

Andersons^{LLP}

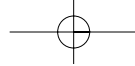
SOLICITORS AND ESTATE AGENTS



Arlary Farmhouse, Milnathort, KY13 9SJ



Offers Over £550,000



A magnificent Farmhouse set in around 1 acres of outstanding gardens adjacent to open countryside. The property has been sympathetically restored by the current owners over the past 20 years retaining many features including fireplaces, cornicing and ceiling roses. The flexible accommodation comprises; Hallways, 4 Reception Rooms, 5 Bedrooms (master with en-suite shower room), Office, Kitchen, Utility Room, Cloakroom, Bathroom and W.C. Planning consent exists for the erection of a detached double garage block with an attached apartment or "granny flat".

The grounds are entered by either of two pillared drives and incorporate numerous sitting areas, an array of flowering plants and shrubs, mature trees including fruit trees, parking for several vehicles and a small pond and stream. There is also a summer house and a garden shed. Double Glazing, Oil Heating System and open countryside aspects are among many other features

ARLARY, MILNATHORT, KINROSS-SHIRE

Arlary is a small rural hamlet situated 1 mile from the village of Milnathort. As well as Arlary Farmhouse there is a small prestigious steading development nearby and Arlary is also home to a well know stable yard. Milnathort itself is a convenient country village increasingly attractive to commuters. Kinross-shire frequently comes near the top of 'Best Places to Live' surveys. It has long been a popular location given its central position in relation to the major Cities and Towns of east and central Scotland. Edinburgh, Perth, Dundee and Stirling are all very commutable and even Glasgow is only around an hour or so by car. There is a 'Park and Ride' service from Kinross to Edinburgh and good bus links to the other major towns and cities. Kinross-shire has, however, much more to offer. The primary schools throughout the area are all extremely highly rated. Kinross High School is widely recognised as one of the best comprehensive schools in the country and a host of highly rated public schools including Dollar Academy are within easy travelling distance. The area is renowned for its country walks and the Loch Leven Heritage Trail has been an excellent initiative popular with walkers and cyclists alike. There are facilities for golf, tennis, fishing, swimming, squash, gliding, curling, cricket, rugby and other fitness and aerobic sports.

Travel Directions

From the roundabout in the centre of Milnathort follow New Road out of the village. After 0.8 miles turn right at the sign for Arlary. Some 400 metres along turn right (after the stable yard). Follow the road and the pillared driveways lie on the left hand side.

Entry

Entry is gained into the front door via a traditionally styled modern door with inset stained glass panels. Direct access is gained to the imposing ground level Hall.

Hallway

Features include dado rail, ceiling coving, high skirtings and traditional finishes to doors and other surrounds (a recurring feature throughout). The hall gives direct access to the traditional stairway and has a doorway leading to the rear hall. There are also doors to the main reception rooms, a shelved storage cupboard and there is also an under stair storage area.

Sitting Room

5.19m by 3.99m (17'0" by 13'1")

Excellent appointed room with traditionally styled windows looking onto the front garden and to the open countryside. Features in this room include additional window to side, dado rail, ceiling coving, display alcoves with storage below and focal point fireplace with an oil fired living flame stove.

Dining Room

4.78m by 3.85m (15'8" by 12'7")

Another room with an attractive aspect to the front overlooking the mature gardens to the countryside beyond. Additional window to the side. Traditional fireplace with open fire. Picture rail. Ceiling Rose. Ceiling coving.

Family Room

3.81m by 2.76m (12'6" by 9'0")

This room provides a TV or Family room. Window to rear. Built-in Press. Traditional focal point fire place. Ceiling coving.

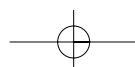
Rear Hall

The Rear hall has attractive tiled flooring which continues to the kitchen and through to the other rooms off the rear hall. This hall has a door leading to the rear courtyard.

Kitchen

3.50m by 2.32m (11'6" by 7'7")

A fitted Kitchen with storage units at base and wall levels. Worktop surfaces. 1 1/2 bowl sink and drainer. Fitted ceramic hob with extractor over. Integrated oven and grill. Integrated fridge freezer. Plumbing for dishwasher. Space for other appliances. Window looking on to the rear garden.



Breakfast Room

4.40m by 4.17m (14'5" by 13'8")

This is a large room which provides a flexible living space, adjacent to the Kitchen providing space to extend the Kitchen area. This room has a window providing attractive aspects to the east over the Lomond Hills. Tiled flooring. Timber ceiling beams. Fitted oil fired Raeburn stove which also powers the central heating radiators.

