



A beautifully presented farmhouse

Williamston Farmhouse, Guildtown, Perth, PH2 6AE

Freehold





A beautifully presented farmhouse in glorious Perthshire countryside

Ground floor: porch, hall, open plan sitting/dining room, breakfasting kitchen, family room • Upper ground floor: two double bedrooms, shower room, laundry and rear vestibule, separate stair to attic/store • First floor: principal bedroom with en suite shower room, two double bedrooms and a family bathroom.

Timber framed outbuilding, double car port, workshop and game larder • Pretty mature garden • About 1.18 acres • EPC=E

Distances

Perth 5 miles, Dundee 20 miles, Stirling 41 miles, Edinburgh 49 miles

Situation

Williamston Farmhouse has a gloriously peaceful and secluded location, accessed by private farm roads and surrounded by rolling farmland. It is however just 5 miles from Perth.

Perth and Dundee both have high street shops, professional services and leisure facilities. In addition to a primary school in Guildtown (1 mile) and secondary schooling in Perth, Williamston 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 45 miles away and there are direct flights from Dundee Airport (17 miles) to London City and Belfast.

Williamston Farmhouse is ideally placed for those who

enjoy the outdoors, with lovely walks on the doorstep. The Perthshire Hills and the Angus Glens are easily accessible and popular with hillwalkers. There is skiing at Glenshee (about 28 miles) and salmon fishing on the nearby rivers Tay, Isla and Erich. 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 33 miles. All distances and travel times are approximate.

Description

Williamston House is believed to have been constructed in the mid-1800s and is a versatile and beautifully presented home. The house is ideal for families with frequent guests with its series of pretty bedrooms and beautifully decorated entertaining spaces. The main reception rooms are south facing and filled with light; the inner doors are largely glazed and double doors create a lovely open plan feel when opened out. A glazed front porch opens to a welcoming reception hall and links directly into the family



room with French windows opening into the garden. It also links to the main living room which has a fireplace at one end and space for a dining table at the other. Windows on two sides make it a sunny room which can also be cosy in the winter. Beyond this room is the kitchen which has lovely painted units and a white Everhot range cooker. On the first floor a bright galleried landing leads to the principal bedroom with en suite shower room and two further double bedrooms which share a large family bathroom with a free standing bath.

The north end of the house (known as the annexe) is easily separated off if required. It has two double bedrooms with a shower room and laundry. Stairs from the laundry lead to the attic/store (see note). A vestibule and back door lead from the annexe into the garden. This can be used as the boot room/ back door to the main house, or it could work as a front door to the annexe if required.

Outside

The garden at Williamston Farmhouse extends to approximately 1.18 acres. Over the years the garden has been landscaped with terraces, pathways, expansive lawn and herbaceous beds which are now filled with carefully selected plants that fill the garden with colour from May to October. There are plenty of spaces to sit out in the summer and enjoy the peace and seclusion. A split driveway leads to parking beside the outbuilding, the

front door and to further parking beyond.

Outbuilding

The timber framed outbuilding was constructed in 2021 using traditional techniques and locally sourced Douglas Fir beneath a box profile roof. It has views over the fields, a double car port with log storage as well as a lockable workshop and a game larder. The outbuilding is served with light and power and offers potential to be adapted to suit a range of requirements.

Directions

From Perth head north on the A93. Pass the Strawberry Shop on the right, and after almost 2 miles (before reaching Guildtown), turn right towards St Martins. After 600m turn right and after 400m turn right again at the sign to Williamston.

General Remarks

Viewings

Strictly by appointment with Savills - 01738 477525.

Services

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

Please Note: Consents have not been obtained for the attic to be used as additional accommodation. Please refer to the selling agent.

Local Authority & tax band

Perth and Kinross Council Tax Band G.

Fixtures & Fittings

The fitted carpets and white goods are included in the sale. The curtains are specifically excluded from the sale.





Energy Performance

Certificate

EPC rating = E.

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.

Access

Williamston Farmhouse has a right of access over the shared access tracks that lead east to Mavisbank and west to Guildtown.

The maintenance obligations are shared by all who use the tracks.

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.



Williamston Farmhouse, Guildtown, Perth, PH2 6AE
Gross internal area (approx) 257.8 sq m/2774 sq ft
Outbuildings 92.9 sq m/1000 sq ft
Total 235.2 sq m/2535 sq ft

OnTheMarket.com

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