

WOODSIDE
GLENFARG, PERTH

Galbraith



WOODSIDE GLENFARG, PERTH

STUNNING COUNTRY HOME WITH SUPERB VIEWS AS WELL AS LAND AND OUTBUILDINGS

Glenfarg 4.2 miles Perth 15 miles Edinburgh 38 miles

Acreage 14.80 acres (5.99 hectares)

Offers Over £799,000

3 reception rooms. 4 bedrooms

Secluded country house in a fantastic location

Spacious and flexible reception rooms

Super range of outbuildings with great potential

Well maintained gardens and land with potential for smallholding or equestrian use

Easily commutable location for Perth, Edinburgh and Glasgow

Galbraith

Lynedoch House

Barossa Place

Perth

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01738 451111

perth@galbraithgroup.com



SITUATION

Woodside sits in a delightful, secluded location just 15 minutes drive from the village of Glenfarg in rural Perthshire. It has amazing 360-degree panoramic views across the countryside including to the North as far as Schiehallion, and over woodland, reservoir, and fields. An additional luxury is that it sits in a magnificent site that is not overlooked. Glenfarg provides a good range of amenities including a village shop, garage and a primary school. Kinross, which lies approximately 10 miles drive to the south is a popular town and provides, among other things, supermarkets, cafés and restaurants, primary and secondary schooling and a community centre. Perth, known as the Fair City, lies some 15 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.

The city of Edinburgh is within easy commuting distance, the centre of the city can be reached in about 1 hour's journey by car and the airport in about 50 minutes. The city of Glasgow is also easily reached, with the centre only 1 hour 20 minutes' drive.

Woodside is well positioned for a number of independent schools within a convenient distance including, Strathallan, Dollar Academy, Kilgraston, 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 as well as the famous International courses at Gleneagles only a 30-minute drive away.



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 through the expansive forestry locally and The Wallace Road provides a scenic walk close to Woodside.

DESCRIPTION

Woodside is a delightful home which has been sympathetically extended from the original traditional cottage to create a house with superb reception spaces and flexible accommodation throughout. The open plan bespoke kitchen and dining room was installed by Design House in Perth in September 2022 and

enjoys triple aspect views and opens out onto a lovely veranda overlooking the Glenfarg reservoir and making the most of the peaceful surroundings.

Adjacent to the kitchen/dining room is a cosy sitting room which is an ideal place to relax and enjoy hosting guests.

Woodside has been cleverly laid out to provide a further party room in the original kitchen where the current owners have created a bar which provides a fun space for relaxing with guests and enjoying the views from the adjacent sunroom.

The ground floor is completed by a good-sized study/bedroom, as well as a family bathroom and a double bedroom which provides the opportunity of lateral living. There is also a useful utility room.

The first floor has a master bedroom with a lovely ensuite bathroom as well as a further double bedroom with another ensuite bathroom providing comfortable and flexible accommodation.

ACCOMMODATION

Ground Floor: Kitchen/Dining Room, Sitting Room, Study/Bedroom, Bar, Sun Room, Double Bedroom, Family Bathroom, WC, Utility.

First Floor: Master Bedroom with En suite Bathroom, Double Bedroom with En suite Bathroom.





