



Highfield House

New Fargie | Glenfarg | Perth

Galbraith

A delightful, modernised, country house within a beautiful walled garden enjoying a superb location, woodland and a paddock



Glenfarg 3.5 miles | Perth 10 miles | Kinross 10 miles | Edinburgh 35 miles
(All distances are approximate)

4 reception rooms. 4 bedrooms

Generous reception rooms throughout with stunning views of the gardens

Ample accommodation with 4 ensuite bedrooms with superb storage

Beautiful mature gardens contained within an original walled garden

Lovely mature woodland with trails and a well-maintained paddock

Useful outbuildings including a double garage and stables

Superb location within easy reach of Perth, Kinross and Edinburgh

Offers Over £885,000



Situation

Highfield House lies in a sheltered and private setting in the hamlet of New Fargie, just to the east of the village of Glenfarg in the highly sought after and scenic county of Perthshire. Glenfarg is a thriving village with a primary school, village shop, church, tennis and bowling clubs, together with the modern village hall which provides a venue for a range of clubs, societies and events.

The popular village of Bridge of Earn lies just 5 miles to the north and provides excellent amenities including a Co-op supermarket, post office, a pharmacy, a primary school, and a lovely range of local shops, pubs and restaurants. Milnathort, lying some 7.5 miles to the south, provides further day to-day amenities including post office and veterinary surgery. Kinross, also to the south, can be reached in about a 15-minute car journey and offers further facilities including a supermarket, secondary school, leisure centre, tennis courts and golf club.

Perth, known as the Fair City, lies some 10 miles to the north and provides an extensive range of services including national retailers, concert hall, theatre, cinema, diverse range of restaurants, retail parks and numerous supermarkets together with a railway station, bus station and recreational facilities at the leisure pool and Dewars ice rink.





Highfield House is well positioned for a number of independent schools within a convenient distance including Dollar Academy, Kilgraston, Strathallan, Glenalmond College and Craigclowan Preparatory School.

This area of Scotland is well provided for with numerous recreational activities. For the golfer there are a number of courses including a 9-hole golf course in Milnathort and two 18-hole courses in Kinross. The Loch Leven National Nature Reserve lies on the edge of Kinross with a full perimeter cycle pathway of some 20 kilometres and a great setting for ornithologists. Loch Leven Castle is found on one of the lochs

islands and was visited by Robert the Bruce and is where Mary Queen of Scots was imprisoned in 1567 before escaping the following year. The nearby Ochil Hills provide a number of walking and cycling routes whilst the scenic Fife coast can be reached in less than an hour's car journey.

There are local equestrian facilities nearby including Netherton, Highfield, Lindores and Gleneagles Equestrian Centres. The St Andrews beach lies about 27 miles to the east. There are a number of local vets within easy local reach.



Description

Highfield House is an impressive country house which sits within approximately 5.85 acres of grounds and enjoys superb views over the surrounding countryside. The property maintains a delightful charm with its bay windows and turret with the superb amenity of its gardens and grounds and array of useful outbuildings and stables.

Highfield House has been cleverly extended and modernised by the current owners and has been maintained to an exceptionally high standard. Upon entering, a reception hall leads to a superb guest suite with a double bedroom, dressing room and a bathroom containing bath and shower. The hallway also leads to the sleek open plan dining kitchen which lies in the very centre of the house. The kitchen is centred around a large island and benefits from inbuilt appliances and an excellent range of wall and base units providing maximum storage. The dining area has ample room for an 8-seater table and chairs and there is a drinks bar allowing for easy entertaining of guests. Adjacent to the kitchen is a useful utility room with space for a washer and a dryer.



Leading from the kitchen is the new extension where steps lead you down to a generous hallway with ample storage and a super study with ample room for working from home. Also off this hall is the generous sitting room which has high ceilings and an inset woodburner and is a superb space for receiving guests. Directly off the sitting room is the garden room which is a superb space with dual aspect views and bifold glass doors that open up to a patio overlooking the gardens. From this delightful room you can admire the variety of bird species that frequent the garden as well as the healthy population of red squirrels which come right up to the patio and provide wonderful entertainment.

Highfield House is cleverly laid out with two internal staircases leading to separate wings which provides a great deal of flexibility within the house. From the reception hall a spiral staircase leads to a further study area from which can be reached a generous family room with impressive triple aspect views over the grounds and an electric 'log' fire. This wing then contains two generous double bedrooms, both with en suite shower rooms and ample wardrobe space.

The second staircase within the new extension leads to the superb master suite which has an impressive double bedroom which benefits from an air conditioning system to keep the room comfortable at all times of year, and an impressive bathroom with generous storage, two separate basins and storage units, a walk-in shower/steam room and a bath.

