



WEST PARK FARM

Grandtully, Perthshire, PH15 2EQ



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A traditional farmhouse full of character and charm providing generously proportioned living accommodation with fantastic views over undulating Perthshire countryside, set within substantial garden grounds.

Located a short distance from the highly sought-after Highland villages of Aberfeldy and Kenmore.

Summary of Accommodation:

Ground Floor: Large Dining Kitchen open plan to Living Area, Sitting Room, Garden Room, Double Bedroom 1, Shower Room, Utility Room

First Floor: Principal Bedroom, 3 Further Double Bedrooms, Study, Bathroom.

Exterior: Established gardens of notable color and diversity. Studio/ Workshop with adjoining Log Store. Garden Shed. Greenhouse. Kitchen Garden. Orchard. Chicken Run.

Large driveway providing ample parking.

Wonderful far-reaching views.



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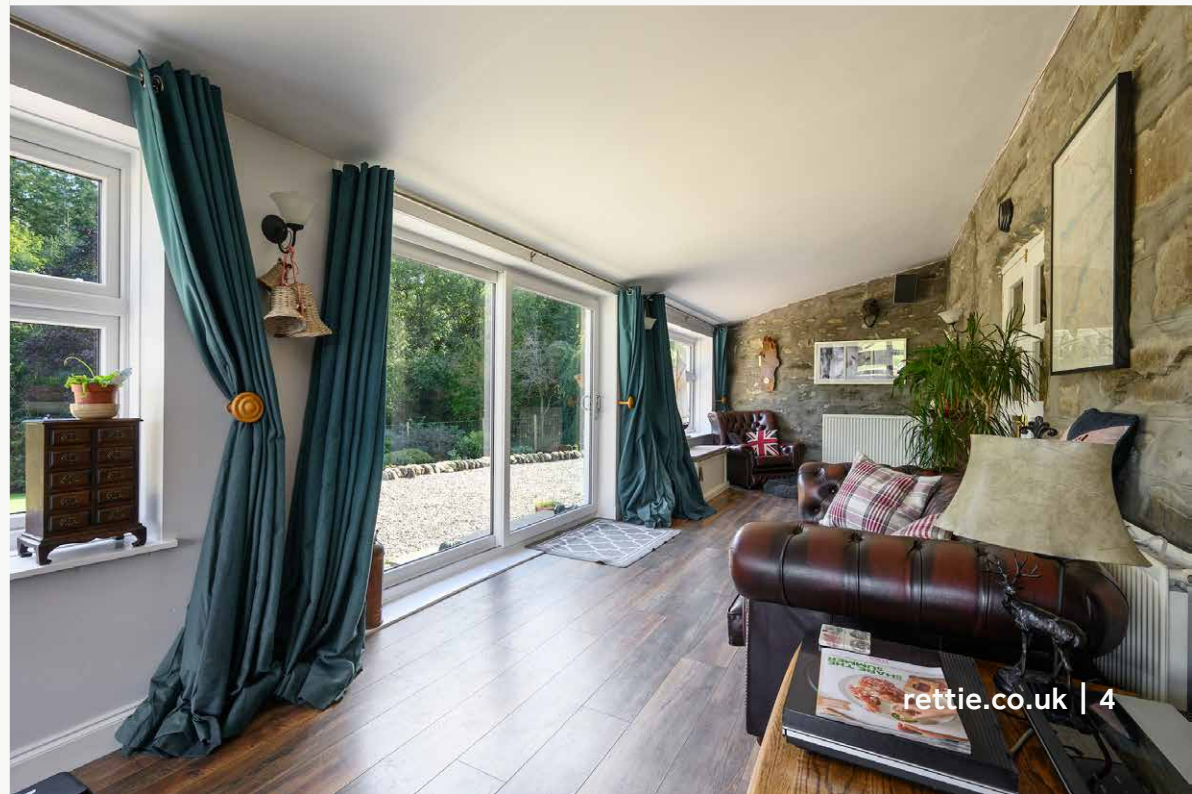
Situation

