



HOME FARM

By Auchterarder, Perthshire, PH3 1DZ



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A superior and immaculately maintained country house providing generous and flexible accommodation, in a prestigious and preferred location close to Gleneagles Hotel and Auchterarder – about 6 Acres.

About 9105 sq ft in total of residential accommodation and garaging for 6 cars in all.

Ground Floor: Entrance Ground Floor: Entrance Porch and Hall, large Conservatory Hall, Sitting Room/Lounge, Dining/Games Room with Bar, open plan Kitchen/Dining Room/Living Room with Gallery over, Guest Bedroom with en-suite Bathroom, Utility room, 2 WCs, Boot Room.

First Floor: Galleried Study, Principal Bedroom with Dressing Area and Bathroom, 2 further en-suite Bedrooms, Sauna, Tower Room.

Courtyard Cottage: Living Room/Kitchen, 2 Bedrooms, Shower-room, Utility Room.

Cobbled and landscaped central courtyard.

Integral double garage with ancillary workshop (former stables).

Four car garage with large office/games room over – combined about 1539 sq ft.

Landscaped gardens with extensive lawns, shrub and flower borders and a variety of specimen trees.

Potential paddock grazings. Woodland plantation. Landscaped pond.

Enclosed to the north and west by 1.8m high solid fencing. Rebuilt stone wall bordering public roadside.

Monobloc entrance driveway encircling the house, with adjacent car parking areas.

About 6 Acres.





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Situation

Home Farm is situated a short distance to the north of the popular town of Auchterarder. Undulating farmlands surround the house with the River Earn a short distance to the north.

Auchterarder is home to one of Scotland's longest high streets, which provides a range of services including a supermarket, butchers, bakery, health centre, primary and secondary schooling as well as several specialist shops, including coffee and cafés.

Nearby Gleneagles Hotel is an iconic country estate which has been a luxury destination for nearly a century and is recognised worldwide as one of the leading hotels of the world. With its 100th anniversary year approaching the hotel is a prestigious resort in the heart of Scotland. Set within 850 acres there are 3 championship golf courses, spa, leisure club, falconry school, shooting school, running, walking and cycling tracks and a host of other leisure activities as well as four fine dining restaurants including the Michelin starred Andrew Fairlie restaurant. In addition to the three championship golf courses, there is the 9-hole Wee Course and a driving range.

Gleneagles Railway Station runs daily services north and south including a sleeper service to London, while Dunblane, about 20 minutes' drive, provides commuter services to both Edinburgh and Glasgow. Perth, the county town, lies some 15 miles to the east and offers a broad range of retail and professional services as well as a theatre, concert hall, cinema and selection of restaurants. Edinburgh (41 miles) and Glasgow (45 miles) both have international airports as well as railway station. Edinburgh is renowned for its annual international arts festival and its many galleries and other cultural attractions.







In addition to the primary and secondary schooling in Auchterarder, there are several independent schools in both Perthshire and nearby Clackmannanshire. These include Morrison's Academy and Ardvreck in Crieff, Glenalmond College, Craigclowan by Perth, Kilgraston and Strathallan by Bridge of Earn and Dollar Academy in Clackmannanshire.

Scotland's Highland Fringe lies within 10 miles or so to the north and the vast expanse of Scotland's Highlands provides opportunity for a wide array of outdoor recreational pastimes.

The surrounding and nearby Perthshire countryside is renowned for its beauty and offers a wonderful array of outdoor opportunities.

General Description

Home Farm is a notable country home in a preferred and prestigious location close to Gleneagles Hotel and the excellent communication links and schools of Southern Perthshire.

The property has been home to the sellers for the past 26 years and they have invested in the house and outbuildings on an ongoing and progressive basis. The house was originally the Home Farm to Auchterarder House Estate and incorporates many attractive period features including notable red sandstone detailing and a handsome bell tower in the main southern elevation. The house is primarily arranged in a U shape around a sheltered west facing central courtyard overlooked by the large conservatory hall which fills the central part of the house with light. The large kitchen/living room space provides a fitted luxurious informal living space with galleried study over. The 2 reception rooms interlink and neighbour the conservatory hall. The ground floor also features an ensuite Bedroom and the Courtyard Cottage which combine to provide good guest or family dependent accommodation if desired. The ground floor is completed by useful domestic offices and stores. A principal bedroom suite with internal stairs to a Tower Room is complimented by 2 further ensuite bedrooms. A feature of Home Farm is the detached 4 car garage with large multi-purpose room over (2014-15). The gardens and grounds extend to about 6 acres and have been actively maintained and provide an impressive and mature setting for Home Farm.



