



THE PADDOCK

BROADFOLD AUCHTERARDER PERTHSHIRE



A photograph of a modern family home with a large stone patio and garden. The house has a light-colored exterior and large windows. The garden is paved with large stone tiles and has a wooden fence in the background. The sky is blue with white clouds.

THE PADDOCK

BROADFOLD, AUCHTERARDER
PERTSHIRE, PH3 1DR

Contemporary family home with separate apartment, less than a mile from Auchterarder

Modern family house situated close to Auchterarder

Self-contained accommodation above garage

Stunning views towards the Ochil Hills

Flexible and family-friendly accommodation throughout

Private gardens

Accommodation

Entrance hall • Kitchen/dining room • Family room • Sitting room

Upper Gallery • Utility/Boot room • Shower room

5 bedrooms (1 en suite) • Family bathroom

Triple garage containing biomass store

Apartment

Sitting room /dining kitchen, bedroom, en suite bathroom

EPC = C

About 0.41 acres in all





SITUATION

Auchterarder is situated nearby, with the High Street only a mile away. The town provides good day to day services including a supermarket, two butchers, bakery, post office, ironmonger, library, health centre and primary and secondary schooling, as well as a wide range of specialist shops. Nearby Gleneagles railway station runs daily services north and south, including a sleeper service to London, while Dunblane provides commuter services to both Edinburgh and Glasgow. Gleneagles Hotel offers a wealth of facilities including three championship courses: The King's, The Queen's and the PGA Centenary, which was the course venue for the 2014 Ryder Cup. Perth lies some 16 miles to the east and offers a broad range of national retailers, theatre, concert hall, cinema, restaurants and railway station.

The cities of Edinburgh and Glasgow are both under 46 miles away by road, and provide international airports, mainline railway stations and extensive city amenities. Independent schools in Perthshire include Morrison's Academy and Ardvreck in Crieff, Glenalmond just beyond; Craigclowan on the edge of Perth and Kilgraston and Strathallan near Bridge of Earn. Dollar Academy and Beaconsfield at Bridge of Allan are also within easy reach. The Community School of Auchterarder is a medium sized school with a nursery, primary and secondary all on one campus. In 2019, it was the highest ranked school in Perthshire in The Times' league table of Scotland's state schools.

The surrounding hills and glens offer many walks and the opportunity to enjoy the scenic beauty of the Scottish countryside and observe the native wildlife. Close to Gleneagles are Drummond Castle Gardens, regarded as among the finest gardens in Europe.

DESCRIPTION

The Paddock is a bespoke family home situated within a rural yet accessible collection of houses to the south of Auchterarder. The access links here are excellent thanks to the A9 and the nearby Gleneagles railway station. The house which is 319sq m was built in 2015/16 and is of timber frame and breeze block construction. The accommodation offers appealing family living space, and has been finished to a high specification. The apartment above the triple garage was created in 2020 and offers desirable additional living space or a home office.

You access the property through electric hardwood gates onto the stone driveway. As you enter the house through the front door, glass double doors on the left open up into the superb kitchen / dining room. The room has windows to the south and east which provide views to the front of the house and towards the Ochil Hills beyond. There is a range of hand painted kitchen units with stone work surfaces including a breakfast island with integrated Neff induction hob and down draft cooker hood. Integral kitchen appliances include two ovens, a microwave/oven and a warming drawer which are all Neff appliances, there is also an integrated dishwasher and a boiling hot water tap. An American style fridge freezer set between store cupboards. The kitchen opens through to the adjacent family room which has large doors leading out to the rear garden patio. You enter the spacious formal sitting room through double glass doors, this room has effective wall panelling and has large doors which open into the rear garden. Across the hall from here is a ground floor bedroom which has a storage cupboard. The current owners use this room as a TV / games room. The utility / boot room is fitted with units, a Belfast sink and appliances including integrated fridge freezer. There is useful seating and storage underneath the coat hooks and built in modular boot / shoe units. There is also a large cupboard. There is an adjacent fully tiled shower room with high specification sanitaryware and furniture. The ground floor benefits from underfloor heating and the majority of the ground floor is fitted with oak effect ceramic floor tiles.