West Park Farm is a traditional farmhouse dating back to circa 1770 and forms part of a small enclave of five substantial houses. The properties are accessed via a shared council adopted road with individual approaches taken via private driveways. West Park Farm is quietly situated on an established and elevated plot with wonderful views overlooking the Perthshire countryside. The house is located in the small village of Grandtully, around 3 miles south of the delightful town of Aberfeldy, 11 miles north of Kenmore and around 9 miles southwest of the town of Pitlochry. Grandtully has a traditional Inn, the Grandtully Hotel and a Chocolatiers. Set amongst picturesque countryside, the historic market town of Aberfeldy, which was first made famous through the works of Robert Burns and his poem The Birks of Aberfeldy, is well known for its scenic beauty. It has earned enduring popularity and is Scotland's first Fairtrade town, with retailers and attractions throughout the area doing their best to promote Fairtrade, organic and environmentally friendly products. The town itself offers a fine selection of local shops, restaurants and a cinema, as well as banking and medical services.

Situated on the banks of the River Tay, Grandtully is approximately 8 miles from the A9 trunk road, which provides access to Perth and the South as well as North towards Inverness. The A9 also provides access to both Pitlochry and Dunkeld & Birnam Stations, which are approximately 9 miles and 12 miles from the property respectively and offer a timetable of services, including the overnight sleeper to London Euston. Recreationally, there are an abundance of opportunities in the area including golf courses at Aberfeldy, Kenmore, Killin, Strathtay, Pitlochry and Dunkeld. Watersports are available at nearby Loch Tay and along the famous River Tay, which also offers salmon fishing. There are many famous beauty spots nearby including Glen Lyon and The Queen's View at Loch Tummel. The surrounding woods, Moorland and hills offer an abundance of walking and climbing opportunities with several Munro's such as Schiehallion and Ben Lawers in the vicinity. The Scottish Highlands offer Skiing and mountain biking at Aviemore, Glenshee and Aonach Mor.

Primary schooling is available in Grandtully village and the highly regarded Breadalbane Academy, which provides education from pre-school to 18 is located in Aberfeldy.

The city of Perth is approximately 25 miles away and offers all the amenities and professional services expected of a regional city. The A9 is the main route into the Highlands and has stretches of dual carriageway between Ballinluig and Perth, where it links with the M90 south to Edinburgh. Edinburgh International Airport is on the near side of the city. There are some renowned private schools within reach including Strathallan, Craigclowan, Glenalmond, and Morrison's Academy and Ardvreck (both at Crieff) which both run daily bus services from Aberfeldy.





General Description

West Park Farm is an attractive farmhouse which has been renovated and extended over the passage of time to provide comfortable and tastefully presented modern living in a delightful setting. The house occupies an elevated position to maximise the impact of the surrounding landscape and has generous well-proportioned accommodation set over two levels that offers flexibility of use. The approach to the house is via a shared council adopted road providing access to a substantial private driveway with car parking and turning area. The functional access is to the rear of the house where a stable door opens to the Utility Room with shelving, coat hooks and a worktop incorporating a stainless-steel sink with draining area and cupboards below. Accessed off the utility room is the Shower Room with walk-in shower cabinet, wash hand basin with vanity mirror above and storage cupboard below, WC and a heated wall mounted towel rail. There is a large storage unit housing the boiler and a hatch providing access to the loft space. The shower room benefits from electric underfloor heating.

A door opens to the Dining Kitchen open plan to the living area which is the heart of the house; an exceptional room flooded with natural light. Patio doors provide a wonderful outlook and direct access to the garden. The kitchen has been fitted with a generous array of kitchen units providing ample storage with wooden worksurfaces. The units incorporate an Rayburn, a Rangemaster and a sink with draining area. There is a large pantry cupboard with shelving and an island with storage cupboards and seating.



Across the hall is the Sitting Room with traditional fireplace and timber mantle. Part glazed double doors open to the Garden Room, which is a superb feature of the house. Natural light emanates from a series of glazed windows and a sliding patio door gives access to the driveway and garden area. The garden room benefits from feature stone walls and wall mounted lights. Double doors open to Double Bedroom 1 with dual windows providing a wonderful outlook.

