



 **RETTIE**

PITNAPPIE FARMHOUSE

Newtyle, Angus, PH12 8UR

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A traditional detached farmhouse situated in a charming rural setting with fantastic views across undulating countryside.

Summary of Accommodation:

Ground Floor: Entrance Porch, Entrance Hall, Sitting Room, Principal Bedroom, Bathroom, Dining Kitchen, Utility Room, Rear Porch.

First Floor/Attic: Double Bedroom

Exterior: Generous private garden of notable colour and diversity. Rockery Garden. Greenhouse. Timber garden sheds.

Detached Double Garage.



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Situation

Pitnappie Farmhouse is situated about 2 miles south of the village of Newtyle just west of the County Border between Angus and Perth & Kinross. The house is situated on an elevated position offering far reaching views across the rolling Angus countryside.

Newtyle is a residential village with modern Primary School, Village Shop/Post Office, Butchers, Hotel and Pub alongside good road links to Dundee. The village has an active community life and there is an extensive network of footpaths around the village and within the local countryside.

Dundee is about 15 to 20 minutes' drive and offers a wide range of services and amenities including the new V & A Museum. The principal local towns are all around 15 miles distant. There is a wealth of attractive countryside for recreational opportunities nearby.

General Description

Pitnappie Farmhouse is traditionally built of stone walls under a slate roof and sits on an elevated position with fantastic views overlooking the surrounding farmland. The accommodation is predominantly set across one level and requires upgrading and modernisation. The overall plot has a commanding position affording wonderful views.

A shared private track sweeps up towards the house and provides access to the detached double garage. A pedestrian gate opens to a stone pathway leading to the front Entrance Porch with glass panels, providing a charming outlook. An inner part glazed door opens into the Entrance Hall giving access to the principal rooms on the ground floor. Accessed off the hallway is the Sitting Room which is generously proportioned and benefits from a dual aspect. The log burner with timber mantle provides a heartening focal point. Across the hall is the Principal Bedroom which is well proportioned with a dual aspect and an adjoining walk-in wardrobe/dressing area.



Along the hallway is the Bathroom with WC, wash hand basin with vanity mirror above, bath unit with shower attachment and a towel hook. A door opens to the Dining Kitchen which is the heart of the house. The kitchen has been fitted with a generous array of kitchen units providing ample storage with worksurfaces. The units incorporate a stainless-steel sink with draining area, Bosch oven with induction hob above. The kitchen benefits from an understairs storage cupboard and ceiling spotlights. There is ample room for a dining table which allows for sociable and relaxed family living. Neighbouring is the spacious Utility Room housing the electrics and boiler. A part glazed door opens to the rear of the house. A separate part glazed door opens to the Rear Porch giving access to the driveway. Completing the ground floor is the large storage cupboard.

Accessed from the kitchen, stairs rise to the First Floor/Attic giving access to Double Bedroom 2 with coombed ceilings and a picture window.

EXTERIOR

Stone steps provide access to the rear garden which is in two sections and predominately laid to lawn, bounded by traditional stone walls. There are a couple of greenhouses and timber garden sheds providing useful storage space for garden machinery. There is a rockery garden to the front of the house.

Adjacent to the house is the Double Garage with up and over doors.

GENERAL REMARKS AND INFORMATION

Please note that there could be an opportunity to purchase the neighbouring land to the west of the farmhouse which is currently in the process of gaining planning permission for the erection of one residential dwelling.

Viewing

Viewing is strictly by appointment with the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH12 8UR.

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included in the sale price.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains water and electricity. Gas (LPG tank). LPG heating system. Private drainage to a septic tank.



Council Tax

Band C

EPC Rating

Band F

Home Report

Please note that, given the uninhabitable condition of the Farmhouse and the agricultural nature of the overall property, no Home Report is required or provided.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH.

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.

Websites and Social Media

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. In addition, our social media platforms are [facebook.com](https://www.facebook.com), [RettieTownandCountry](https://www.facebook.com/RettieTownandCountry), [twitter.com](https://www.twitter.com), [RettieandCo](https://www.twitter.com/RettieandCo), [Instagram](https://www.instagram.com) and [LinkedIn](https://www.linkedin.com).

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 agent, 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 misstatement 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

