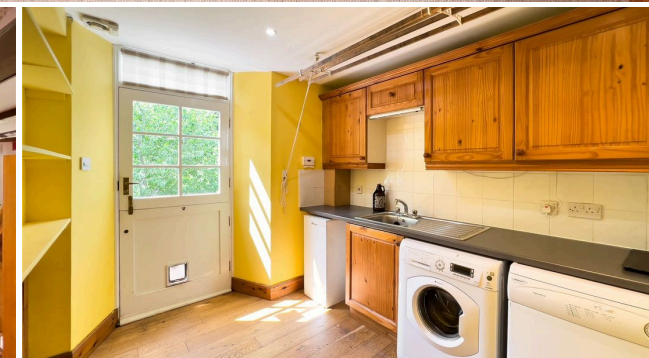
The Old Village Hall is a delightful traditional house with a rich history and nestled in a super location in the countryside of Perthshire. The house has a stone exterior under a slate roof with double glazing throughout and with a bank of solar panels on the roof. The Old Village Hall provides flexible accommodation throughout with generous reception spaces and ample room for family life and entertaining guests. The welcoming dining kitchen is generously proportioned with delightful views over both the front garden and the woodland garden and a good range of wall and base units. The sitting room is centred on a stone hearth with an open fire and enjoys dual aspect views over the grounds.

Double doors lead from the dining kitchen to an additional sitting room which has a woodburning stove and provides the opportunity for another bedroom. Also off the kitchen is the useful utility room which has access to the garden. The ground floor is completed by a shower room and WC. The first floor provides flexible accommodation with a generous master bedroom, nursery room/box room, two further bedrooms and a family bathroom. There is ample storage space with fitted cupboards and all the bedrooms have plenty natural light and pretty views.

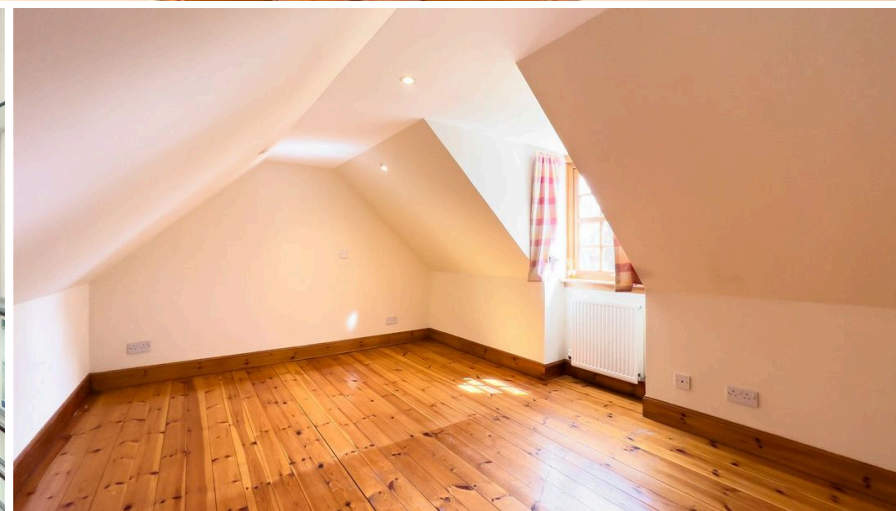
GARDEN AND GROUNDS

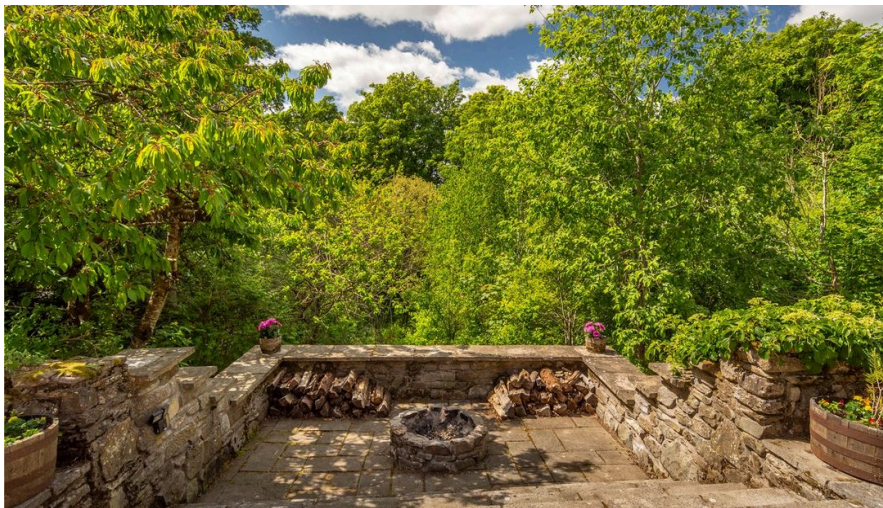
The Old Village Hall sits within a delightful garden which provides a lovely backdrop for the house. A good sized parking area lies next to the garden shed which over looks the woodland and provides great storage space. The front garden is laid to lawn with pretty borders filled with colour and a hedge providing privacy and shelter. A path leads round the house to the patio area which has a fire pit and ample space for outdoor dining.

