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BRIDGE HOUSE, HAYFIELD ROAD *GLENFARG, PH2 9NP*





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Bridge House, Hayfield Road

Nestled in the heart of the charming village of Glenfarg, on the prestigious Hayfield Road, sits Bridge House a charming 'C' Listed Family Home in a delightful rural setting with excellent entertaining and family living accommodation that exudes elegance and character.

This stunning family home, dating back to the early 18th century with later Victorian addition, boasts extensive beautifully maintained gardens and grounds in excess of 1/3 of an acre and a generous 2,024 sq ft of living space, offering a perfect blend of modern comforts and historic charm.

Bridge House lies in a scenic rural village setting on the eastern edge of the Ochill Hills yet highly convenient for the M90 giving easy access to Edinburgh, Perth and Stirling.

Offers Over £435,000





DESCRIPTION

One of the standout features of Bridge House is its beautifully maintained original features such as the mosaic tiled entrance vestibule, original fireplaces, timber finishes, working shutters, period cornice work, presses and high ceiling/skirtings, enhancing the character of the home, and with the addition of traditional style radiators, double glazed case windows and state floors, these elements add a touch of grandeur and sophistication to the property, making it truly unique.

As you step inside, you are greeted by two inviting reception rooms, ideal for entertaining guests or simply relaxing with your family. With four spacious bedrooms and two bathrooms, there is ample space for everyone to enjoy. The property comprises a bright entrance vestibule leading to a spacious, welcoming reception hall with feature parquet flooring. The drawing room off the hall with a multi fuel-burning stove has a large bay window and views onto the garden. The dining room (or bedroom 5), also with fireplace and a log burner has period details such as working shutters and cornicing. The spacious family cottage-style kitchen/dining room encompasses a dining and breakfast seating area complete with integrated appliances, slate flooring and feature fireplace with range style wood burning stove/cooker. Beyond lies the utility room with W.C, hall/boot room.

Another real highlight of the house is the main split-level staircase with attractive timber balustrade leading to an impressive family bathroom with traditional style roll top bath. A short staircase off this same landing leads to the upper landing with small study/computer area and the principal bedroom suite with bay window, original fireplace, en-suite bathroom and adjoining dressing room. The remaining stairs off the main landing lead to 3 further double bedrooms (two with feature fireplaces). The property has a recently installed oil central heating system is double glazed with the exception of a few traditional sash & case windows.

Bridge House is a magnificent home with space, character and plenty of scope to create a wonderful family house. Don't miss the chance to make this exceptional property your own and experience the perfect blend of historic charm and modern luxury in a truly enchanting location. Book a viewing today with your local Estate Agent Colin Jenkins. 01383 699 000 | 07977 170505.





Approx. Gross Internal Floor Area 1998 sq. ft / 185.66 sq. m

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LOCATION

Located in the eastern foothills of the scenic Ochil Hills in the picturesque Perth & Kinross-shire countryside, the charming village of Glenfarg offers a peaceful and idyllic setting for those seeking a serene lifestyle away from the hustle and bustle of the city. Glenfarg is a thriving village with a primary school, village shop, village hall for recreational, social and learning opportunities, including scouts, church, public park, garage, tennis and bowling clubs.

Kinross & Milnathort approximately 7 miles to the south offers further excellent day-to-day amenities and facilities comprising supermarket, the catchment area for secondary education includes Kinross High School within the Loch Leven Community Campus, including modern library and sporting facilities, health centre, leisure centre, swimming pool, squash courts and gym. There are a number of highly regarded private schools within easy reach including Dollar Academy, Strathallan, Kilgraston, Glenalmond College and Craigclowan Preparatory School.

The location is ideal for the commuter with the close proximity to the M90 providing swift access to Perth, Dundee, Dunfermline and Edinburgh. Perth has a mainline train station and Edinburgh Airport with its wide range of domestic and international flights is 30 miles to the south. In addition there is a Park and Ride facility at Kinross which provides frequent and reliable coach services to Perth, Edinburgh and Edinburgh Airport.

The surrounding countryside of Perth and Kinross-shire offers some amazing opportunities for interesting walks, cycling, horse riding, trekking, mountain biking, fishing, shooting, golfing and is within easy distance of Scotland's ski centres. There is a nine hole course in Milnathort and two eighteen hole courses in Kinross. Loch Leven nature reserve lies to the south of Glenfarg with the RSPB Vane Farm an island in the Loch is Loch Leven castle, which has had many famous visitors including Robert the Bruce and Mary Queen of Scots.

KEY FEATURES

- * Impressive 'C' Listed Family House
- * Character & Charm
- * Sought-After Countryside Location
- * Spacious & Flexible Accommodation
- * 2/3 Reception Rooms
- * 4/5 Double Bedrooms
- * Ensure Shower Room & Bathroom With Roll Top Bath
- * Modern Cottage-Style Kitchen/Dining Room (Appliances)
- * Utility Room, WC & Boot Room
- * Extensive Gardens Of Approx 1/3 Acre
- * Shed/Workshop, Summer House And Greenhouse

GARDENS & PARKING

The well kept, private gardens of Bridge House sit to the side and rear of the house and are principally laid to lawn edged by a delightful array of colourful and mature shrubs and trees which come to life in the summer months. The garden & grounds have a desirable south westerly aspect and far reaching panoramic views of the surrounding countryside.

Bridge house is surrounded has extensive gardens & grounds spanning over 1/3 of an acre, providing a tranquil retreat where you can unwind and enjoy the picturesque Perthshire countryside. The private front garden is laid to lawn with pretty borders of plants and flowers. The delightful mature rear garden and grounds will impress all who view! They are predominantly laid to lawn, with large sunny patio courtyard area, raised vegetable planters, fruit trees, flowers and plants. The outbuildings include a large shed/workshop with power, light and mains water, summer house, greenhouse and chicken house/enclosed run. Additionally, the property offers parking space for two vehicles in front of the property and ample on-road car parking ensuring convenience for you and your guests.

EXTRAS

All fitted floor coverings, blinds, integrated kitchen appliances, shed/workshop, summer house and greenhouse are included in the sale.

INTERESTED IN VIEWING THIS HOME?

Call your local Estate Agent, Colin Jenkins to see this property. Viewing by appointment. 0800 999 1565 | 07977 170505.

EXPERT MORTGAGE ADVICE

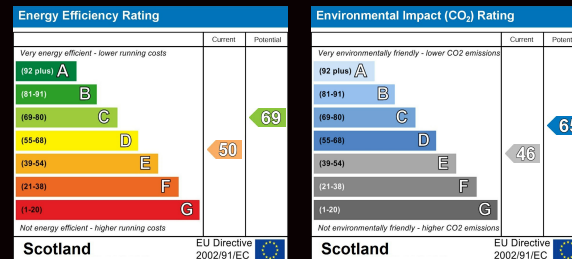
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