



A beautifully refurbished former school house

Moneydie School House, Luncarty, Perthshire, PH1 3HZ

Freehold





Kitchen / living room, dining room/playroom, boot room,
2 WCs • Principal bedroom with dressing room and
shower room, 3 further bedrooms and a family bathroom
• Home office /studio • Neat garden with terrace • About
0.45 acres • EPC = E

Situation

Moneydie School House is situated in a small rural community surrounded by rolling farmland located about 7 miles northwest of Perth.

Perth 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.

Moneydie School House is ideally situated for those who enjoy the outdoors. The rivers, hills and lochs of the Perthshire highlands and the Angus Glens are all within easy reach. Fishing and shooting are readily available from local estates, there are various cycle paths in the area and the ski slopes of Glenshee are about 40 miles north. Local golf courses include the North Inch Golf Course, Craigie Hill, Murrayshall and Dunkeld. Gleneagles and St Andrews are both within easy driving distance of Perth.

Perth train station has regular services to Edinburgh, Glasgow, Dundee, Aberdeen, Inverness and London. Edinburgh Airport is about 48 miles away and there are direct flights from Dundee Airport (30 miles) to London City.

There is a primary school in Bankfoot 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

Moneydie School House is believed to date from the late 18th century with additions in the late 19th century and also in the 1960s when it was used as a school. Over the years the rooms at Moneydie School House have been used in a number of different ways and the accommodation remains enormously versatile and full of character. The current owners have transformed the former school hall into a fabulous open plan kitchen/living room with a central island and a sitting area centred around a wood burning stove. With a high ceiling, deep cornicing and pretty astragal windows the room has a lovely mix of traditional and contemporary style that runs throughout the house. The kitchen is a sociable room with lots of space for dining as well as for comfortable seating. A thoughtfully designed and practical boot room has built in storage, a Belfast sink, flagstone flooring and several rows of coat hooks. From the



boot room there is also access to a WC and large storage cupboard. One further reception room is currently a playroom but would also work well as an office or a formal dining room.

The principal bedroom suite with dressing room and shower room as well as a double bedroom and family bathroom are also on the ground floor. On the second floor there are two further double bedrooms and a WC on the half landing. The house is decorated beautifully from top to bottom using colours that highlight attractive original features.

At basement level, and both with separate access, is the boiler room and a studio which is currently used as an office but would lend itself to being a gym or a games room depending on a buyer's requirements. Subject to obtaining the relevant planning consents the basement could also become an independent annexe for a relative or for letting purposes. While the basement works well independently, it may also be possible to link the basement to the main house via an internal staircase.

Outside

The entrance to Moneydie School House is via wrought iron gates and a driveway which leads to a gravel parking area at the rear of the house. Pretty stone walls edge various sections of the garden and there is a sheltered terrace which is ideal for sitting out in the summer. An expanse of lawn stretches out to the rear and colourful herbaceous

borders have been planted around the front of the house.

Note: Planning permission (now lapsed) has previously been granted for the construction of a three bedroom cottage in the garden as well as a car port attached to the main house.

Directions

From Perth take the A9 north, turning off after 2 miles signposted to Luncarty. Turn immediately onto the B8063 to Redgorton and after 300m turn onto the B8063 to Moneydie. After 2 miles turn right at the signpost to Moneydie and the entrance to Moneydie School house is on the right hand side after about 150m.

GENERAL REMARKS

Viewings

Strictly by appointment with Savills - 01738 477525.

Access

A section of the northern driveway lies on land that is not owned by Moneydie School House. However the property will be sold with the benefit of a 99 year licence for exclusive access and use of this area of ground.

Services

Mains water, electricity and private drainage.
Oil fired central heating.

Local Authority & tax band

Perth and Kinross Council tax band F





Fixtures & Fittings

The cooker, fridge, drinks fridge, dishwasher and washing machine are included in the sale.

The greenhouse and terrace awning may be available for purchase by separate negotiation.