Accommodation

Ground Floor: Entrance Hall, Kitchen/Dining Room, Sitting Room, Garden Room, Study, Utility, Boot Room, WC, Double Bedroom with Dressing Room and En Suite.

First Floor: Master bedroom with En Suite, Two Double Bedrooms each with En Suite, Family Room, Study Area.



Garden & Grounds

Highfield House lies within a traditional walled garden which provides a wonderful private setting and idyllic backdrop to this charming house. A driveway leads through the woodland and up to electric double gates leading to a tarmac drive and turning circle with ample parking for multiple cars. The current owners have carefully created a beautiful space with well-kept lawns, colourful borders and lovely mature trees. There is a delightful summer house and patio which provides an ideal spot for enjoying the summer weather.

The garden provides a superb space in which to enjoy the wildlife that thrives locally, and in particular there is a wonderful population of red squirrels which can be regularly seen around the grounds and outside the house, and a wide variety of birds that frequent the garden.

Immediately adjacent to the garden is approximately 1.2 acres of woodland which can be accessed directly from the garden via a gate in the wall. The woodland has a variety of mature trees and is interwoven with paths to provide an ideal spot in which to enjoy the array of wildlife that can be found locally.

To the rear of the house can be found the paddock which extends to approximately 2.7 acres. This is gently sloping and laid to pasture and is in excellent condition with good fencing and a shelter belt of trees which provides screening from the neighbouring properties. The paddock has a laneway that leads down to the stables and provides an ideal opportunity for those with equestrian interests.

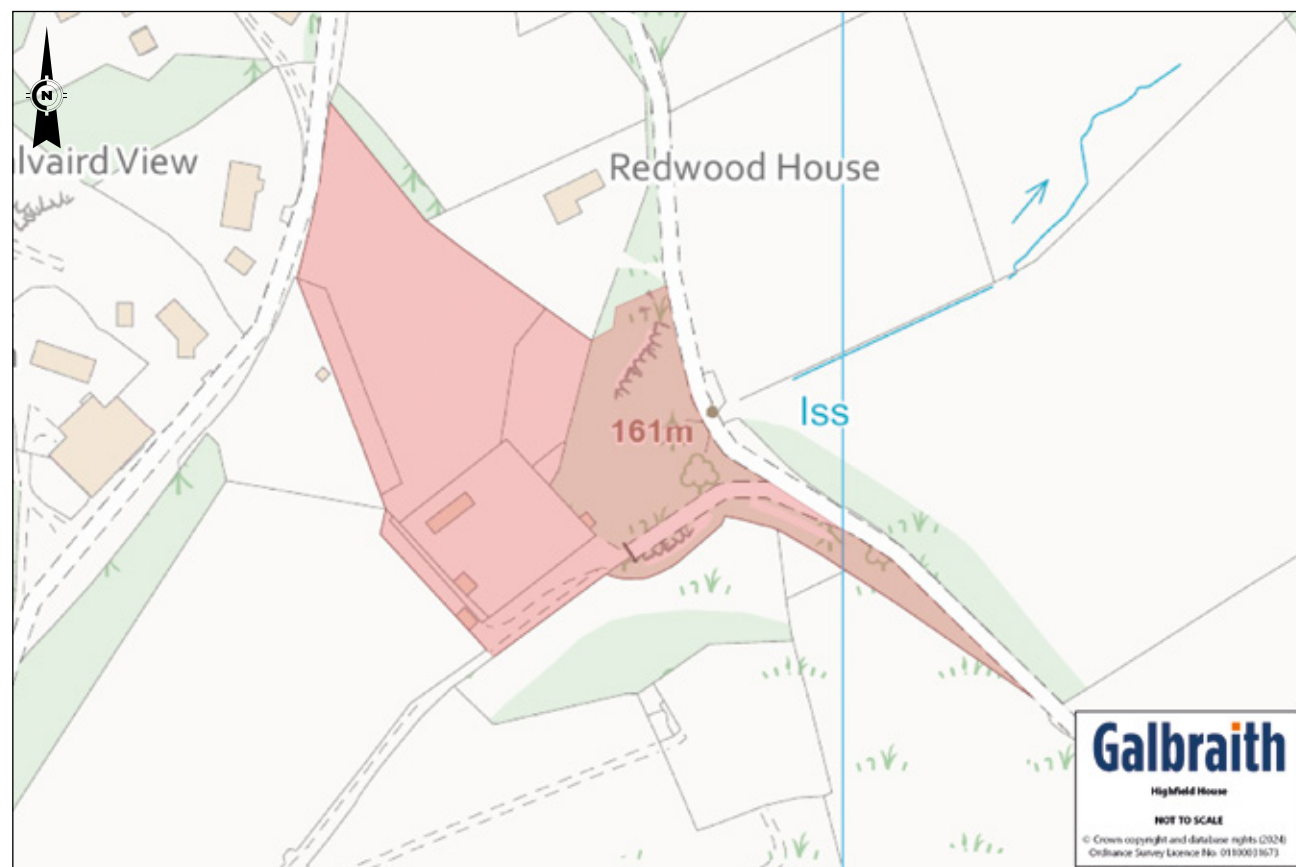
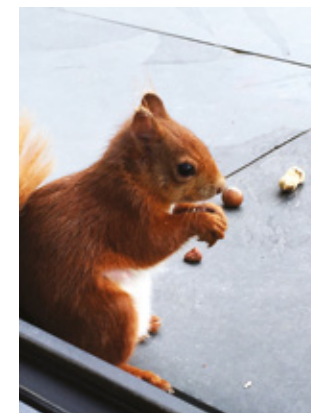
Outbuildings