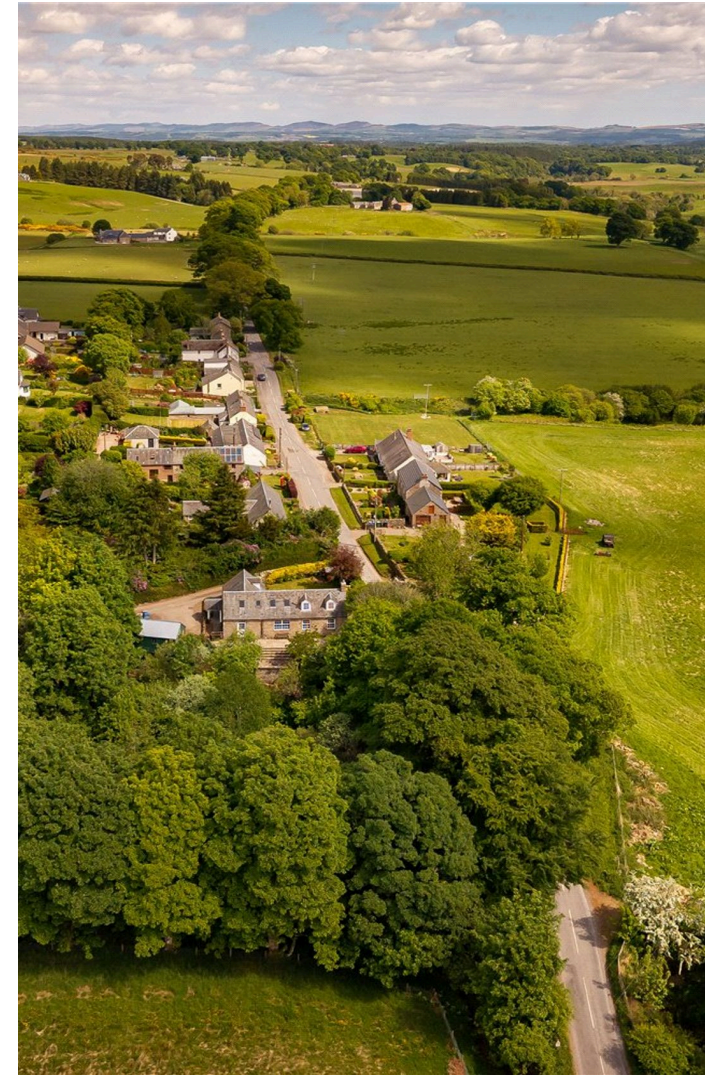
Beyond the patio is the woodland garden, made up of mature trees and shrubs this is a haven for biodiversity and a delightful space to enjoy the pretty woodland paths and the sound of the Kindrum Burn which flows through.











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. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 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. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in 05/05/2025.

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 (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.

Location

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

The property is accessed via a shared driveway directly from the public road.

DIRECTIONS

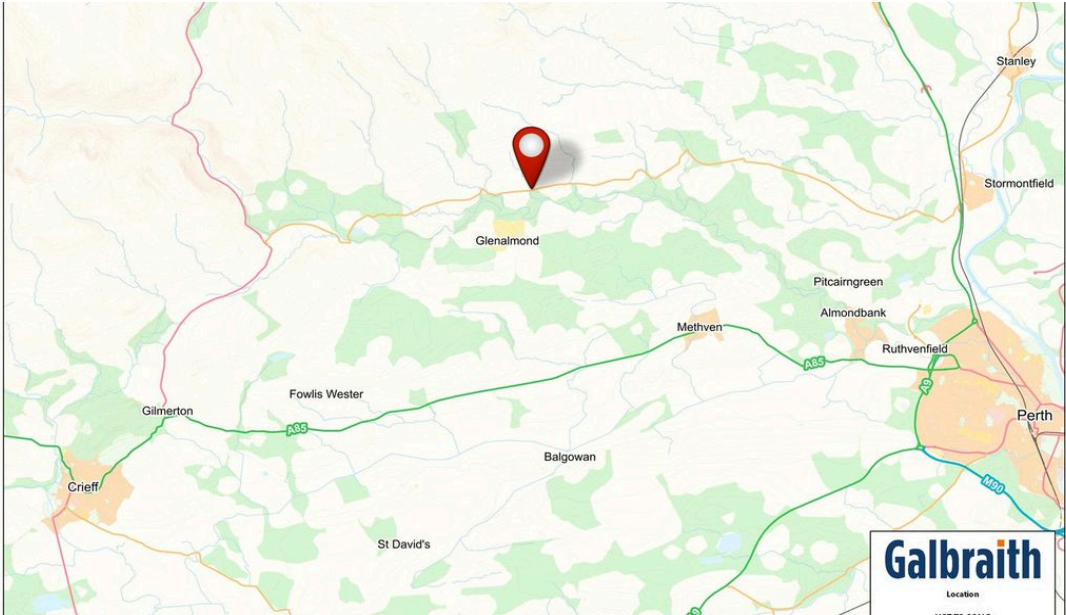
Follow the B8063 to the village of Harrietfield, the property is on the right hand side as you leave the village heading west, opposite the war memorial.

