

KERRYFEARN
THE ROSS, COMRIE, PH16 2JT



IrvingGeddes
— W.S. • Solicitors • Estate Agents





KERRYFEARN, THE ROSS, COMRIE, PERTSHIRE, PH6 2JT

We are delighted to offer this rare opportunity to purchase a modern four bedroom villa with an array of ancillary buildings, located on the periphery of the sought after village of Comrie. Kerryfearn is situated on the southern edge of 'The Ross', a charming & prime residential area of Comrie, accessed via an iconic arched bridge and within easy walking distance of the many amenities this bustling village has to offer.

The property is finished to a high standard and is in true move-in condition, with a most spacious layout comprising; PORCH/BOOT ROOM, UTILITY RM, contemporary BREAKFASTING KITCHEN (installed Nov' 21) with integrated appliances, Corian surfaces & central island/breakfast bar; double pocket doors open to a DINING ROOM and again into a large LOUNGE with feature stove (fitted Nov' 23), boasting a fine open outlook across fields to the front. The bright HALL has doors leading to the kitchen, lounge, LUXURY FAMILY BATHROOM & TWO DOUBLE BEDROOMS (one currently utilised as a 'snug'). The upper floor comprises LANDING with large storage, further DOUBLE BEDROOM and sizeable MASTER SUITE with DRESSING ROOM and spacious EN-SUITE BATHROOM.

The private grounds extend to c0.75acres and comprise an ample area of parking & lawn with large decked patio, and are fully enclosed with deer fencing. The property benefits from a diverse range of useful outbuildings which include a fantastic BBQ hut, large garage with rear KITCHEN/OFFICE area and W.C. to the rear, adjoining workshop/store, a CARPORT to house a caravan, campervan or boat (currently, two goats!), & two fantastic LODGES used for ancillary accommodation, each complete with shower, kitchen/kitchenette, lounge with log burner and bedroom/mezzanine sleeping area. There are also kennels to the rear and a hot tub.

A stunning family or retirement home enjoying an enviable rural location, & within easy access of one of Perthshire's most desirable villages. There are beautiful country/hill walks direct from the property, with the fantastic 'Linn' a short stroll away, a natural swimming pool on the Water of Ruchill.

Energy Performance Rated 'C' for efficiency. **Council Tax** Band 'G'.

Viewing Strictly by appointment through Irving Geddes - 01764 670325.