Servitude rights, burdens and wayleaves

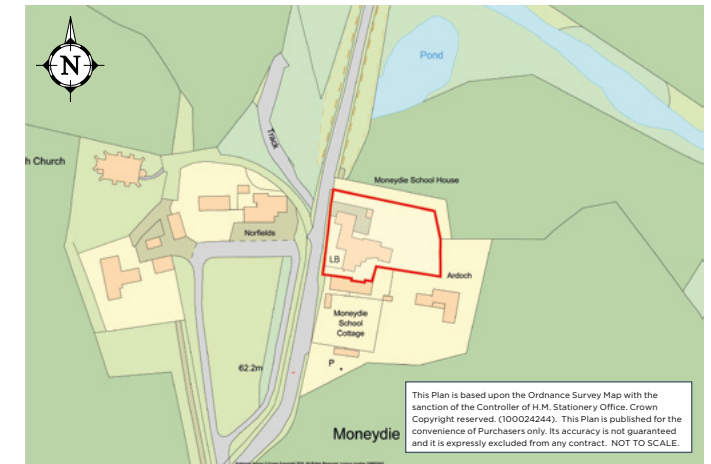
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, 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)

273.22 sq m / 2941 sq ft



savills

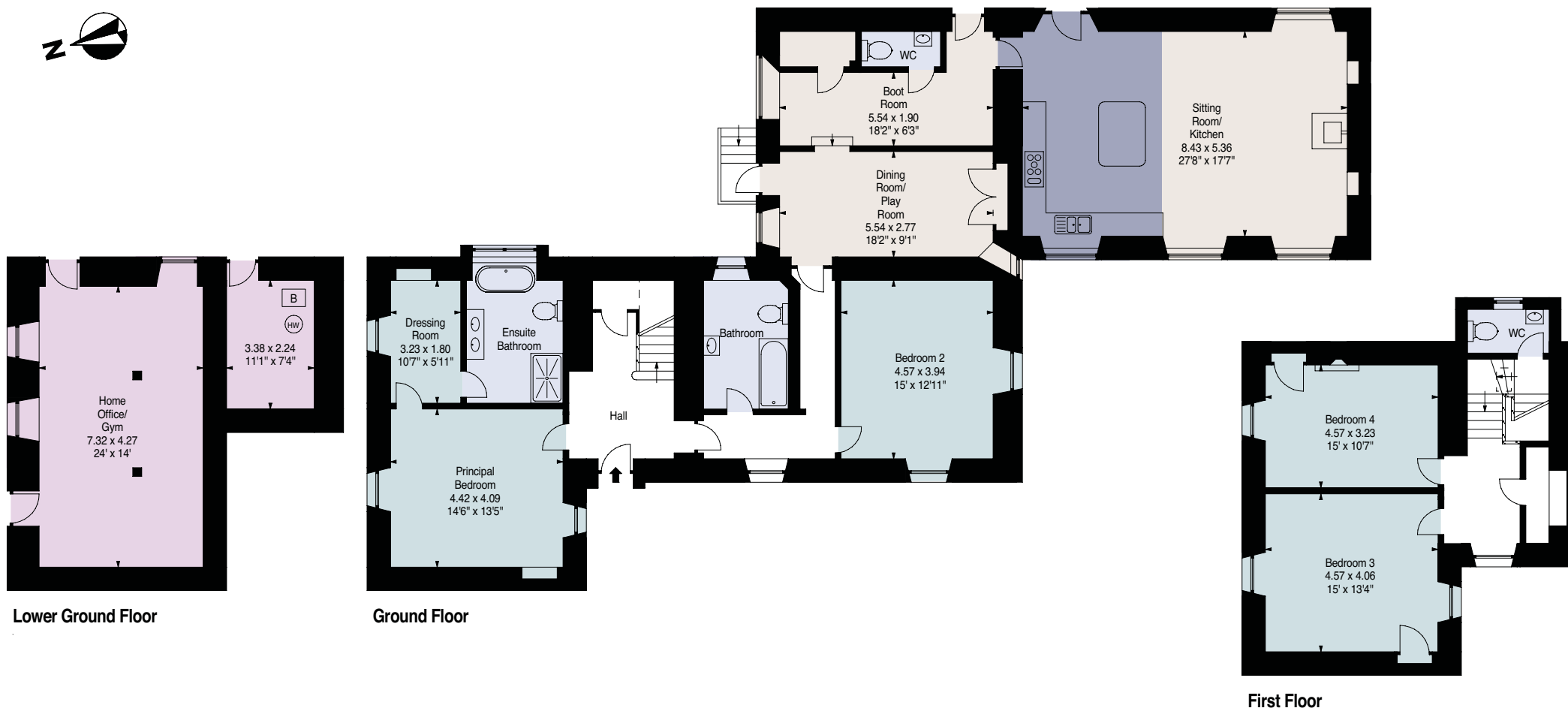
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