



# A beautiful contemporary home

**Four Farthings, Keillour, Methven, Perth**

Freehold





A beautiful contemporary home with a glorious view over Strathearn

First floor: vestibule, hall, open plan dining kitchen, sitting room, family room, bedroom 5, shower room and utility room • Second floor: principal bedroom suite with dressing room, shower room and balcony, Bedroom 2 with en suite shower room, 2 further bedrooms and a family bathroom • Garage apartment: Sitting/dining/kitchen, bedroom and shower room • Double garage • Landscaped garden • About 1.12 acres • EPC = C

#### Distances

Perth 10 miles, Crieff 9 miles, Gleneagles 21 miles, Edinburgh 53 miles.

#### Situation

Four Farthings is situated in an elevated position on a south facing hillside overlooking Strathearn. It is one of a handful of houses that form the small rural community of Keillour. The house has a lovely rural setting being surrounded by a mixture of open fields and woodland but is only 10 miles northwest of Perth.

There is a local shop and post office in Methven, while Perth and Crieff (both within 11 miles) are well served with transport links, shops and professional services. Perth has a selection of leisure centres, a concert hall, theatre, cinema, museums and galleries. The world-renowned Gleneagles Hotel and golf courses are approximately 21 miles away and local golf courses are in Perth, Crieff, Muthill and Comrie. Fishing, horse riding, hillwalking and cycling are all popular pursuits in the area and there are lovely walks directly from the house.

Edinburgh, Perth, Stirling and Dundee are all within commuting distance of Four Farthings which is also well placed for schooling. There is an excellent choice of schooling locally with private schooling at Glenalmond College which is about a mile away. Morrisons Academy and Ardvreck Preparatory school are in Crieff with Strathallan, Kilgraston and Craigclowan all on the outskirts of Perth.

All distances and travel times are approximate.

#### Description

Four Farthings is a beautiful modern house which was built in 2009 and designed to make the very best of its panoramic view over Strathearn. The slate roof, dormer windows and overhanging eaves give the house plenty of traditional charm, however the interior is wonderfully bright and contemporary. The house is approached by a private driveway which sweeps around its front arriving at a gravelled courtyard beside the front door.









The broad vestibule opens to a welcoming reception hall from where there is access to the main living rooms. The sitting room and dining kitchen are all located at the front of the house. These rooms both have Nordan sliding doors opening to decking outside and are well lit by floor to ceiling windows that frame the incredible view. The sitting room, with its Morso stove and Canadian Oak floors is a warm and peaceful room while the dining kitchen, with large central island and space for a dining table as well as comfortable seating is very much the hub of the house. The kitchen is well equipped with an induction hob and integrated Siemens appliances which include an oven, warming drawer, microwave and steam oven. Behind the kitchen is a utility room with back door and also a shower room.

Steps from the hall lead up to a large secondary sitting room. This room has a stove and timber floors as well as French windows that open to an expansive and sheltered area of decking to the rear of the house. A double bedroom on this level could also be used as a study depending on buyers' requirements.

The second floor of Four Farthings is on a split level. The first landing gives access to bedroom 2 with its en suite shower room and dressing area as well as two further double bedrooms and a family bathroom. All these bedrooms have built in wardrobes and lovely southerly views. The principal bedroom suite is

situated on a separate landing. With Nordan sliding doors onto a private balcony, an en suite shower room and a dressing area with a multitude of built in cupboards, it is both spacious and luxurious.

#### **Garage and apartment**

The double garage and its apartment are within an attractive painted timber clad building positioned at right angles to the main house. The garage provides ample space for two cars as well as storage or a workshop. Above is a comfortable and characterful one bedroom apartment with open plan living room/kitchen, wood burner, a double bedroom and shower room.

#### **Outside**

The garden at Four Farthings stretches out in front and behind the house. At the front the garden has been landscaped neatly around the driveway and an expanse of decking running along the front of the house provides a lovely place to sit out and enjoy the view in good weather. The overhanging roof creates a covered area for outside seating. Behind the house is a second more sheltered decked area to catch the afternoon and evening sun. The grass lawn stretches up behind the house and backs on to open fields. There is lots of scope to plant an orchard, build a summer house, create a vegetable garden or keep hens at the top of the garden. Herbaceous borders provide colour closer to the house.







### Directions

From Perth, take the A85 west towards Crieff. Drive through Methven and after just under 2 miles turn right at the signpost to Keillour. Follow this country lane for just over 2 miles and Four Farthings is located on the right hand side amongst a small group of houses. The entrance driveway is indicated by a large stone with the name of the house on the roadside.

### General Remarks

#### Viewings

Strictly by appointment with Savills - 01738 477525.

#### Services

Mains water, electricity and private drainage. Oil fired central heating with underfloor heating on the ground floor and in all bathrooms.

#### Local Authority & tax band

Perth and Kinross Council tax band G

#### Fixtures & Fittings

The carpets and curtains and light fittings will be included in the sale.

### 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.







**Four Farthings, Keillour, Methven, Perth, PH1 3RA**  
**Gross internal area (approx)** 330.91 sq.m / 3562 sq.ft  
**Outbuildings** 125.14 sq.m / 1347 sq.ft  
**Total** 456.05 sq.m / 4909 sq.ft



savills

savills.co.uk

**Stephanie Clarke**  
Savills Perth  
**01738 477 523**  
stephanie.clarke@savills.com



For identification only. Not to scale. © 20/09/16 SC

**Important notice** Savills, its 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 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 by wordperfectprint.com

