



A traditional home with land and potential

Drumcrea, 17 West Brougham Street, Stanley, Perth, PH1 4NH

Freehold





A traditional home with land and great potential

First floor: Vestibule • hall • drawing room • sitting room • shower room/cloakroom • dining room/family room • kitchen • butler's pantry • larder and rear porch

Second floor: Four double bedrooms • bedroom five/ study • bathroom and storeroom

Single garage • timber workshop (dilapidated) • greenhouse (dilapidated)

Enclosed garden • field • In all about 3.43 acres • EPC = F

Situation

Drumcrea is situated on the western edge of the village of Stanley which is just a few miles north of Perth. Local facilities include a shop and post office, a butcher, primary school and village hall. Perth (8 miles) has an excellent choice of shops, bars and restaurants as well as a concert hall, theatre, art gallery, museum and cinema. The town's leisure facilities also include the Perth Climbing Centre, the Willowgate Activity Centre, Perth Leisure pool, an ice rink and two sports centres. Drumcrea is ideally situated for easy access to amenities and also the beautiful Perthshire countryside and outdoor activities. There are local golf courses at the North Inch, Craigie Hill and Murrayshall in Perth as well as courses in Blairgowrie and Dunkeld. Gleneagles and St Andrews are both within easy driving distance of Shielhill House. The rivers, hills and lochs of the Perthshire highlands and the Angus Glens are all within easy reach. Fishing, shooting, and stalking are readily available from local estates and the ski slopes of Glenshee are about 35 miles north. Perth train station has regular services to

Edinburgh, Glasgow, Dundee, Aberdeen, Inverness and London. Edinburgh Airport is about 50 miles away and there are direct flights from Dundee Airport (30 miles) to London City. There is a primary school in Stanley and secondary schooling in Perth. There is also a choice of private schools nearby with the High School of Dundee, Strathallan, Kilgraston, Glenalmond and Craigclowan all within easy driving distance. All distances and travel times are approximate.

Description

Drumcrea is believed to date from c1900 and is a handsome stone villa situated at the end of West Brougham Street in Stanley. The house has been the much-loved home of one family for almost 80 years. It now requires modernisation and with charming original features and traditional proportions, it has potential to become a super family home. Drumcrea has open views over rolling fields to the west. The property is approached from the rear where there is a block paved courtyard. The main entrance is via the back door which opens to a porch and then to a rear hall which gives



access to a modest kitchen and a dining / family room which has a westerly window and a fireplace as well as two original ceiling pulleys. The two principal reception rooms are at the front of the house. Both have large south facing bay windows overlooking the garden and the field beyond. Between these two rooms is the reception hall, with a fireplace and an inner front door surrounded by glazed screens which opens to the vestibule with a front door to the garden. On the ground floor there is also a cloakroom with shower, a larder and a fabulous butler's pantry complete with the original built in store cupboards.

A carved timber staircase rises from the reception hall to the first floor where there are five further bedrooms, a bathroom and a store room. Subject to obtaining the relevant consents, there is scope to create additional bathrooms on the first floor.

Garden

Drumcrea is set in just under half an acre of mature garden. To the rear, there is space to park several cars on a block paved courtyard. To the front is a gravel terrace and an expanse of neat lawn which extends down to the foot of the garden. To the west of the house the remains of a productive kitchen garden can be found laid out beside the old greenhouse. Facing south and being relatively sheltered, there is lots of scope to create a beautiful planted garden at Drumcrea.

Field

A pedestrian gate leads beneath an arch in the beech hedge at the foot of the garden to a field of just under 3 acres. The field is ideal for keeping horses or hobby livestock in front of the house.

Outbuildings

There is a brick and timber single garage along with former garden and log stores in the rear courtyard. A workshop / storage shed is situated in the field. It is dilapidated and subject to obtaining the relevant consents it could be replaced by stables or a field shelter. Lastly there is a pretty greenhouse in the garden which is also in a state of disrepair.

Directions

From Perth follow the A9 north and take the first exit to Stanley and Luncarty. Drive through Luncarty and then into Stanley. In Stanley take the second turning on the left after a sharp bend, onto West Brougham Street. Drumcrea is the last house on the left hand side.

General Remarks

Viewings

Strictly by appointment with Savills - 01738 477525.

Services

Mains water, electricity and drainage. Private LPG fired central heating.