From the hall, stairs rise to the First floor landing with twin roof lights. Steps lead to the Bathroom with Velux window. There is a bath unit with handheld shower attachment, wash hand basin with mirrored wall mounted vanity unit above, WC and heated wall mounted towel rail. Across the landing steps lead to three further Double Bedrooms. Accessed off Double Bedroom 4 an inner door opens to the Study with Velux window and separate picture window. There are ceiling spotlights and ample integrated storage cupboards.

Garden

The garden at West Park Farm is exquisite and real care and attention has been paid over the past 5 years of ownership. The house is situated on an elevated plot and enjoys splendid views across rolling countryside. The garden grounds are fringed by the burn and enclosed by timber and wire fencing with generous areas of lawn. The garden is well stocked with specimen trees, flowers and plants which offer colour and diversity all year round.

The garden offers different areas for seating to capture the sun and provide different aspects of the garden. There is a patio terrace which can be accessed via the kitchen which offers an ideal space for alfresco dining and entertaining in the warmer months.

The garden benefits from a large kitchen garden with fruit trees, a greenhouse, chicken run and a garden shed which provides useful storage space for garden machinery. A notable feature of the garden

is the Studio with adjoining log store which could be utilised for a variety of uses.

There is an abundance of wildlife and birdlife such as red squirrels, pine martens, sparrows and woodpeckers to name a few.

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 PH15 2EQ

Fixtures and Fittings

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

Local Authority

Perth & Kinross Council, 2 High Street, Perth PH1 5HH. Tel: 01738 475 000. Fax: 01738 475 710.