Utility Room

4.74m by 2.76m (15'6" by 8'11")

This area comprises a utility room and a recessed section which currently houses a large chest freezer. The utility area is fitted with storage units, worktop, stainless steel sink unit and drainer, and plumbing is in place for washing machine and tumble dryer respectively. The window provides further attractive aspects. Tiled flooring. Hatch to loft space.

Office

3.12m by 1.84m (10'2" by 4'0")

There is an office situated off the rear hallway. The office has window to the side. Built-in book shelving and alcove.

Cloakroom

1.83m by 1.62m (6'0" by 5'3")

Situated next to the rear door leading to the courtyard which comprises of WC and wash hand basin. Heated Towel Rail. Double glazed frosted glass window. Pine lined to dado level.

Upper Level

Upstairs is accessed via the traditional stairway. The upper level has a split landing with 4 bedrooms off one landing and a bedroom, bathroom and WC off the other. Natural light is provided by a large down lighter.

Master Bedroom

4.53m by 4.28m (14'10" by 14'0")

A spacious master bedroom enjoying outstanding views over the garden and beyond to the open countryside. This room has fitted triple wardrobes, ceiling coving and centre ceiling rose. This large room has previously been utilised as a sitting area in the past and could easily be constituted to provide the same again. Door to en-suite.

En Suite Shower Room

4.23m by 2.95m (13'10" by 9'8")

A large en-suite shower room comprising w.c., bidet, pedestal wash hand basin and triple shower cabinet. Other features include shaver point, display/storage shelving and heated towel rail.

Bedroom 2

4.02m by 3.41m (13'2" by 11'2")

Another large double bedroom which can easily accommodate free standing furniture. Features of this room include a shelved display alcove, focal point traditionally styled fire place, ceiling coving, centre ceiling rose. Again excellent views to the front.

Bedroom 3

3.15m by 4.58m (10'4" by 15'0")

Another spacious double bedroom. This room has double glazed window to side providing attractive countryside views. Timber flooring. Ornamental traditionally styled fireplace. Ceiling coving. Centre ceiling rose.

Bedroom 5

2.81m by 2.44m (9'2" by 8'0")

The 5th bedroom is a single bedroom again with attractive views to the front. Dado rail. Ceiling coving.

Bedroom 4

4.45m by 3.30m (14'7" by 10'10")

Another spacious double bedroom which easily accommodates free standing furniture. Attractive aspects to the side.

Family Bathroom

3.17m by 3.17m (10'5" by 10'5")

Large family bathroom comprising w.c., bidet and "Jacuzzi" bath with shower fitted over. Heated towel rail. Tiling. Ceiling coving. Frosted double glazed window. Built-in airing cupboard which houses a water tank.

WC Room

2.16m by 1.00m (7'1" by 3'3")

W.c., wash hand basin and double glazed window to the rear.



These particulars and measurements while believed to be correct are not guaranteed and prospective purchasers must satisfy themselves with regard to the same. Further particulars from and offers to Messrs Andersons LLP, Solicitors.

Grounds

The grounds are an outstanding feature of this property. The landscaped gardens extend to over an acre and have extensive lawned sections and are stocked with an array of flowering plants, shrubs, and trees. There are several sitting areas and a pond with small stream running through the grounds. The grounds are adjacent to open countryside and enjoy attractive aspects. There is a summer house and a substantial garden shed. The property is accessed by either of two pillared drives and there is parking for several vehicles. Planning permission exists for the erection of a detached double garage block with living accommodation attached. These outstanding gardens will only be fully appreciated upon viewing.

Planning Permission

Planning permission exists to erect a double garage with attached "granny" apartment. Details of this planning consent are available from the current owners of the property. It is the responsibility of any purchasers to satisfy themselves in this and any other regard.

Equestrian Facilities

This area is renowned for equestrian facilities and land for paddocks etc may be available for rent nearby.

Heating

Heating is supplied by an Oil Central Heating system. Several of the fireplaces can accommodate open fires.

Drainage

Drainage is by a septic tank system.

Viewing

Viewing by appointment through Andersons LLP 01577 862405

Offers

These should be in writing to our Kinross Office.

Measurements

All measurements have been taken by sonic tape and are believed to be correct although clients should satisfy themselves regarding the same.



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