POST CODE

PH1 3TD

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///buzzing.glance.stardom



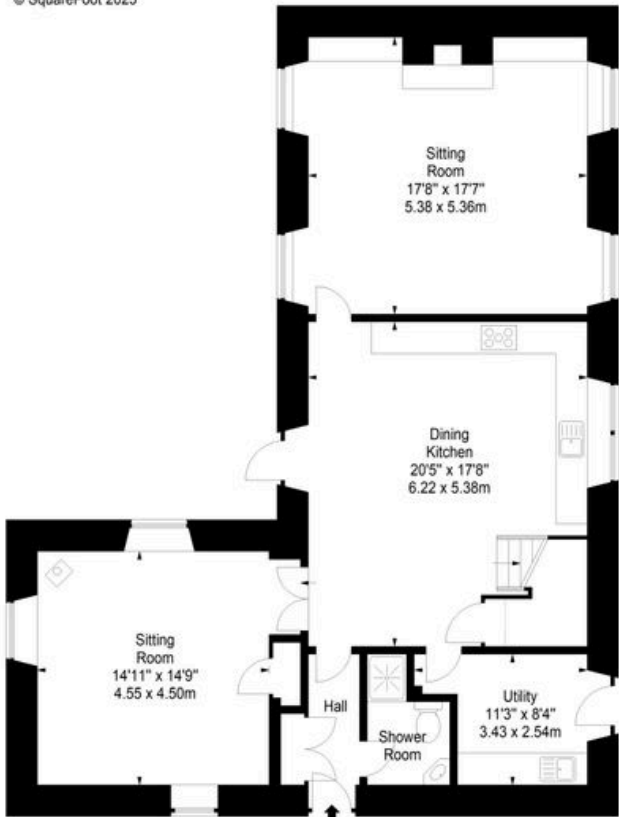
Plans

Total Area: 1982 sq. ft
184.13 sq. m

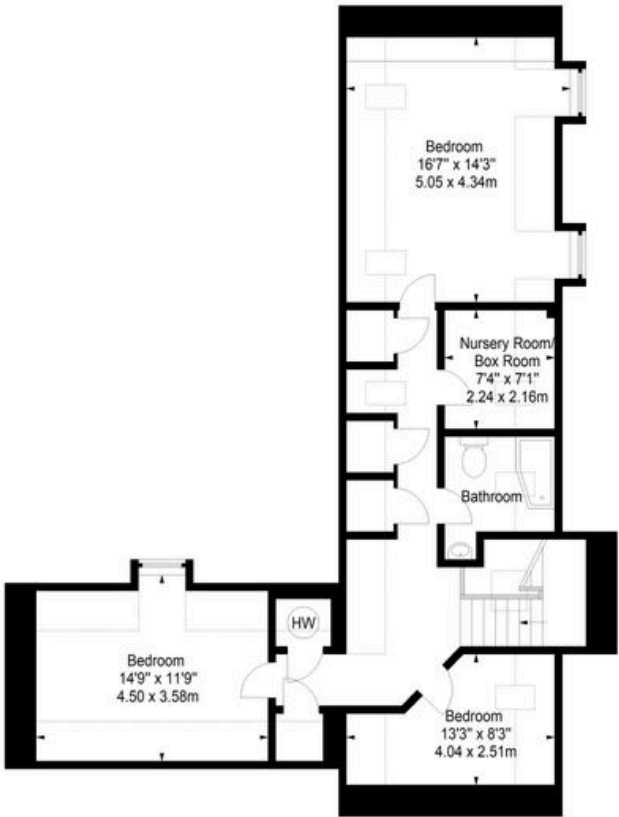
The Old Village Hall,
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Perth and Kinross, PH1 3TD



Approx. Gross Internal Area
1982 Sq Ft - 184.13 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor

Viewings

Strictly by appointment with Galbraith Perth Tel: 01738 451111 Email: perth@galbraithgroup.com



Tenure

Heritable

Local Authority

Perth and Kinross Council

Council Tax

D

EPC

D



Services

Water

Private Supply

Electricity

Mains Supply

Drainage

Private Supply

Central Heating

Oil

Internet

FTTC



Additional Information

FIXTURES / FITTINGS: No items are included unless specifically mentioned in these particulars.

VIEWINGS: Strictly by appointment with the Selling Agents.



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Galbraith