



## TWO HOOTS

Tomanknock, Crieff, Perthshire, PH7 3QH



May this HOUSE have JOY in the Morning  
and SWEET DREAMS at night

LIVE WELL  
Love Much  
LAUGH OFTEN

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**A tastefully presented family home providing generously proportioned living accommodation with substantial garden ground and fantastic views overlooking the Strathearn Valley.**

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### Summary of Accommodation:

**Ground Floor:** Entrance Porch, Entrance Hall, Sitting Room, Double Bedroom 5 with en-suite Shower Room, Dining Kitchen open plan to Living area, Sunroom, Pantry, Utility Room, Cloakroom, WC.

**First Floor:** Principal Bedroom with en-suite Shower Room, three further Bedrooms, Family Bathroom.

**Exterior:** Established gardens of notable colour and diversity. Substantial decked terrace

Large driveway providing very generous car parking. Detached Garage.

Garden Shed and Garden Stores.

Wonderful views overlooking the surrounding countryside.



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### Situation

Two Hoots is situated on the outskirts of the desirable Perthshire location of Crieff. Crieff is the main town of Strathearn and sits on the southern edge of the Scottish Highlands. It offers a wide range of facilities including Supermarkets Aldi, the Co-op and a B&M store. There is a Doctor's Surgery, Dental Practice and a modern Swimming & Leisure Centre. McCrosty Park has an excellent children's playground and a cafe and a bandstand with community events in the summer. The River Earn has beautiful walks which are accessible from the park. There are multiple clubs and societies in Crieff as well as the Crieff Visitors Centre, Caithness Glass and Strathearn Arts which holds regular music, art and drama events. There is a cinema and entertainment complex currently being built. Crieff Golf Course is a two minute drive from Two Hoots and has 9/18 hole courses and a popular club house with fantastic restaurant.

There are a number of good restaurants and local businesses, including the Glenturret distillery which has a visitors' centre and a Michelin star restaurant. The Crieff Hydro Hotel has fantastic indoor leisure facilities and outdoor pursuits and hosts regular events over Easter and the festive period for everyone to enjoy.

The internationally renowned Gleneagles Hotel is situated approximately 11 miles to the south and offers some of the top Golf Courses in Scotland a Spa and Country Club as well as a range of other Sporting and Leisure activities.

The County Town of Perth is easily accessed and has an excellent variety of Shopping, Business and high-quality Restaurants and Bars to choose from. Leisure facilities include two Sport Centres, an Ice Rink and Swimming Pool. There is National Hunt Racing and Polo at Scone Palace. Locally, recreational activities include Golf and Hill Walks.

Local Schooling is available in Crieff with Crieff Primary School and Nursery, St Dominic's RC, Ardvreck (Preparatory), Crieff High School and Morrisons Academy which is both primary and secondary schooling. Other local Private Schooling can be found at Glenalmond College, Strathallan and Craigclowan (Perth).

Perth, Gleneagles and Stirling all have Railway Stations with services to Edinburgh, Glasgow, Dundee, Aberdeen and Inverness with ongoing connections to National Rail Links. From Perth there is also direct access via the M90 to Edinburgh, the A9 and M9/M80 to Stirling and Glasgow and the A9 north to Inverness and the A90 leading east





### General Description

Two Hoots is a delightful property that offers spacious and immaculately presented accommodation situated on the outskirts of Crieff. The property seamlessly balances traditional details with an external finish of crisp white render, pitched slate roof and dormer windows. Beyond the threshold, there is a sense of modern luxury with a well-appointed open plan dining kitchen, contemporary bathroom fittings as well as a coherent and coordinated interior design. The property has generous well-proportioned accommodation that offers flexibility of use and a highly specified interior.

Two Hoots is set back from the road and is bounded by a dry stone wall. The house sits in a generous plot extending to approximately 0.45 acres and its approach is via a gated entrance which gives way to a stone chipped drive affording ample room for car parking and turning. The house is accessed via an astragal door that opens to the Entrance Porch with glazed panels and seating area. An inner part glazed door opens into the welcoming entrance hall giving access to the principal reception rooms on the ground floor.