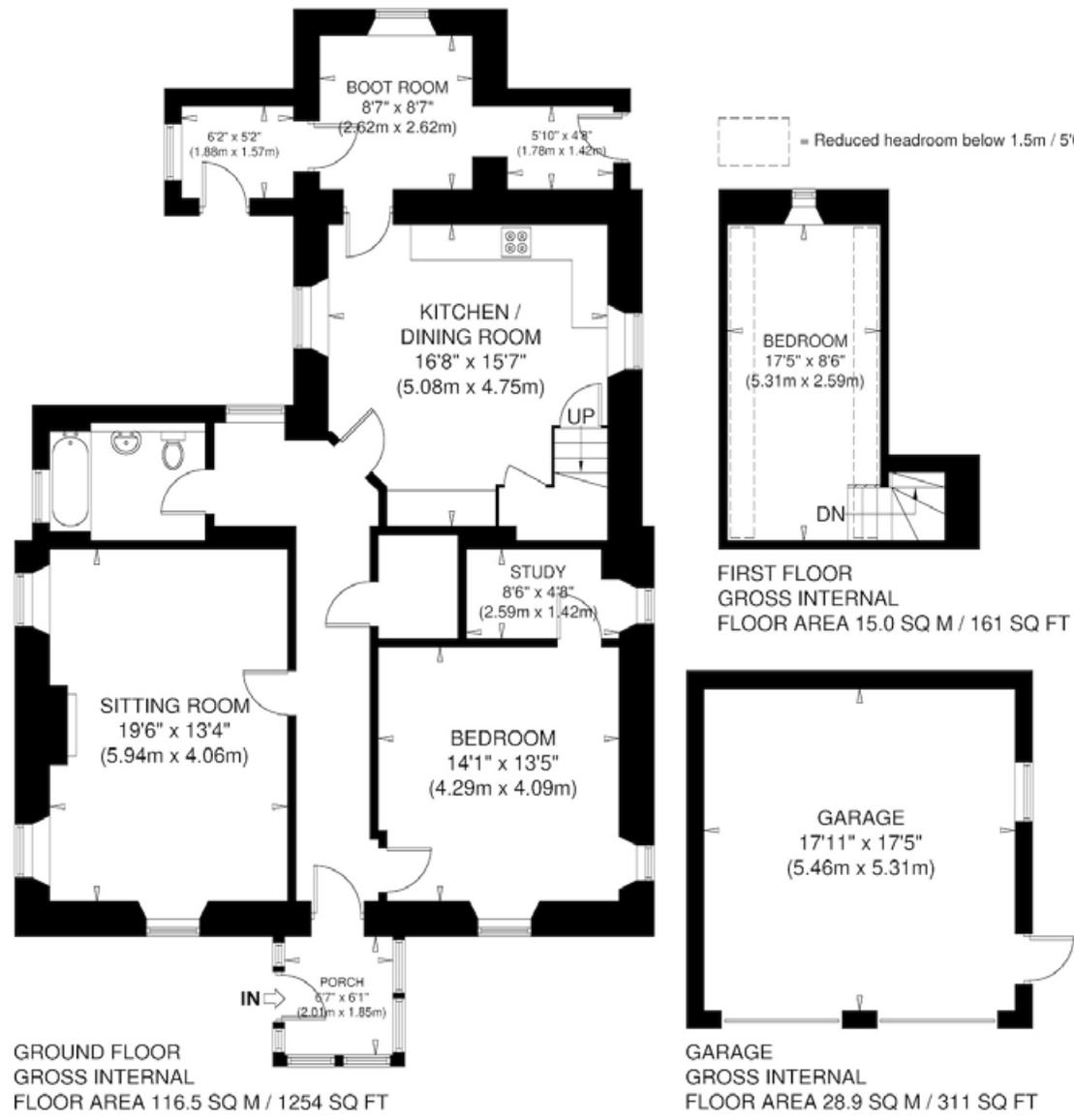
Rettie & Co, their clients and any joint agents give notice that:

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 misstatement 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.

