



A Charming Victorian Manse

Wolfhill House, Wolfhill, Perth PH2 6DA

Freehold





An attractive and conveniently located country house

Vestibule, hall, drawing room, dining room, kitchen, utility room and cloakroom • Principal bedroom with en suite bathroom and dressing room, guest bedroom suite with en suite shower room and dressing room, 2 further bedrooms, office, bathroom and WC • Former stables and stores with floored loft and development potential • Pretty mature garden • About 0.56 acres • EPC = F

Distances

Perth 9 miles, Dundee 20 miles, Stirling 44 miles, Edinburgh 52 miles

Situation

Wolfhill House is situated on the outskirts of the small village of Wolfhill. It has a wonderfully peaceful setting being surrounded by rolling farmland. It is however just 9 miles from Perth.

Perth and Dundee both have high street shops, professional services and leisure facilities. In addition to a primary school in Guildtown (2 miles) and secondary schooling in Perth, Wolfhill House is well placed for private schools, with Craigclowan, Ardvreck, Glenalmond College, Strathallan, Kilgraston, Morrisons Academy and The High School of Dundee all within a 25 mile radius.

Perth and Dundee have rail links to Edinburgh, Glasgow, Dundee, Aberdeen, Inverness and London. Edinburgh Airport is about 49 miles away and there are direct flights from Dundee Airport (18 miles) to London City and Belfast.

Wolfhill House is ideally placed for those who enjoy the outdoors with lovely walks on the doorstep. There is a choice of golf courses in Perth

including the North Inch Golf Course, Craigie Hill and Murrayshall as well as renowned courses at Blairgowrie, Gleneagles and St Andrews which are all within 32 miles. The Perthshire Hills and the Angus Glens are easily accessible and popular with hillwalkers. There is skiing at Glenshee (about 33 miles) and salmon fishing on the nearby rivers Tay, Isla and Ericht. All distances and travel times are approximate.

Description

Wolfhill House is believed to date from 1858. It is a handsome Victorian manse with a traditional layout and beautifully proportioned rooms. Southerly light streams into the front of the house where the front door opens to a welcoming reception hall. The sitting room and dining room are situated on either side. The sitting room is characterised by a full wall of bookshelves. It also has an open fireplace and is a lovely bright room for entertaining. The dining room is currently used as a studio and is a versatile space. It has a decorative fireplace and benefits from the evening light in the summer. The kitchen has a four oven white AGA, space for a dining table beside a



window seat and some attractive freestanding kitchen units. The utility room and the cloakroom are bright and practical spaces which are also beautifully presented.

An elegant staircase leads to a split landing. The principal bedroom and the main guest bedroom have en suite bath/shower and dressing rooms. Two further double bedrooms share a family bathroom and separate WC. There is also an office on the first floor.

Outside

The garden at Wolfhill House extends to approximately 0.56 acres. Wrought iron gates open to a gravel driveway which leads to parking at the front and rear of the house. Being almost entirely enclosed by hedging, the garden is very private. Over the years much thought has gone into its design with colourful and interesting herbaceous beds on the front lawn, a multitude of plants climbing the walls of the house and an orchard set in a parterre garden of neatly clipped box hedge. There are numerous places to sit out in the summer and catch the sun at different times of the day. At the rear of the house is an attractive courtyard with parking.

Outbuildings

A range of traditional stone outbuildings at the back of the house were once the coach house and stables. They are currently used as garden stores. The loft has been floored and subject to obtaining the relevant consents the building could be

converted for use as an office or additional accommodation. Attached to the stone building is a large lean-to log/garden tool store.

Directions

From Perth head north on the A93. After around 5 miles you come to the village of Guildtown. Before leaving the village take the right turning signposted to Wolfhill. After just over a mile turn right at the sign to Wolfhill, and Wolfhill House is the first house on the right just before you enter the village.

General Remarks

Viewings

Strictly by appointment with Savills - 01738 477525.

Planning

Planning permission has been approved for the construction of a 3 bedroom house on the neighbouring plot on the site of the old church ruins (15/00319/FLL).

Services

Mains water and electricity, private drainage. LPG heating.

Local Authority & tax band

Perth and Kinross Council Tax Band F

Fixtures & Fittings

The fitted carpets and light fittings are included in the sale. Certain items of furniture, the white goods and some garden machinery may be available by separate negotiation.





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.



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Gross internal area (approx)

House 222.6 sq m / 2,396 sq ft

Outbuildings 132.4 sq m / 1,425 sq ft

Total 355.0 sq m / 3,821 sq ft



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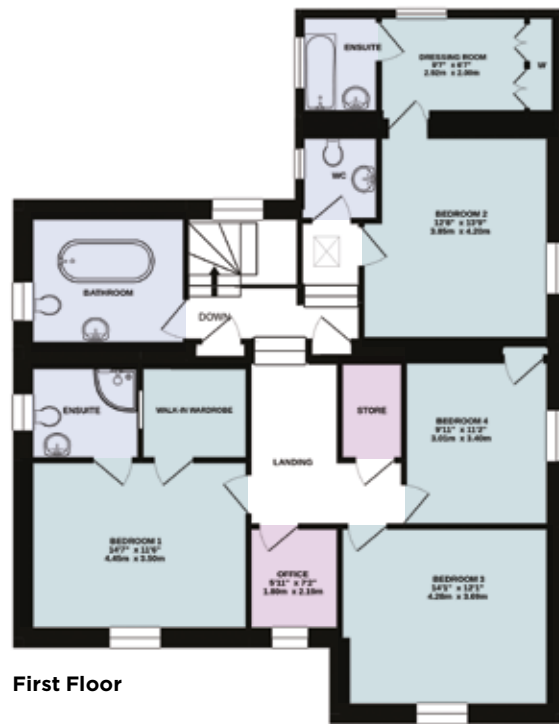
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