



# PLOUGHMAN'S COTTAGE

GLENCARSE • PERTH • PH2 7LF

savills







# PLOUGHMAN'S COTTAGE

GLENCARSE • PERTH • PH2 7LF

*Delightful hillside cottage with tremendous  
southerly view*

*Perth 7 miles, Dundee 17 miles, St Andrews 29 miles, Edinburgh 47 miles  
(all distances are approximate)*



3 reception rooms, 3 double bedrooms (1 en suite)

Versatile lower ground rooms

Terraced garden and paddock

Double garage

Ideal for commuting to Perth and Dundee

**About 0.71 acres**

EPC Rating = E

## Savills Perth

Earn House  
Broxden Business Park  
Lamberkine Drive  
Perth PH1 1RA  
perth@savills.com  
Tel: 01738 445588

The Savills logo, featuring the word "savills" in a red, lowercase, sans-serif font, set against a solid yellow square background.



## VIEWING

Strictly by appointment with Savills - 01738 477 525.

## DIRECTIONS

Leave the A90 at Glencarse and pass the church in the village and turn left. Follow the road for approximately 0.4 miles and turn right at the sign to Glencarse Home Farm. Drive between gateposts over three cattlegrids. Follow the private road around two 90 degree corners passing Glencarse Home Farmhouse and steadings on the left. Ploughman's Cottage is at the very top of the road.

## SITUATION

Ploughman's Cottage is in a superb location for anyone who seeks a rural lifestyle with excellent transport links to Perth, Dundee and beyond. The local village of Glencarse is only 7 miles east of Perth but is surrounded by beautiful rolling farmland.

Perth has an excellent range of shops, supermarkets and professional services as well as an increasing number of high quality restaurants. Leisure facilities include a swimming pool, ice rink and two sports centres. The annual Perth Festival of the Arts attracts internationally renowned artists, orchestras and opera companies. The Perth concert hall also has a full programme of concerts throughout the year. Scone Palace, one of Scotland's finest stately homes, hosts the annual Scottish Game Fair as well as National Hunt Racing. There are popular golf courses at Dunkeld, Murrayshall, Crieff and Comrie and acclaimed







championship courses at Gleneagles and Blairgowrie. Perth is also known as the gateway to the Highlands and offers fabulous outdoor activities whether it be walking or skiing in the hills, watersports in the lochs, fishing on the Tay along with other rivers or shooting and stalking on local estates.

Perth has a railway station with services to Edinburgh, Glasgow, Dundee, Aberdeen and Inverness. There is a local bus service from Glencarse and national bus services operate out of Perth and from the Broxden Park and Ride on the western edge of the city, just off the A9. Edinburgh and Glasgow airports are easily reached and there are direct flights from Dundee to London Stansted.

The local primary school is at St Madoes and there is secondary schooling available in Perth and Dundee. There are a good number of highly respected private schools nearby including Craigclowan, Strathallan, Kilgraston, and The High School of Dundee.

## DESCRIPTION

Ploughman's Cottage is believed to date from 1890 when it was known as East and West Ploughman's Cottages. Today the old stone cottages have been joined together and extended to form a delightfully comfortable house with an unforgettable view.

A paved path leads to the front door where a small lobby opens into a charming kitchen. The kitchen has been fitted with Clive Christian solid oak units beneath a granite worktop and has integrated appliances including an electric Neff hob, oven and microwave. A central island backs onto a former chimney breast which now forms a neat division between the kitchen and the dining area. The dining area is connected to the garden room making it a lovely bright room which also showcases the beautiful view. A solid oak dresser, also by Clive Christian, is an attractive backdrop to the dining area. Beside the dining room is the sitting room which is a cosy room with a wood burning stove set into a feature stone fireplace. A door from the sitting room also leads into the garden room which is positioned at the front of the house and is the perfect place to sit and

enjoy the fabulous view which extends to the hills of north Fife. French windows from the garden room lead onto a wrought iron balcony which has steps down to the garden.