Further notable features include the following:

1. Accommodation extending to about 845.9 sq m (9105 sq ft) in total.
2. Large conservatory hall overlooking courtyard garden with slate flooring and bay window seating area – about 41' x 16'6" – largest sizes.
3. Entrance Hall with Ancient Limestone floor tiles.
4. Two well-proportioned reception rooms linking to each other with fitted bar – 1 with double sided multi-fuel stove.
5. Open plan kitchen and living/dining room – 33'1" x 27'3" (largest sizes) – refitted in 2019 with extensive fitted kitchen units incorporating marble worktops, AGA, 2 ovens, ceramic hob, dishwasher, warming drawer, tall fridge, boiling water tap and central island unit with integral dining table in Silestone. Natural light filled living area with part double height ceiling and staircase to first floor and galleried Study over.
6. Large home office/games room/gym/cinema room situated over 4 car garage – electric heating to both floors; non-slip vinyl flooring and fire-retardant ceiling to garage.
7. Four ensuite double bedrooms, all generously proportioned with bath/shower fittings renewed in the last 4 years.
8. Good storage space throughout alongside plentiful domestic rooms/offices.
9. Integral 2 car garage with electric car charging point, water tap, electric points and electric doors alongside ancillary workshop space – formerly 2 stables with stable doors still in place.
10. Two-bedroom courtyard cottage providing ideal accommodation for relatives or guests.
11. LPG central heating. Double glazed window units. Extensive insulation.
12. 6 acres of landscaped gardens with an array of flowering shrubs and individual specimens. Landscaped pond with neighbouring woodland.
13. Potential paddock grazings.
14. Rebuilt stone wall bordering the minor public road. New 1.8m high solid fencing along northern and western boundaries.
15. Intruder alarm and hard-wired smoke alarms.



GENERAL REMARKS AND INFORMATION:

Viewing

Viewing is strictly by appointment with the Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH3 1DZ.

Directions

From the A9(T) leave at the exits signposted to either Gleneagles Hotel or Auchterarder. Continue onto Auchterarder High Street. Head east along the High Street before turning left onto the B8062 signposted to Crieff. After leaving Auchterarder Home Farm lies on your left after about 0.6 miles.

Fixtures and Fittings

Please note the following:

1. All fitted carpets are included in the sale.
2. The flat screen televisions are included in the sale under exception of the Sony TV and Sonos Sound Bar in the kitchen living area.
3. The fitted safes are included in the sale.
4. The bird table is excluded.

Local Authority

Perth & Kinross Council
2 High Street
Perth
PH1 5PH
Tel: 01738 475000

Council Tax Band

Band H.

EPC

The EPC rating is E.





Services

Mains water and electricity. Private drainage to septic tank. LPG central heating to main house and cottage. Intruder Alarm system. Vacumaidd Central vacuum system.

Solicitors

Davidson and Company, 26 Manse Brae, Glasgow, G44 5UG.

Offers

Offers should be submitted in Scottish Legal Form to the sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Internet Websites

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com and www.thelondonoffice.co.uk.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Note: The neighbouring Birch House has a right of access over the first part of the drive which is owned by Home Farm.

Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or mis-statement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.


Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available by email on request.