The Sitting Room is a generously proportioned, double aspect, south facing room with wonderful views over the Strathearn Valley. A notable feature of this room is the traditional fire with timber mantle and slate hearth. There is a hatch providing access to a large storage area.

Accessed off the Entrance Hall is a generously proportioned Double Bedroom which benefits from a dual aspect view overlooking the garden grounds. There are fitted wardrobes and French doors out to the garden with a contemporary finished en-suite Shower Room comprising of a corner shower, wash hand basin and WC.

Down the hall is the Dining Kitchen open plan to the Living Room which is the heart of the house. An exceptional reception room which features a vaulted ceiling, enhancing the impression of space. Natural light emanates from a series of windows and roof lights. This room is ideal for modern day-to-day living or is equally comfortable for more formal entertaining. The kitchen has an extensive range of contemporary cream floor and wall mounted kitchen units with timber work surfaces. The integrated appliances include a large American style fridge freezer, induction hob with extractor fan over, oven, microwave, warming drawer, dishwasher and Rangemaster sink with draining area. The kitchen benefits from an island with storage cupboards and seating area. The kitchen is of generous proportions and can easily accommodate a large table for dining which seamlessly flows into a more formal dining area and onto the Living area. The Living area is well proportioned with three picture windows providing an attractive outlook over the garden ground. The substantial wood burning stove with slate hearth provides a heartening focal point. Located off the Dining Kitchen is the contemporary Sunroom, which is a superb feature of the house with ceramic flooring, which is accessed through a pair of large, glazed sliding doors. The Sunroom is fully glazed providing a wonderful outlook over the garden grounds. This charming space further increases the property's already generous entertaining space. Patio doors provide direct access to the rear garden.

Completing the ground floor accommodation is the Pantry area with ample storage units and there is access to the side and rear garden. The adjoining Utility Room has a range of floor and wall mounted units and roll top work surface with integrated sink and drainer. Wall mounted boiler. Adjacent is the Cloakroom with WC and wash hand basin.

The ground floor accommodation is ideal for entertaining with 3 flexible reception rooms.

From the Entrance Hall a staircase rises to the First Floor landing which is flooded with natural light via a window on the half landing and a large Velux window. The first floor landing is spacious and connects through to the bedrooms.

The Principal Bedroom is sumptuously proportioned with a double aspect view and is well appointed with a dressing area and an extensive range of wardrobes providing useful storage. The en-suite Shower Room comprises a walk-in shower cabinet, WC, wash hand basin with integrated shelving below and heated towel rail. There are three further Bedrooms, two of which have fitted wardrobes, and all have a dual aspect view. The stylish family bathroom is finished in a modern style and includes a substantial bath unit with a separate hand held shower attachment, WC, wash hand basin, and walk-in shower cabinet.



Two Hoots is a spacious family home extending to about 2,554 sq ft (237.5 sq.m). The accommodation is spacious and well-appointed throughout and clever use has been made of large windows, Velux windows, roof lights, part glazed doors and patio doors all maximising natural light and views overlooking the charming garden grounds and the surrounding countryside. The accommodation is generous and thoughtfully laid out for both family living and entertaining.

### GARDEN

The garden is a particular asset of the property, surrounding the house attractively. Sheltered by mature trees and burgeoning shrubbery, it is something of a protected haven providing a sense of privacy and seclusion.

The garden at Two Hoots is exquisite and real care and attention has been paid over the past 9 years of ownership. The house stands within a plot befitting of its stature and features a beautiful wrap around garden, predominantly laid to lawn. The front garden is charming with dry stone walling and rose planted borders. The garden offers different areas for seating to capture the sun throughout the day and provide different aspects of the garden.

The garden can be accessed directly from the Sunroom and benefits from a large seating area suitable for outside dining in the warmer months. There are a variety of specimen trees and fruit trees such as acer, pine, apple and cherry.

The driveway provides approach to the detached garage with up and over door and electric light and power. From the driveway a stone pathway leads to the large garden shed providing ample storage space for garden machinery. There is a wood/log store and additional garden stores located to the rear of the shed.

### 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 PH7 3QH.

#### Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. The hot tub may be available by separate negotiation.

#### Classifications

Council Tax - Band G

EPC Rating - Band D

#### Tenure

Freehold

#### Services

Mains electricity and water. Private drainage and oil fired central heating.