The master bedroom is at the eastern end of the house and has an en suite bathroom and dressing room. Two further double bedrooms and a shower room are located at the western end of the house where there is also a linen cupboard and a laundry/utility cupboard.

Below the garden room and accessed from the garden are two further rooms which are currently used for storage and as an office respectively. They are both decorated and served with light, power.

## OUTSIDE

Ploughman's Cottage is approached by a private driveway which leads to a tarmac parking beside the house and the garage. Behind the house an impressive bank of rhododendrons sits in front of the wooded hillside, which is filled with bluebells in the spring. To the front of the house is a terraced garden which is imaginatively

planted and broken up by pathways. There are several lovely places to sit out and enjoy the view in good weather. Beyond the landscaped garden is an enclosed paddock which would be ideal for keeping hobby livestock.

## Outbuildings

Tool shed

Double garage served with light, power and water.

## GENERAL REMARKS

### Services

Mains water and electricity. Private drainage. Electric central heating.

### Local Authority

Perth & Kinross Council Tax Band E.

### Fixtures and Fittings

The fitted curtains and kitchen appliances will be included in the sale. The dresser and the shelves on the former chimney breast in the dining room will also be included in the sale.

### Photos

Taken in May 2018.



## Date

18/06/11/SC

## 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.

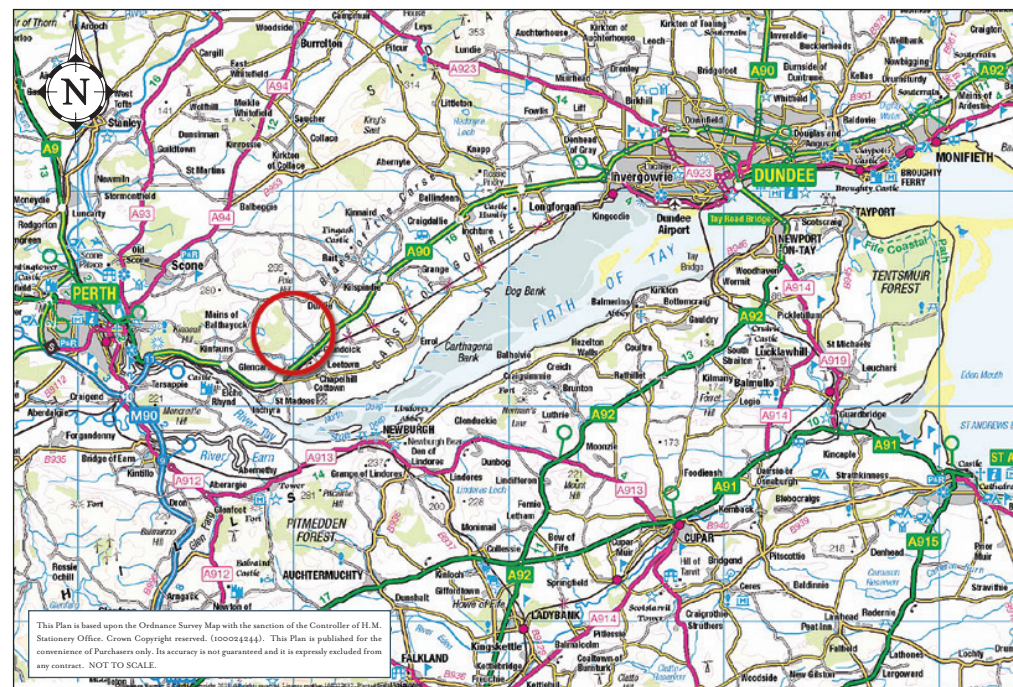
It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