Highfield House benefits from a practical and useful range of outbuildings. Adjacent to the house is an excellent double garage which provides ample storage space and a useful workshop space for those that wish. Next to the garage is a garden shed which is in excellent condition.

Just outside the formal walled garden is the stable block which comprises two good sized stables and a tack/feed room. Currently used for storage they have been kept in excellent condition and benefit from an electrical supply and lighting.

Within the wooded area is a further workshop and storage shed, also with electricity supply and lighting.





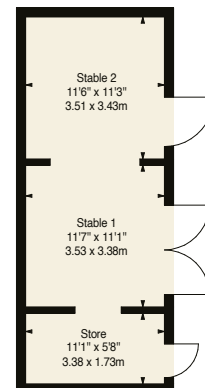
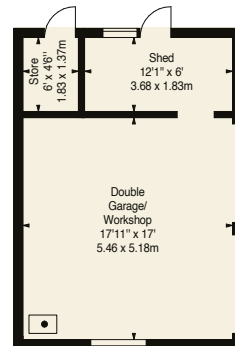
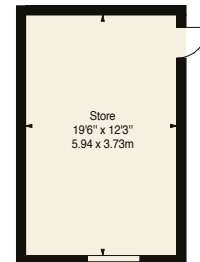
Floor plans

Approx. Gross Internal Area

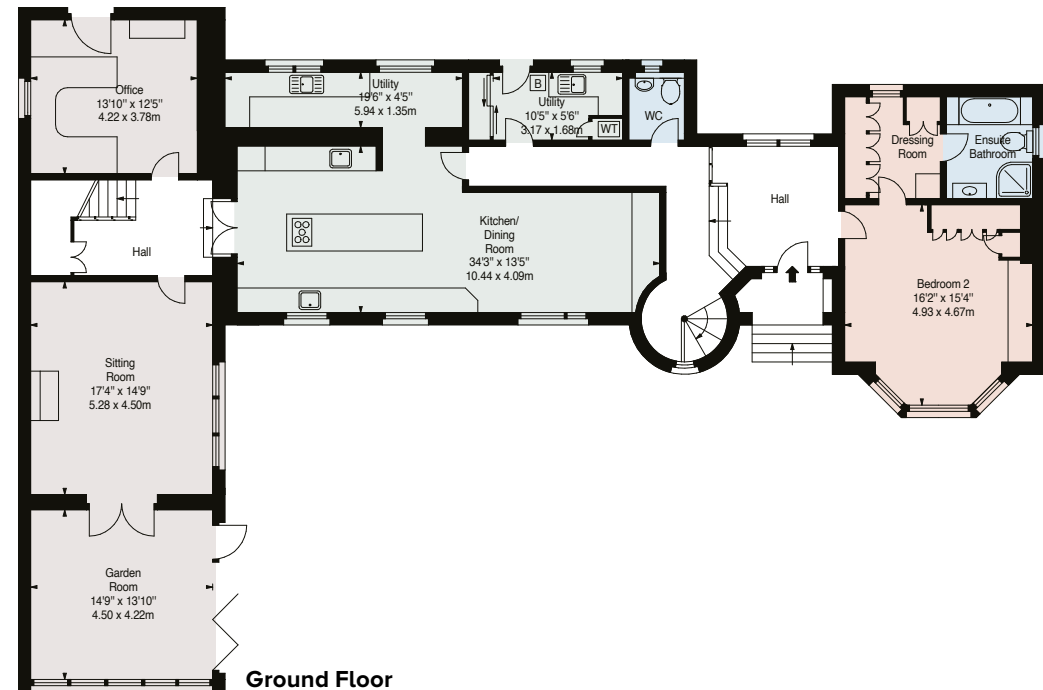
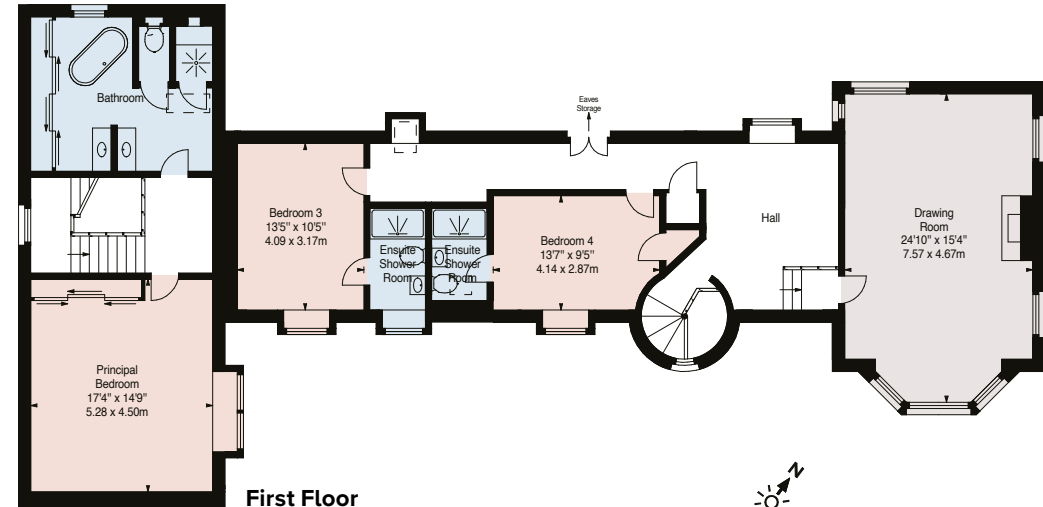
Main House: 3725 Sq Ft - 346.05 Sq M