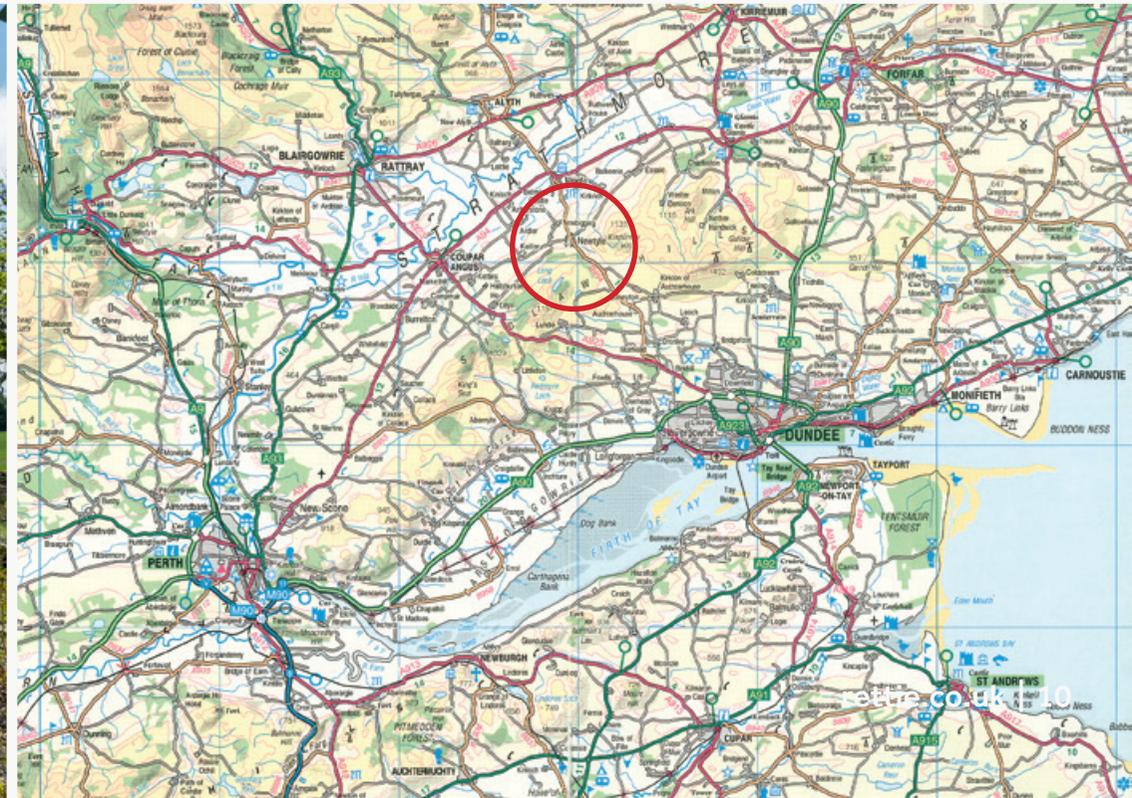
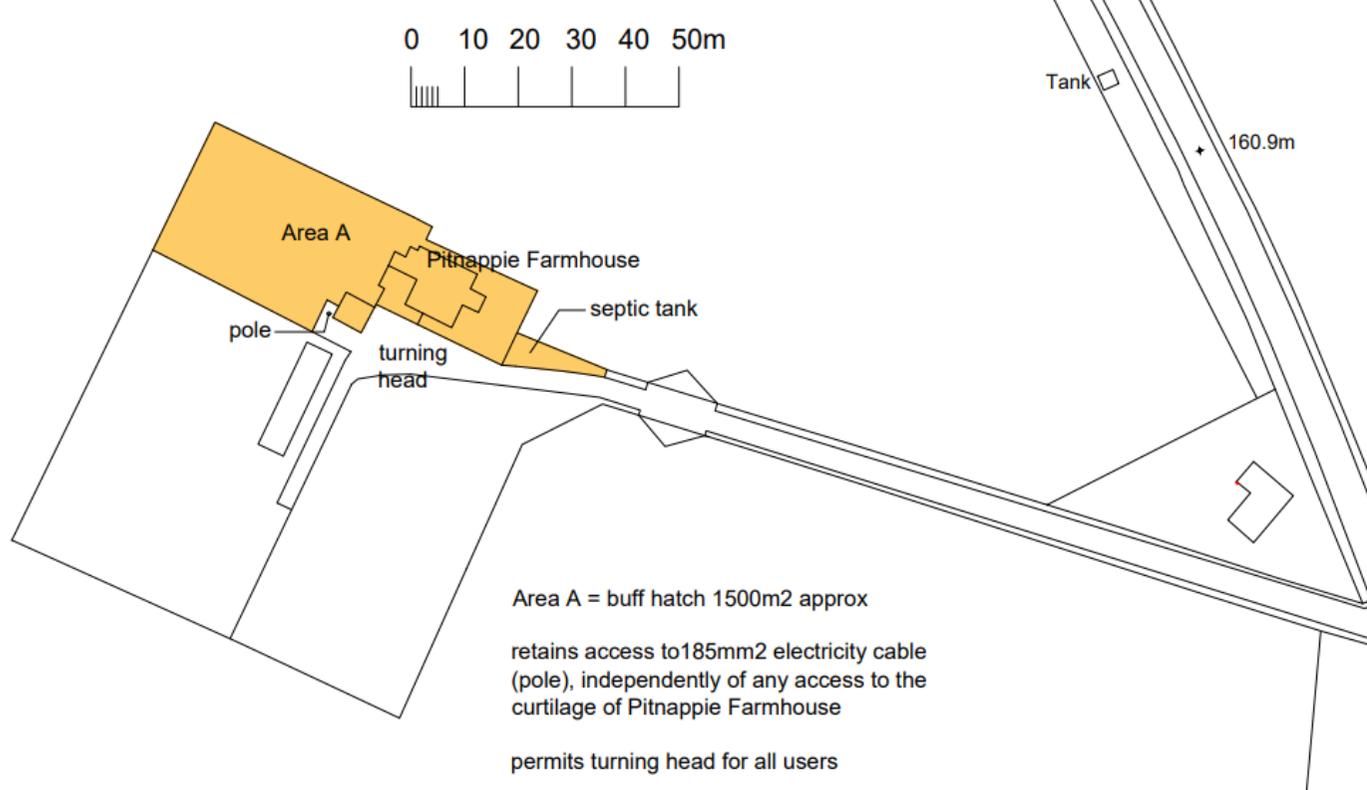




PITNAPPIE FARMHOUSE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 131.5 SQ M / 1415 SQ FT
 GARAGE FLOOR AREA 28.9 SQ M / 311 SQ FT
 TOTAL COMBINED FLOOR AREA 160.4 SQ M / 1726 SQ FT
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.

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