The oak and glass staircase to the first floor leads up from the entrance hall. A galleried landing at the top offers a nice seating area and has four storage cupboards, two at each end. The principal bedroom has superb views to the east over the neighbouring farmland and towards the Ochils. It has a fully tiled en suite shower room with high specification sanitary ware and furniture. The bedroom also benefits from fitted wardrobes. There are three other double bedrooms, all with fitted wardrobes, and a fully tiled family bathroom with high specification sanitary ware and furniture.

To the side of the house there is a triple garage 104sq m. One of the car bays houses the biomass boiler and storage for the pellets. Above the garage, there is excellent self-contained accommodation which includes a kitchen / sitting room, bedroom and bathroom room. This can be great overflow living accommodation or even a home office.

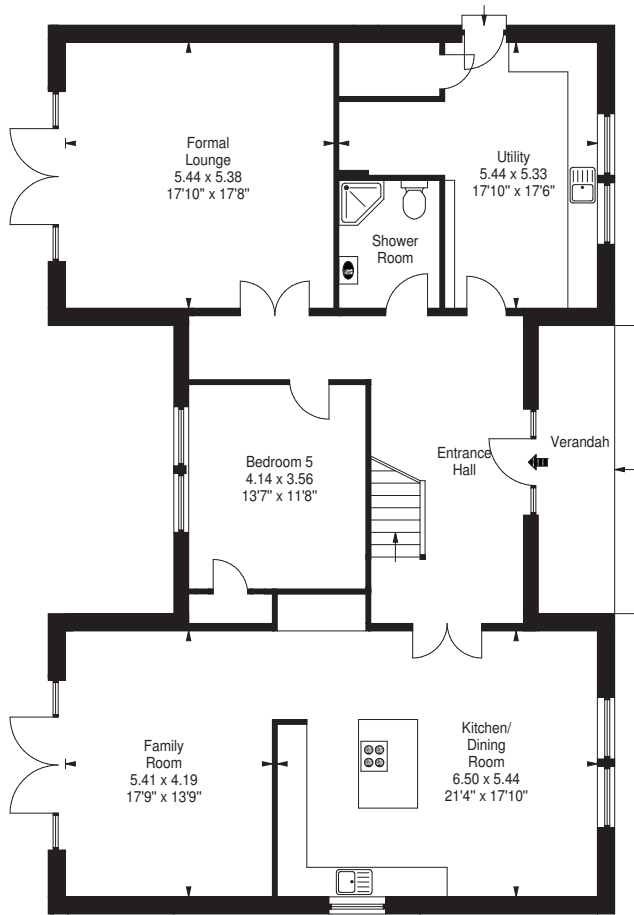
Doors from the main house's sitting room and family room lead out into the rear garden. Here there is a raised timber decked area, as well as a flagstone patio area which is ideal for outdoor entertaining and barbeques. The gardens are fully enclosed with large lawned areas to the front and rear of the house. To the side there is also a wood chipped play area for children.

DIRECTIONS

If travelling from the direction of Stirling on the A9, take the exit into Auchterarder and continue down the High Street before turning right into Abbey Road. Cross over the A9 and at the T junction turn left. Continue for half a mile and the turning to Broadfold is on the left. The Paddock is the fifth house on the left.

If travelling from the direction of Perth on the A9, take the Aberuthven exit towards Auchterarder. Continue through Aberuthven and continue for just over a mile. Take the left turning on the B8062 signposted to Dunning. Continue under the A9 before turning right onto the road signposted Coulshill and Duchally. The turning to Broadfold is the first right and The Paddock is the fifth house on the left.