Outbuildings: 991 Sq Ft - 92.06 Sq M

For identification only. Not to scale.



Outbuildings



Viewings

Strictly by appointment with the Selling Agents.

Tenure	Local Authority	Council Tax	EPC
Freehold	Perth and Kinross Council	Band G	Band D

Services

Water	Electricity	Drainage	Heating	Broadband	Mobile
Private	Mains	Private	Oil / Electric	Yes	Yes

Directions

From Perth towards Glenfarg (A912) turn left at the Bein Inn and then after approximately half a mile (after cottages on the right) turn right onto the track and follow it, turning right at the crossroads signpost, and along the track a few hundred metres where the entrance to Highfield House will be first left.

From the M90 north bound take the exit at Junction 8, then after 3 miles turn left at Gateside onto the A912. Continue for 2.4 miles past Balvaird Castle on the right and then turn left onto wide track just in front of cottages on left. Turn immediately right and then straight over at the crossroads in the track, continuing up the hill until the entrance to Highfield House is on the left.

 **rectangular.effort.dress**  **Postcode: PH2 9QT**

Flood Risk

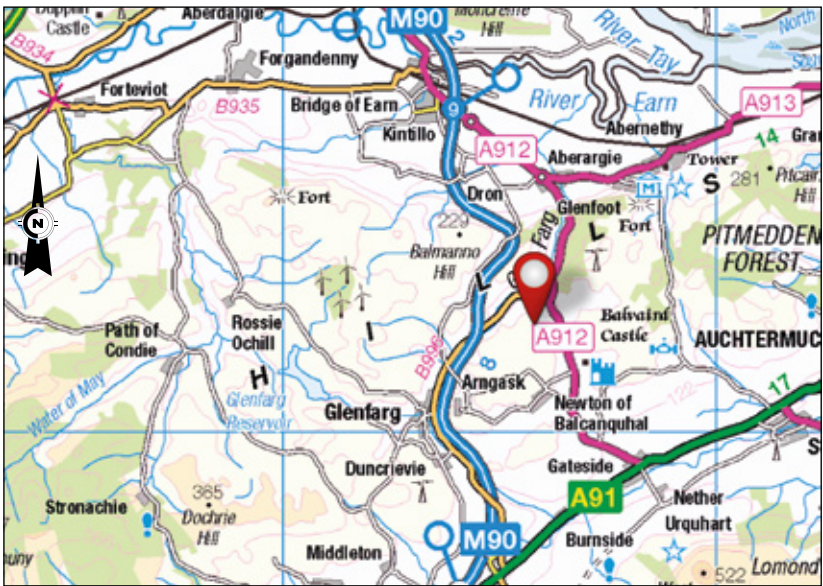
We note that there has been no flooding within the last 5 years at the property. Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

Solicitors

Wyllie and Henderson, Market Chambers, Caledonian Rd, Perth, PH1 5NJ - T: 01738 638465

Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.



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 2024.

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. 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. Failure to provide required identification may result in an offer not being considered.



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