#### Lead Photo

Lead photo was taken in 2016



### Offers

Offers should be submitted in Scottish Legal Form to the joint 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

Properties and other properties offered by Rettie & Co can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

### Servitude Rights, Burdens & Wayleaves

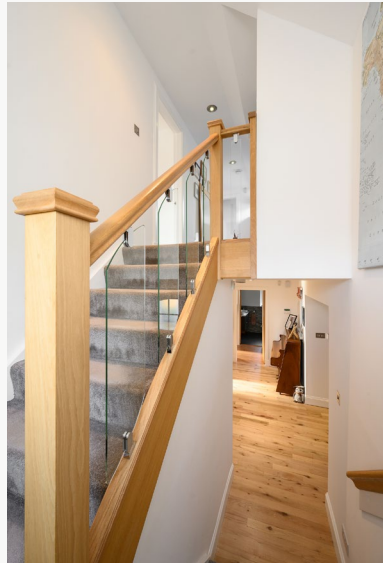
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes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

### Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement 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 on request.







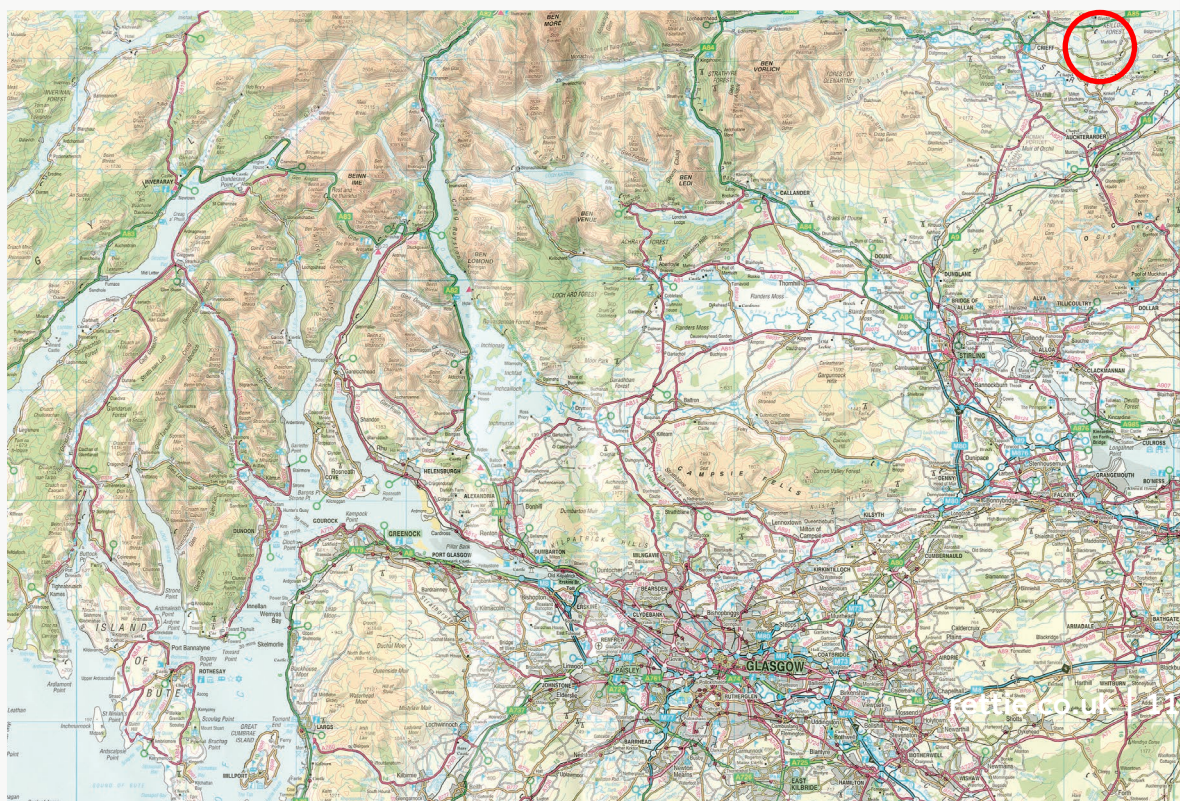
### Misrepresentations

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 contract 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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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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