Classifications

Council Tax Band F
EPC Rating – Band E

Tenure

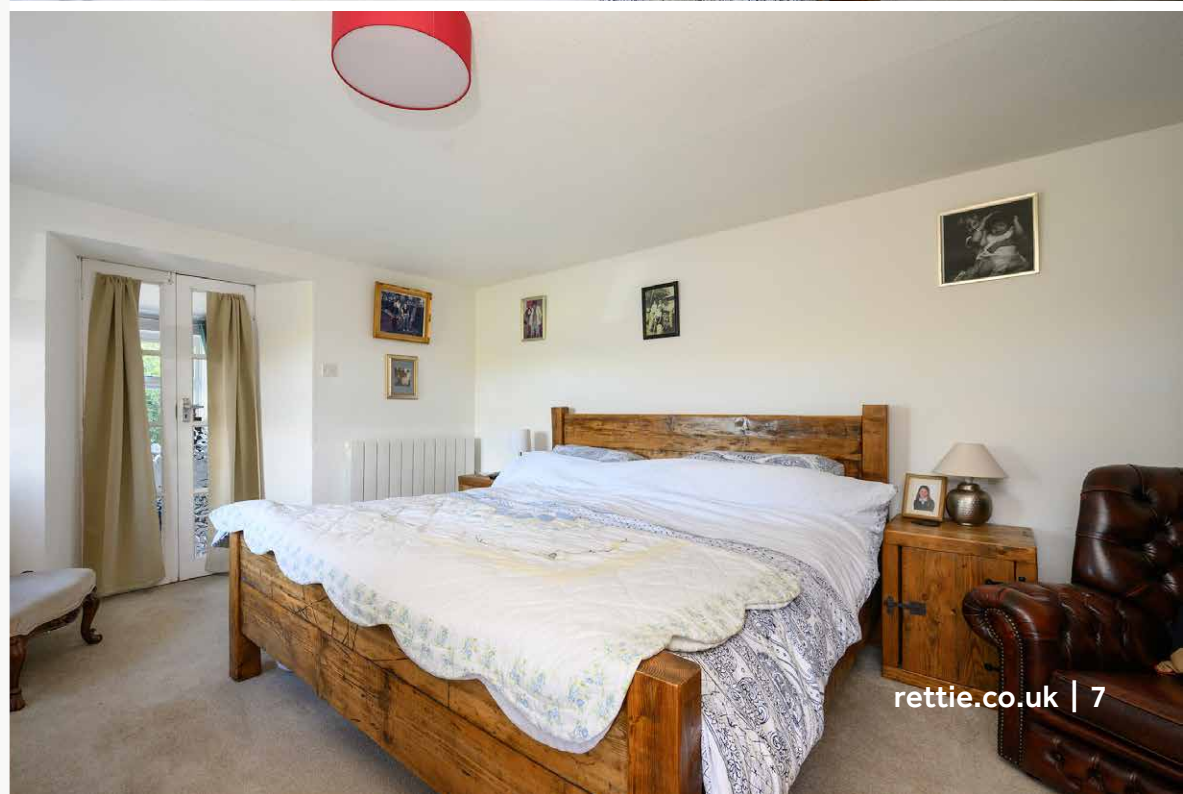
Freehold

Services

Mains electricity. Private water supply. Drainage to a shared septic tank. Oil fired central heating.

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.



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, www.uklandandfarms.co.uk and www.thelondonoffice.co.uk.

In addition, our social media platforms are Facebook.com-RettieTownandCountry; Twitter.com- RettieandCo, Instagram and LinkedIn.

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 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

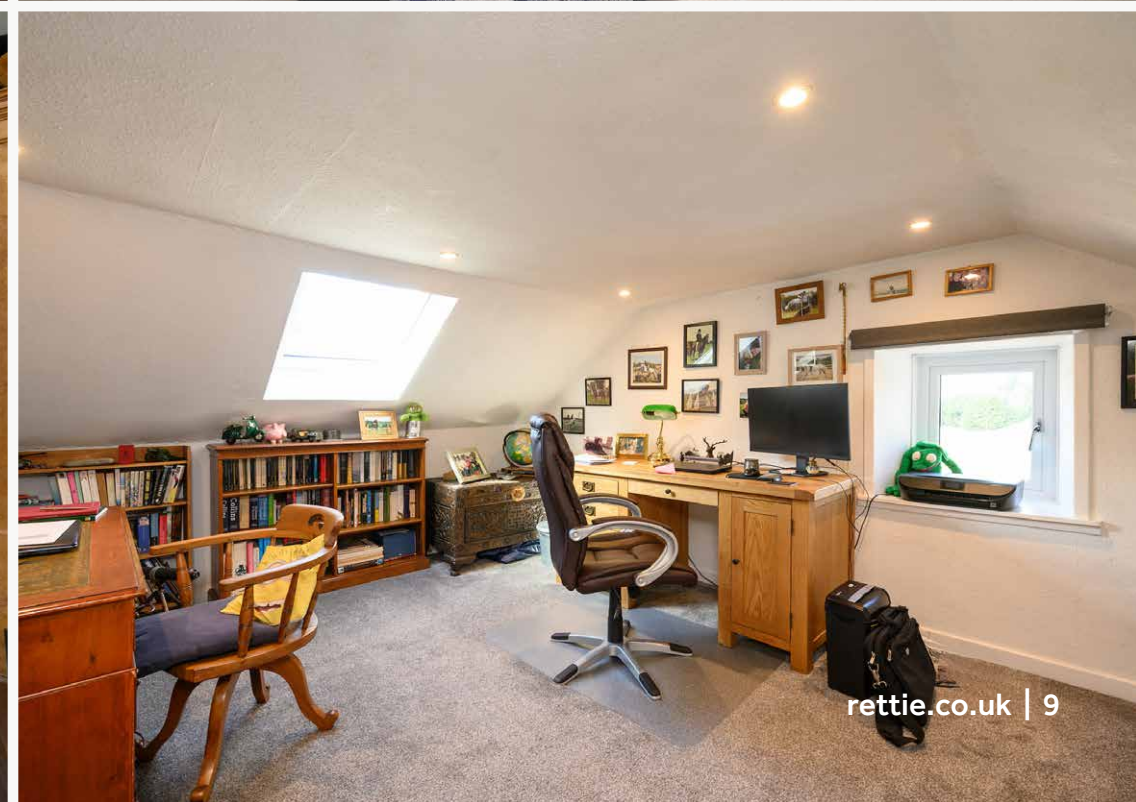
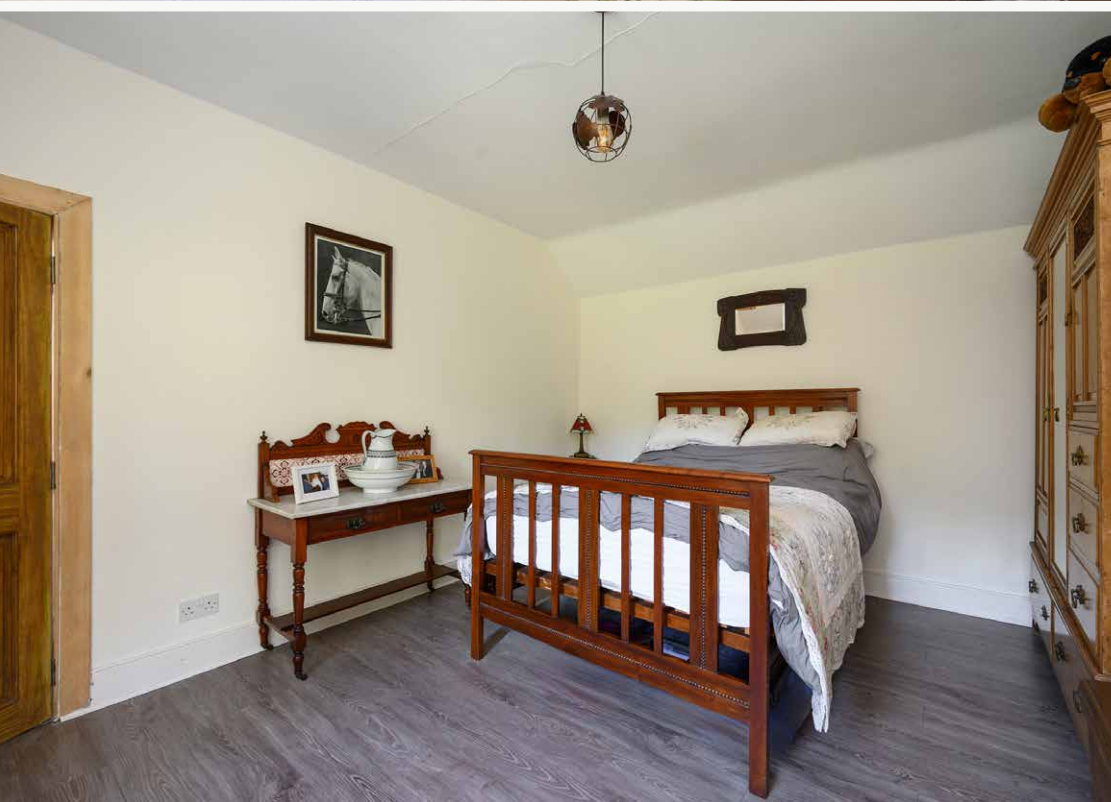
Rettie & Co give notice that:

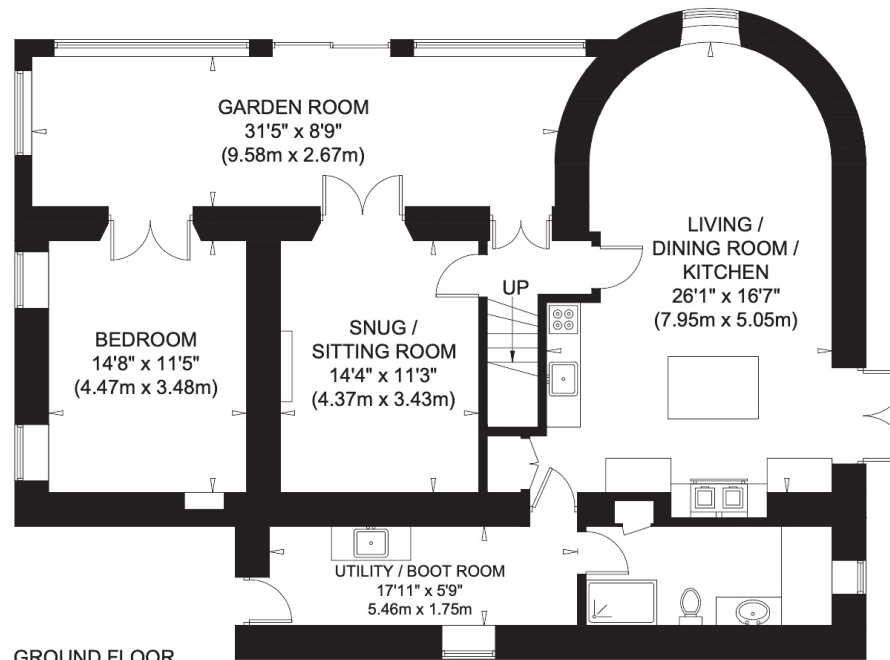
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract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

