



An exceptionally comfortable and stylish home

The Lodge, South Cairnies, Glenalmond, Perthshire, PH1 3RY

Freehold





2 reception rooms, 4 bedrooms (1 en suite), utility/boot room, bathroom and study • Verandah, decking and hot tub • Garden room with potential
In all about 0.61 acres • EPC = C

Situation

The Lodge at South Cairnies is situated within the rolling hills of Glenalmond on the southern fringe of the highlands.

Its semi-rural location means amenities are not far away in Methven, Perth and Crieff which are all within just 5 to 11 miles of The Lodge. Perth and Crieff are well served with transport links, shops and professional services as well as leisure centres, concert halls, theatres, cinemas, museums and galleries. The world-renowned Gleneagles Hotel and golf courses are approximately 13 miles away and just a few hundred metres from The Lodge, is the new Centre for Excellence for Golf which has been newly established at Glenalmond College's private golf course, with membership available to local residents. Additional golf courses are nearby in Perth, Crieff, Muthill and Comrie. Fishing, shooting, stalking, horse riding, hillwalking and cycling are all popular pursuits in the area and there is a wide variety of beautiful walks directly from the house. Equestrian facilities are available in the vicinity.

Edinburgh, Perth, Stirling and Dundee are all within easy commuting distance of The Lodge which is also well placed for schooling. There is a primary school in the neighbouring Harrietfield, a choice of secondary schools in Crieff and

Perth as well as private schooling at the prestigious Glenalmond College which is within walking distance of The Lodge. Morrisons Academy and Ardvreck Preparatory school are also in Crieff with Strathallan, Kilgraston and Craigclowan all on the outskirts of Perth.

All distances and travel times are approximate.

Description

The Lodge is an inspirational single storey bespoke design, built just three years ago by Scotland's leading glass and timber structure specialists, Mozolowski & Murray. With cedar clad walls, wrap around decking, a private courtyard and a fabulous veranda, the house has a distinctive and appealing exterior. Internally every room is immaculate and beautifully styled. The house has been finished to an exceptional standard; it is well insulated with highly specified hardwood double glazed windows framing the peaceful rural views from every room. Four double bedrooms, including a comfortable master suite, are arranged on either side of the U-shaped building and there is also a family room, study and a large boot/ utility room. At the heart of this home is a fabulous sitting/ dining / kitchen room which offers both a cosy and bright ambiance with its large patio doors and Aga wood



burning stove. The well-equipped kitchen has an island separating it from the central dining area making it perfect for modern, integrated living.

Outside

There is space to park several cars in the private driveway with the remainder of the garden blending seamlessly into the wider countryside. Deer and red squirrels regularly enjoy the peace of the garden and nearby woodland. A private courtyard with glass canopy hosts a barbeque area and hot tub which can be enjoyed in all weathers. On the other side of the house the main living room opens to an expansive south facing veranda.

Garden room Also built by Mozolowski & Murray, the Garden Room is served with light and power and is currently used as a workshop and secure store. It could, however, easily be adapted for use as ancillary accommodation, a studio or separate home office depending on requirements.

Fuel / Log store A useful timber shed houses the oil tank and provides a great place to stack and dry logs as well as storing garden tools.

Directions From Perth take the A85 west towards Crieff. Just before entering Methven turn right to Glenalmond and Harrietfield. Go straight over the crossroads and after approximately 3 miles turn left towards Glenalmond. Continue past Glenalmond College and at the signpost for South Cairnies turn left up a farm track until

reaching Glenalmond College golf course. Follow the farm track round to the left. Pass a white house (St Barbara's) on the left and The Lodge is the next house on the left further down the track.

GENERAL REMARKS

Viewings Strictly by appointment with Savills - 01738 477525.

Services Mains electricity. Oil fired central heating. Private water supply. Private drainage. Super-fast broadband. CCTV.

Local Authority & tax band

Perth and Kinross Council tax band F

Fixtures & Fittings The hot tub as well as the fitted carpets and fitted blinds are included in the sale. The Sonos speakers are excluded from the sale. Certain items of furniture 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.



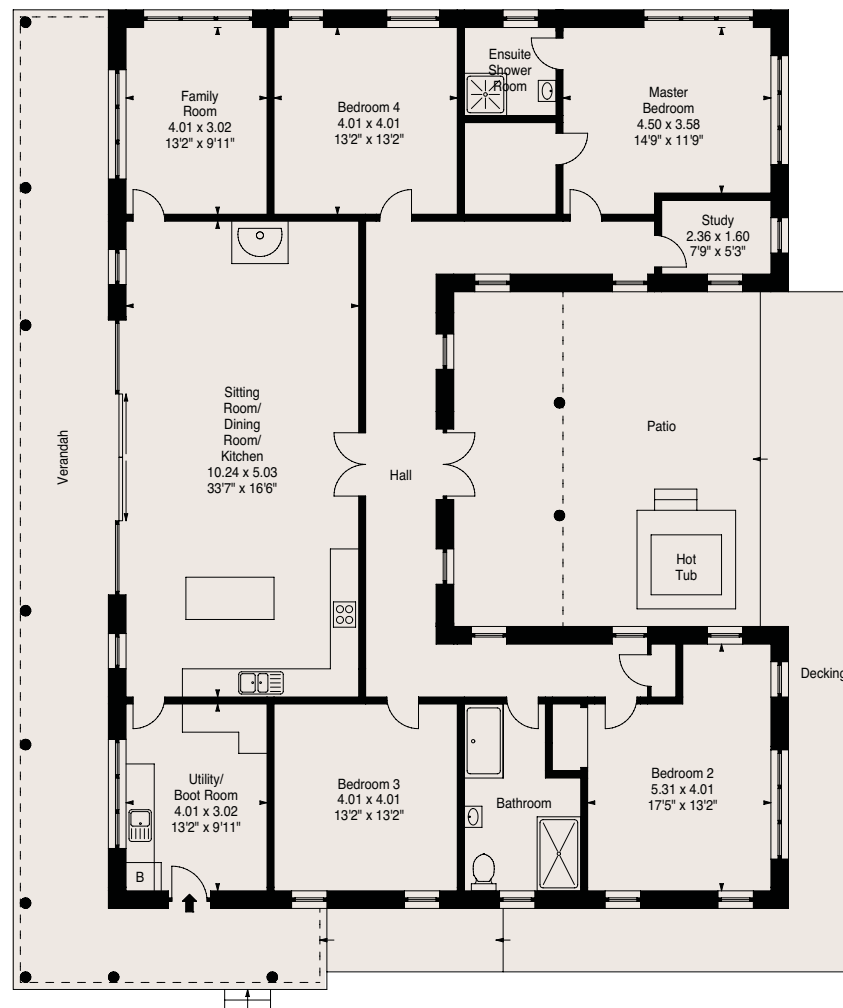
**The Lodge, South Cairnies, Glenalmond,
Perthshire, PH1 3RY**
Gross internal area (approx)
Total 205.12 sq m / 2,208 sq ft



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savills.co.uk

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