GROUND FLOOR

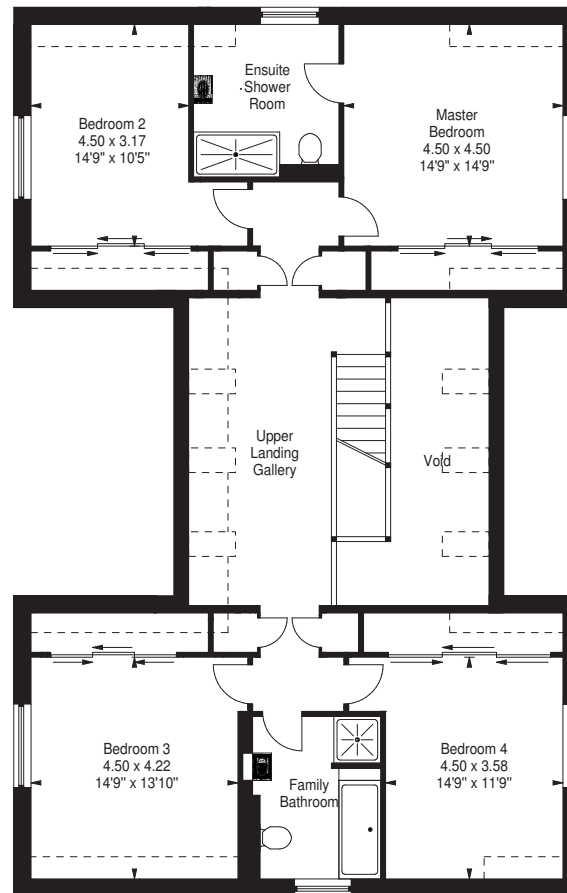
THE PADDOCK

Gross Internal Area (approx)

Main House = 319.30 SQ.M / 3,437 SQ.FT

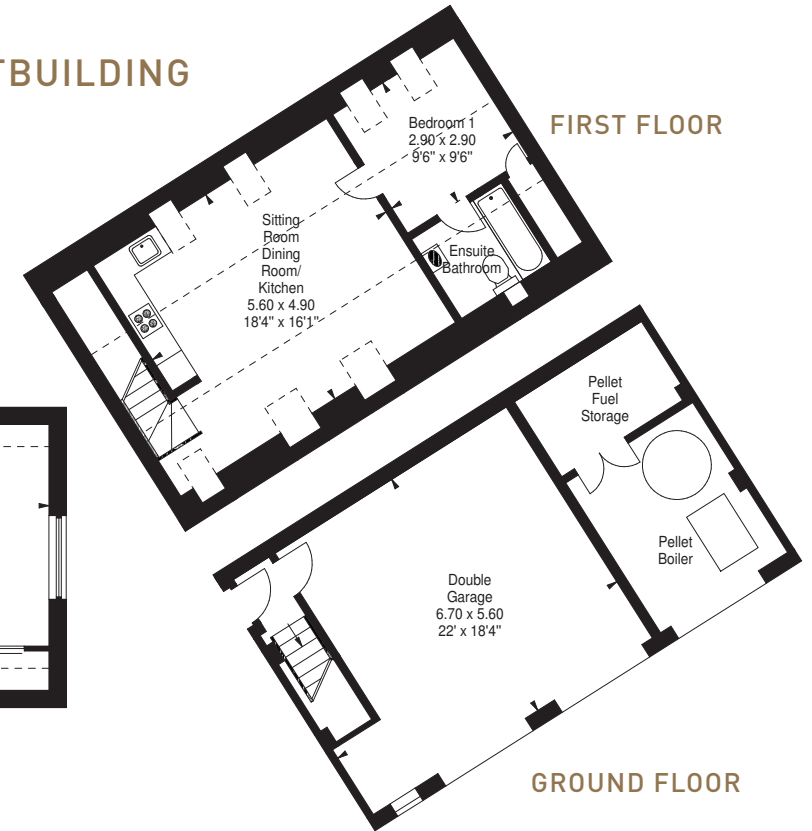
Outbuilding = 103.77 SQ.M / 1,117 SQ.FT

For identification only. Not to scale.



FIRST FLOOR

OUTBUILDING



GROUND FLOOR



General Remarks

Viewings

Strictly by appointment with Savills - 0131 247 3738.

Services

Private water supply via shared borehole. Mains electricity. Drainage to septic tank. Central heating provided through biomass boiler

Local Authority & tax band

Perth and Kinross council tax band G.

Fixtures & Fittings

Standard fixtures and fittings, including white goods, are included in the sale.

Planning

There is planning permission at Broadfold Farm to convert the existing steading into a dwelling house, and for the erection of 4 additional dwellings and a workshop. This will enhance the area further. More information can be found on the Perth & Kinross Council planning portal (Ref: 19/01186/FLL).

Servitude rights, burdens and 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 referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date, but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

Important Notice Savills and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. 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. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure prepared and photographs taken: JULY 2020 Brochure Code: 200721

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