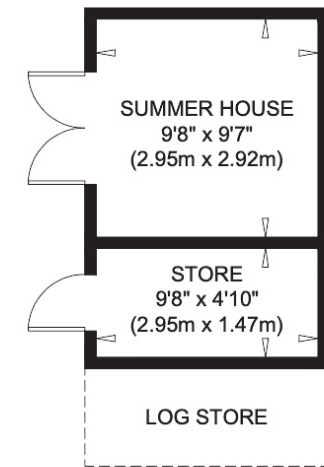
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in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



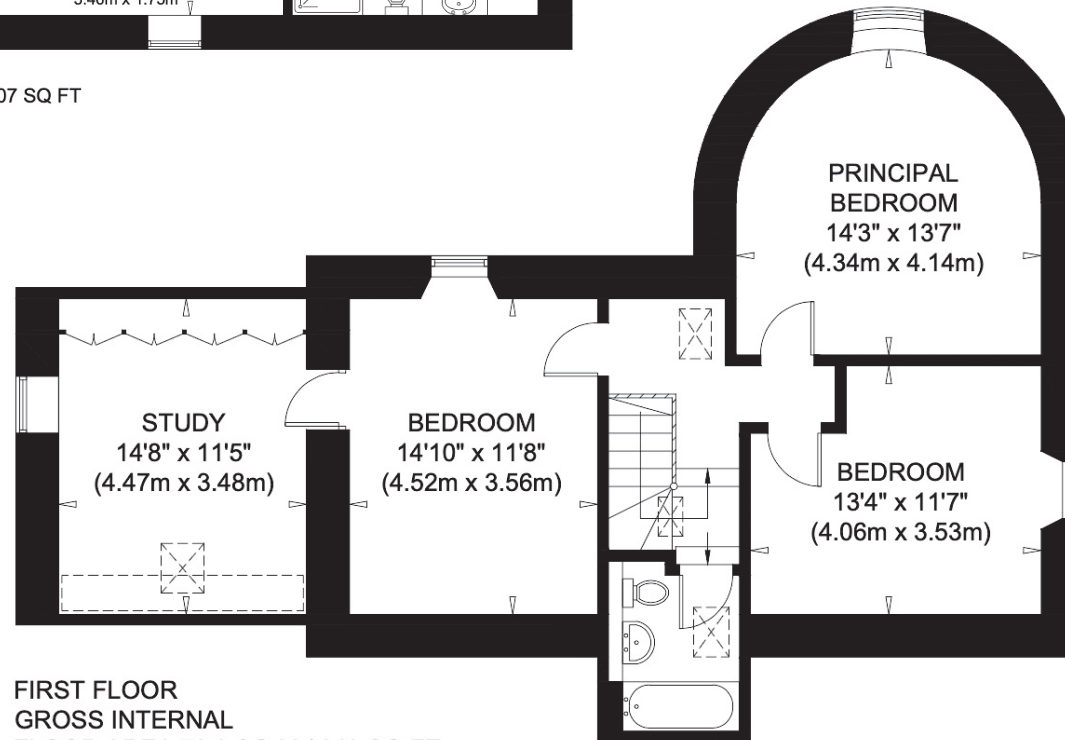




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 130.7 SQ M / 1407 SQ FT



OUTBUILDING
GROSS INTERNAL
FLOOR AREA 13.3 SQ M / 143 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 78.3 SQ M / 843 SQ FT

RETTIE

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mail@rettie.co.uk

11 Wemyss Place
Edinburgh
EH3 6DH





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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