Local Authority & tax band

Perth and Kinross Council tax band G.





Fixtures & Fittings

The property will be sold as seen.

Access to the field

There is currently no formal right of access into the field at Drumcrea via West Brougham Street. Please contact the selling agent for more details.

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.

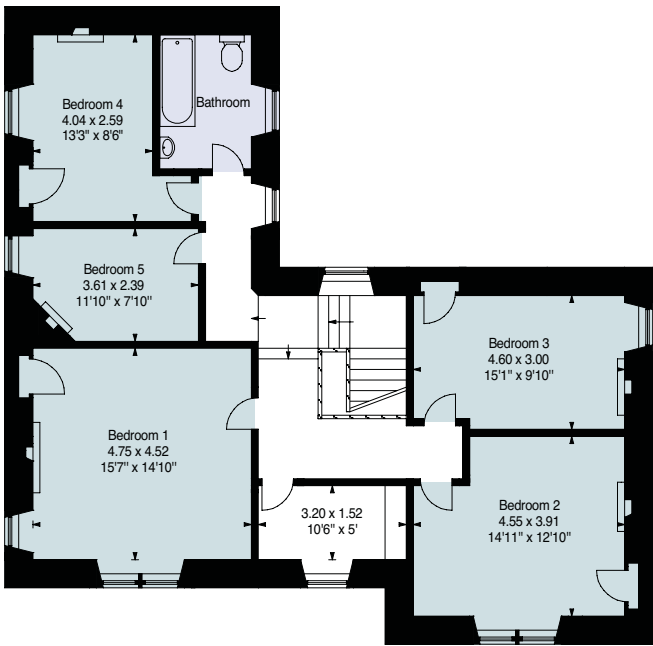
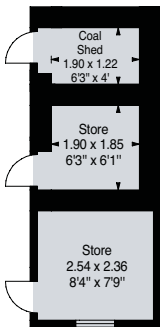
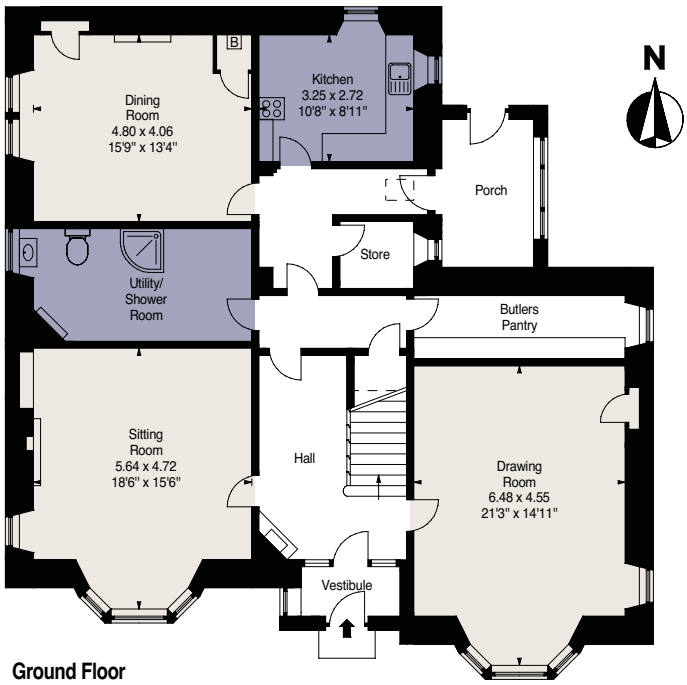
**Drumcrea, 17 West Brougham Street,
Stanley, Perth, PH1 4NH**
Gross internal area (approx) 255.6 sq m/2752 sq ft
Garage 19.04 sq m/205 sq ft
Stores & Coal Shed 14.21 sq m/153 sq ft



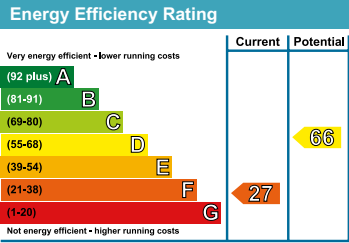
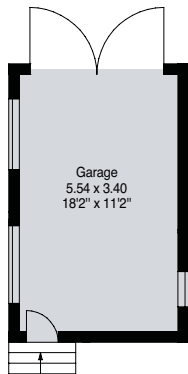
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savills.co.uk

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



First Floor



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