## 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, their 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.



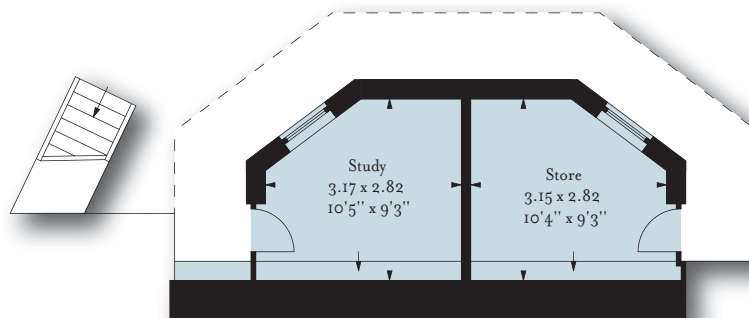


Approximate Gross Internal Floor Area:

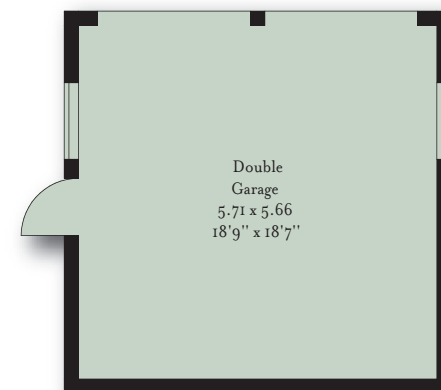
Main House: 168.52 sq.m (1814 sq.ft) (Including Study & Store)

Double Garage: 32.24 sq.m (347 sq.ft)

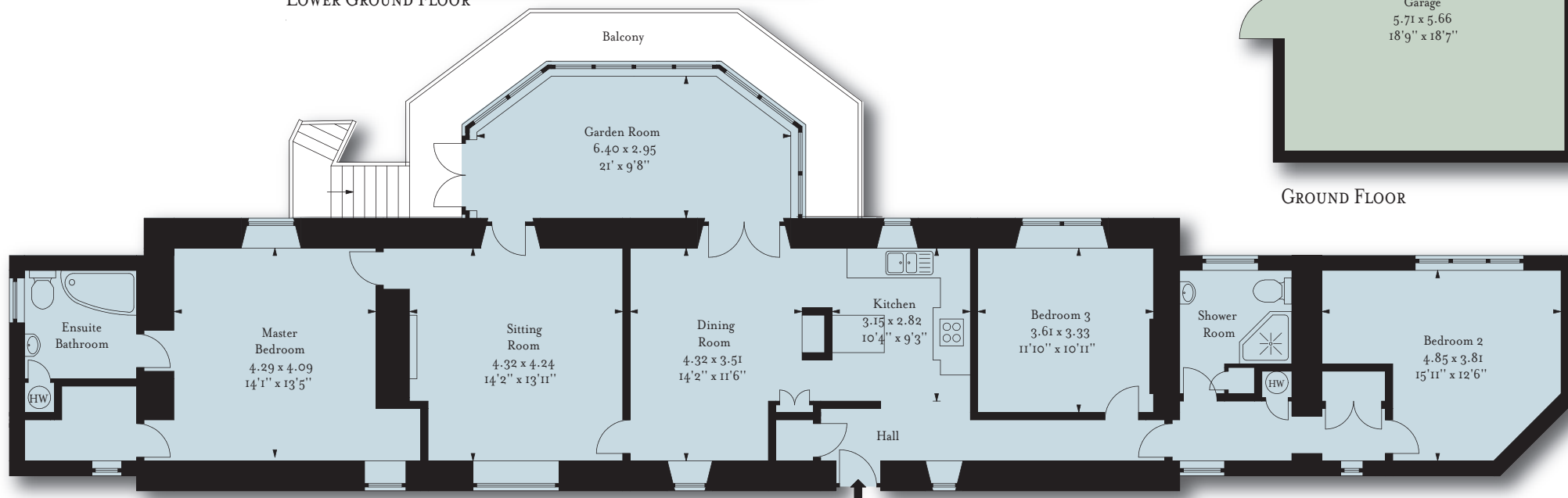
For Identification Only. Not To Scale.



LOWER GROUND FLOOR



GROUND FLOOR



GROUND FLOOR

**IMPORTANT NOTICE** Savills, their 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.





savills