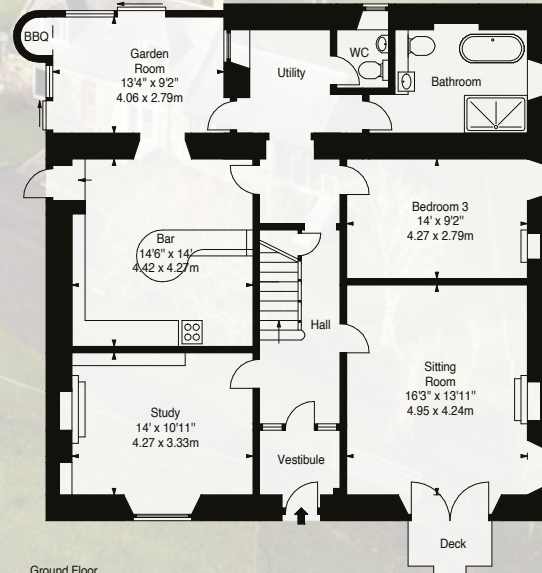
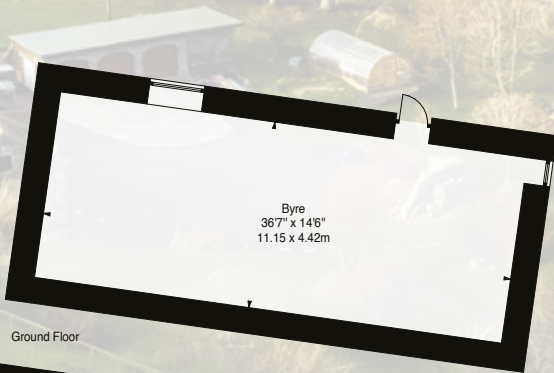
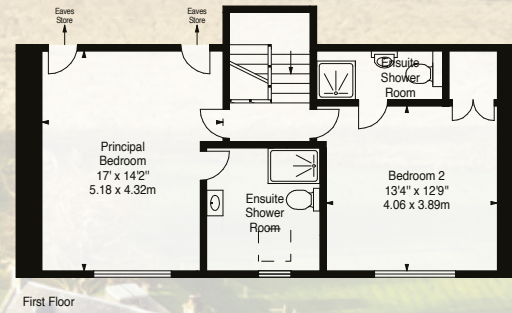
WOODSIDE

Approx. Gross Internal Area

2390 Sq Ft - 222.03 Sq M

Out Buildings: 2997 Sq Ft - 278.42 Sq M

For identification only. Not to scale.





OUTBUILDINGS

There are a range of useful outbuildings at Woodside offering a multitude of potential uses, subject to the necessary planning consents. The barn already has full planning consent (21/00689/FLL) should buyers wish to explore the option of conversion for a variety of uses including additional income. It is a lovely traditional building and with the adjacent byre offers the opportunity to be developed into delightful further residential buildings or as spacious and practical work spaces. The large bespoke built triple garage is a useful and generous space which has been upgraded with electric Hormann doors and a concrete floor providing an ideal space for vehicles and storage.

In addition to the above, there is an American Saltire barn which provides four generous loose boxes and a tack room offering ideal storage or a perfect space for equestrian or smallholding use.

Finally, the current owners have installed a fantastic Polycrumb greenhouse which is ideal for producing a range of fruit and vegetables all year round.

GARDEN (AND GROUNDS)

Woodside sits within approximately 14.8 acres that wrap around the house and provide a delightful situation with the opportunity for a smallholding, equestrian use or as extended gardens. There is a delightful mature garden which is mostly laid to lawn with mature trees including fruit trees and colourful shrubs and plants. There is also a Hydropool 7-seater hot-tub to take in the panoramic views whilst relaxing with a glass of wine or champagne.





To the south of the house is a former arena which has been maintained by the current owners and allows the opportunity of a helipad or for a new owner to lay their choice of surface. The remaining ground has been well maintained by the current owners with good quality fencing throughout. There is a fenced paddock in front of the house, and then further paddocks of hill ground to the rear which not only provide a suitable space for smallholding use, but also a wonderful array of biodiversity with a range of native Scottish hill plants and attractive mature trees and scrub.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Private/bore hole	Mains	Private	Freehold	Oil	Band C	Band E



DIRECTIONS

From Glenfarg take Hayfield Road heading North, follow this road for approximately 2.5 miles and the track to Woodside will be on the left. Follow the track for approximately 1.5 miles to Woodside.