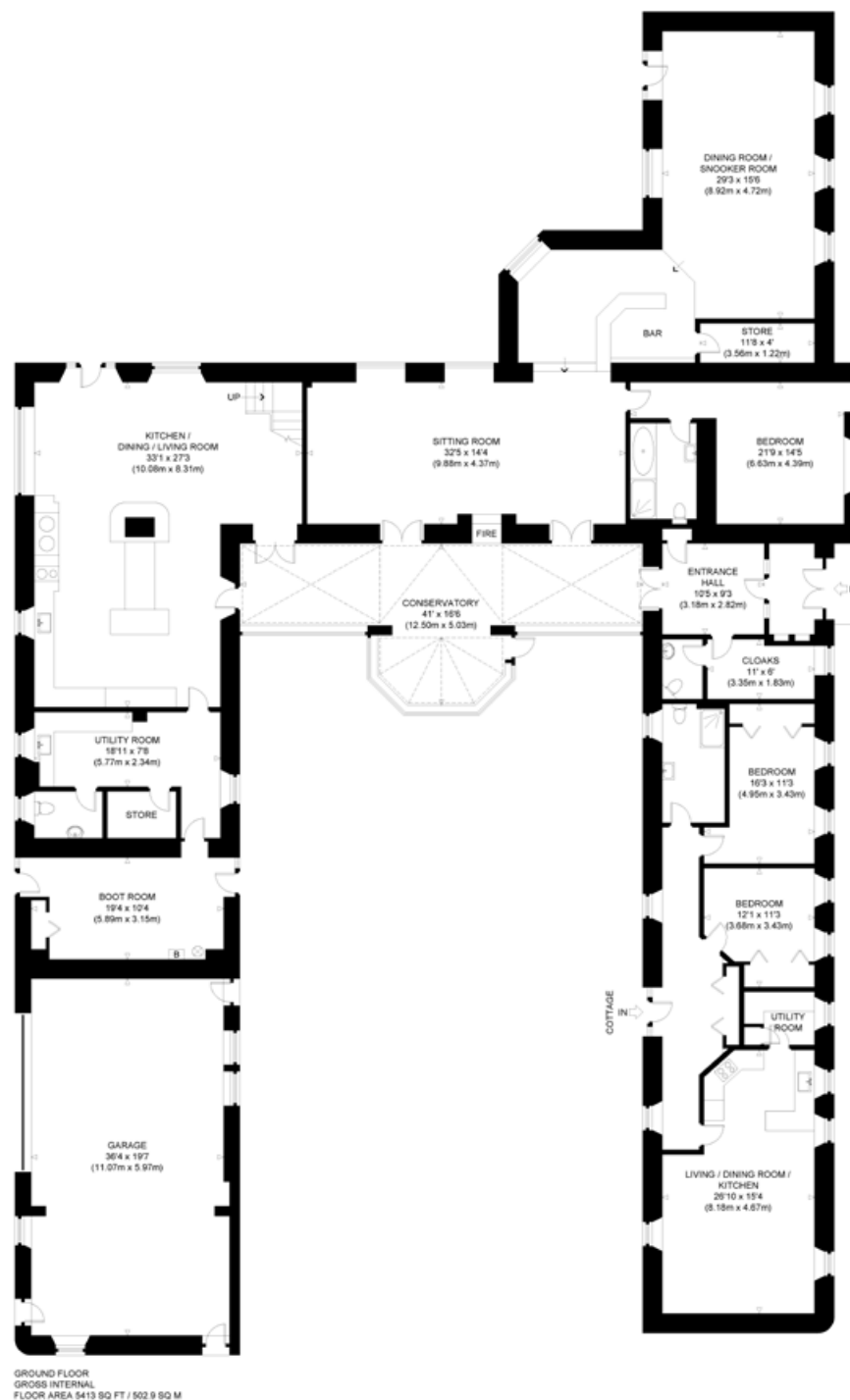
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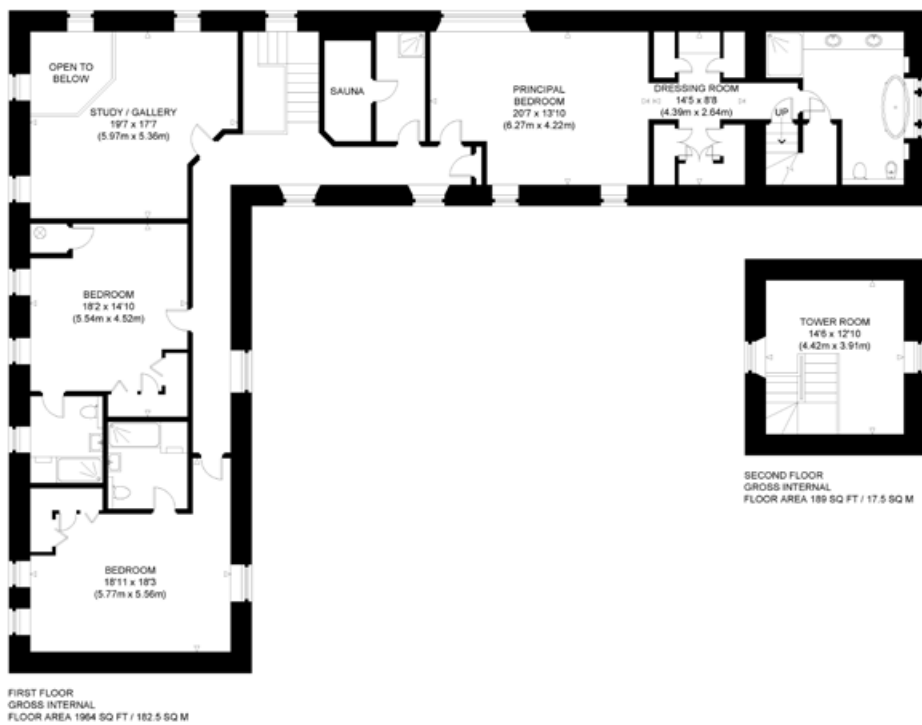
RETTIE

 0131 624 4183

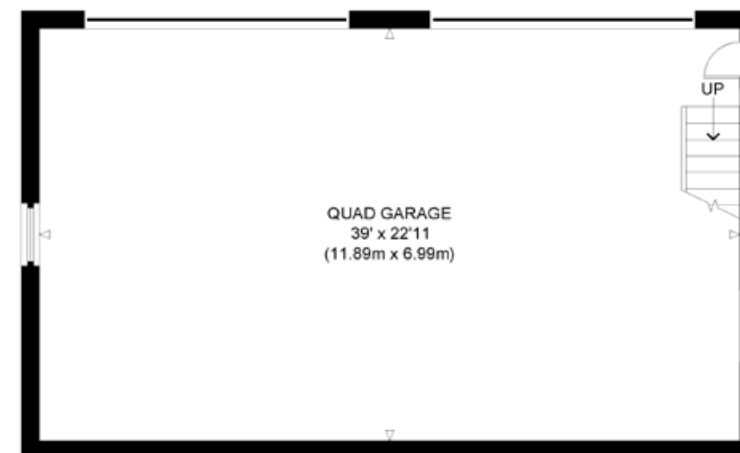
 mail@rettie.co.uk

 11 Wemyss Place
Edinburgh
EH3 6DH





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 645 SQ FT / 59.9 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 894 SQ FT / 83.1 SQ M



Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Rettie & Co give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.






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 LANDMARK INFORMATION Plotted Scale - 1:2250, Paper Size - A4







Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

RETTIE

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