POST CODE

PH2 9QJ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [///gambles.crank.spoons](https://www.what3words.com/)

SOLICITORS

Aberdein Considine (Incorporating A&S Ireland)
18 Waterloo Street
Glasgow
G2 6DB
T: 0141 227 8200

LOCAL AUTHORITY

Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD
T: 01738 475000

FIXTURES AND FITTINGS

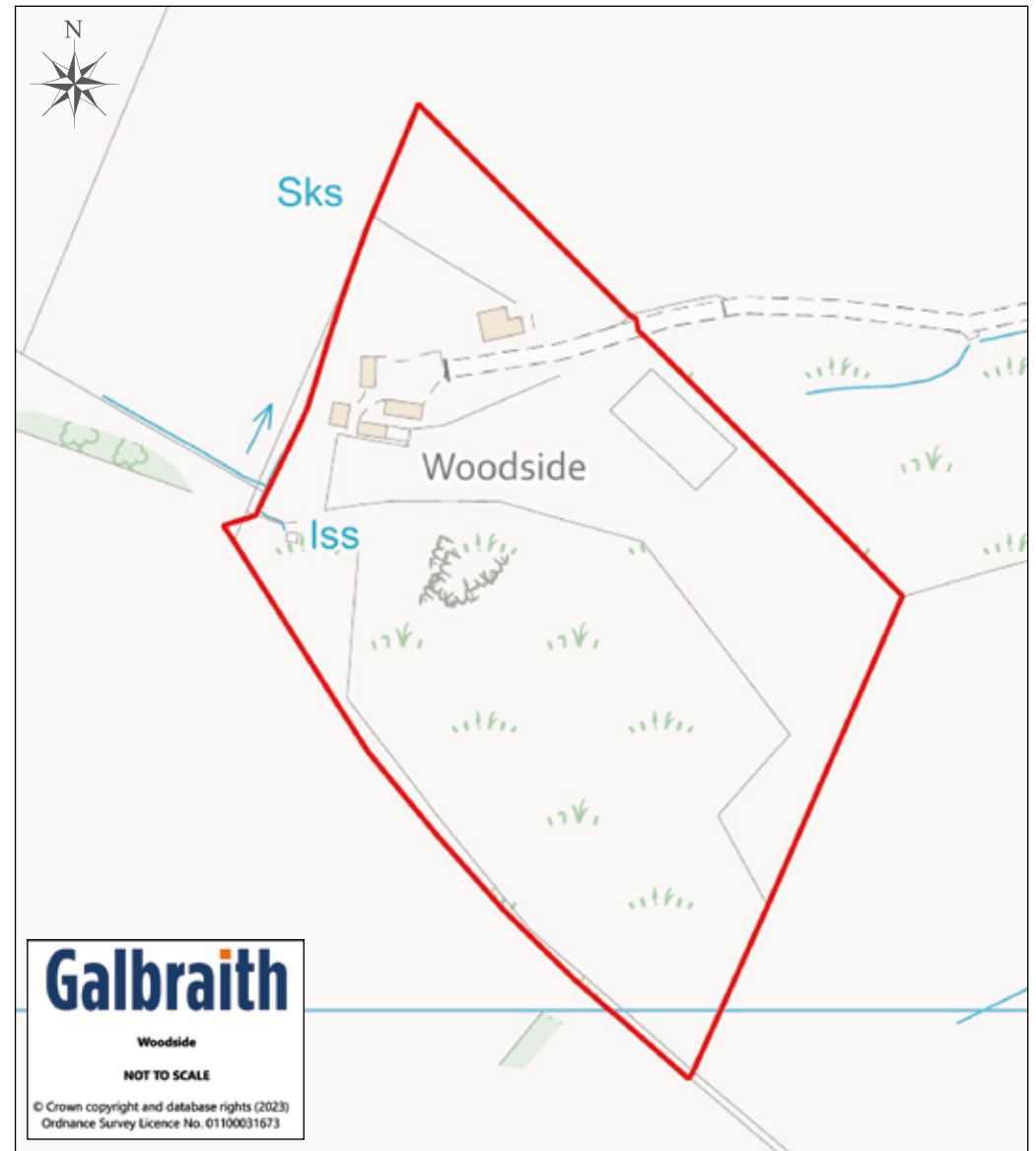
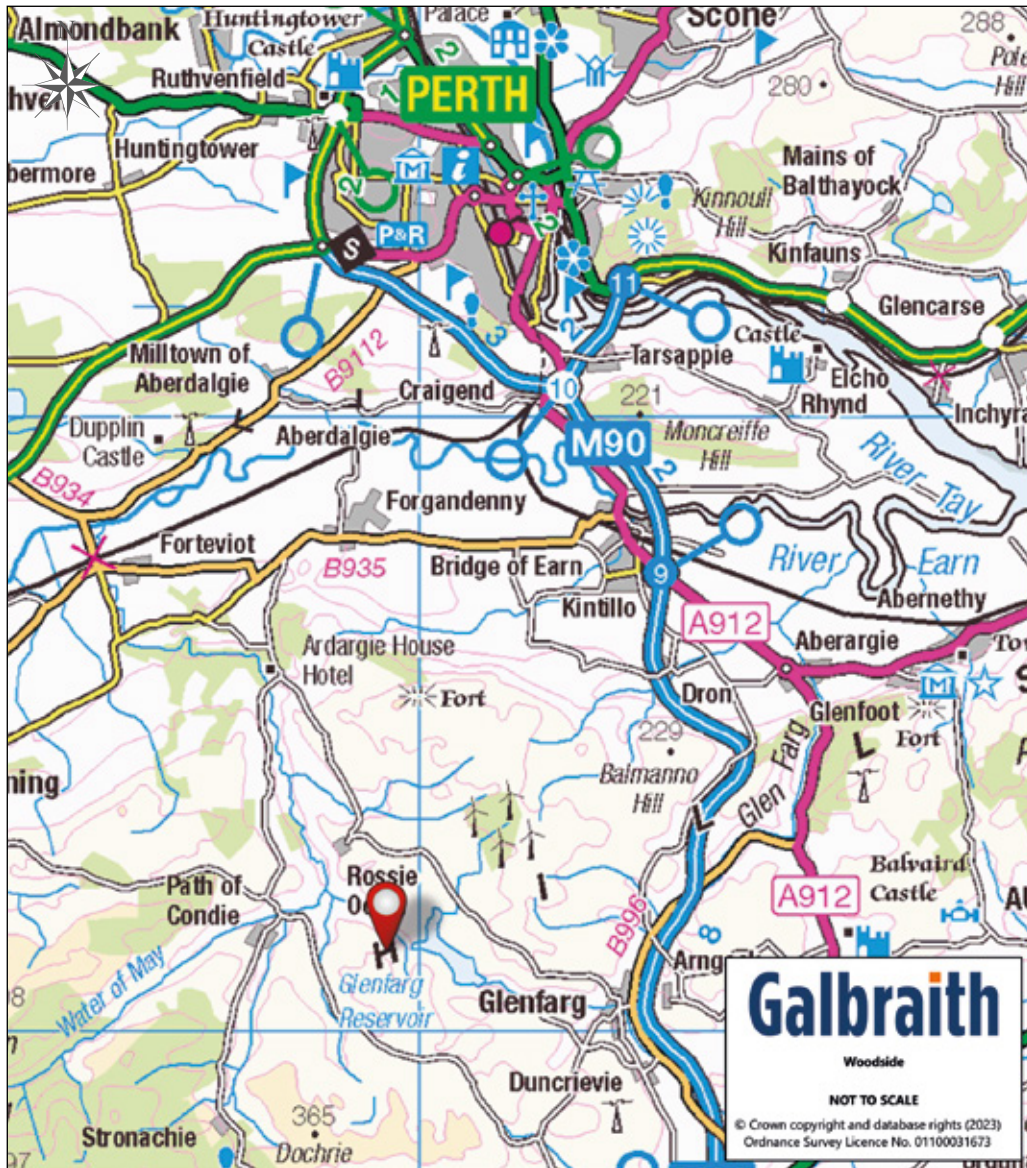
No items are included unless specifically mentioned in these particulars. The kitchen comes with an integrated Miele oven/second oven come microwave combination, Bosch dishwasher and Siemens larder fridge and larder freezer, as well as a Miele induction hob with downdraft extractor. The kitchen also has a Quooker tap.

VIEWINGS

Strictly by appointment with the Selling Agents. Early viewing is recommended as it is anticipated that there will be a lot of interest in this stunning property.

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.



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 November 2023



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