Video Walkthrough <https://my.matterport.com/show/?m=JBjxHKRexD2>



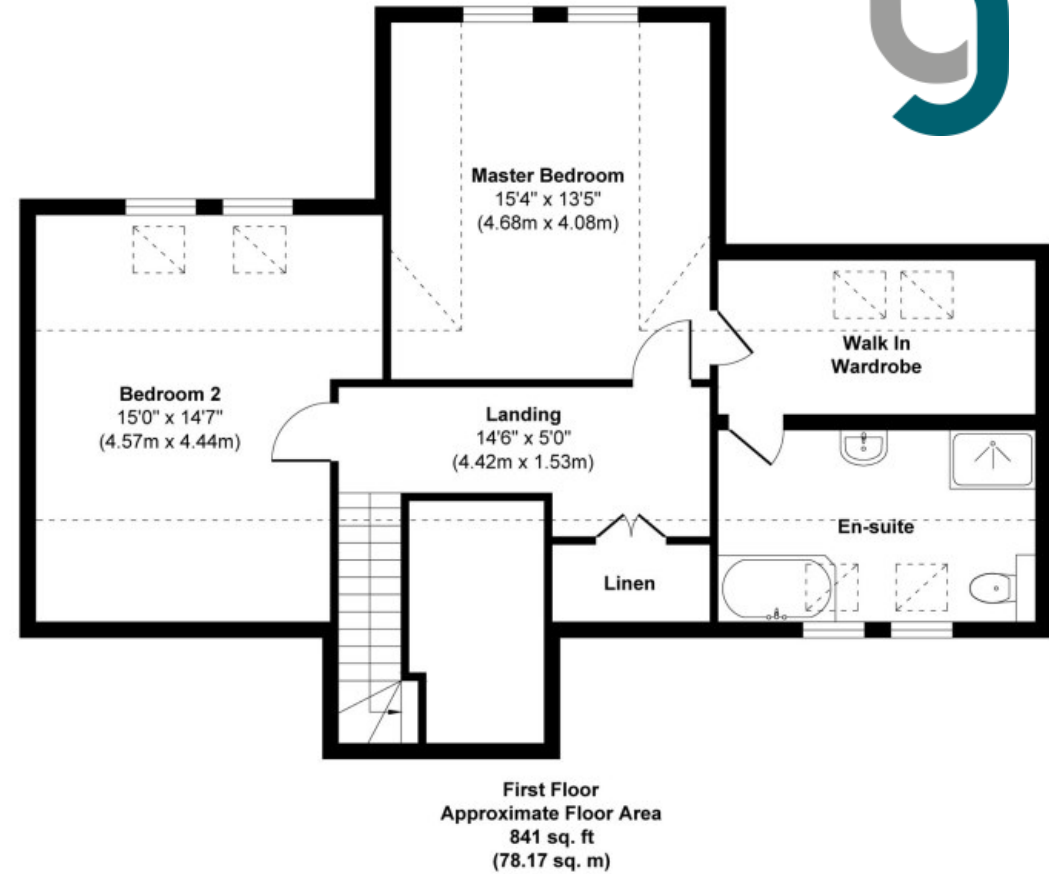
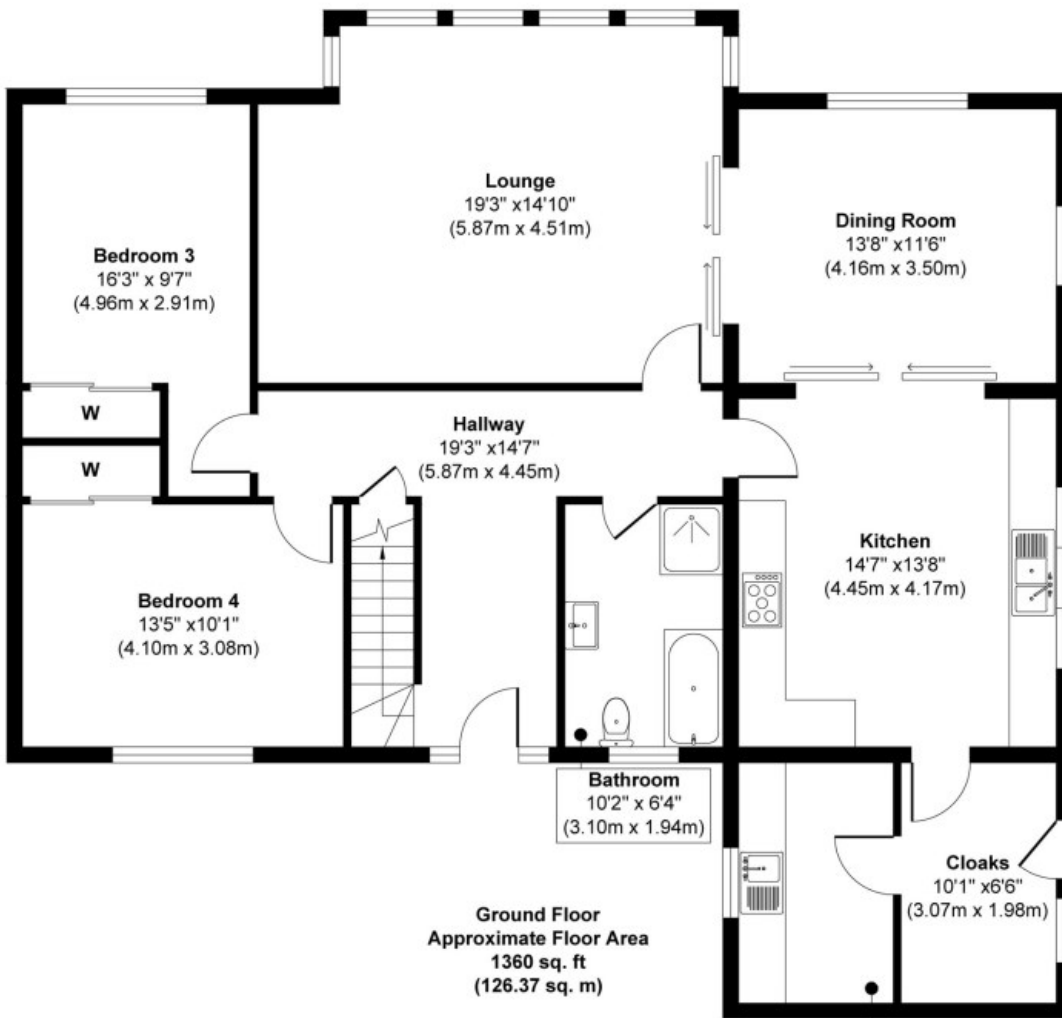










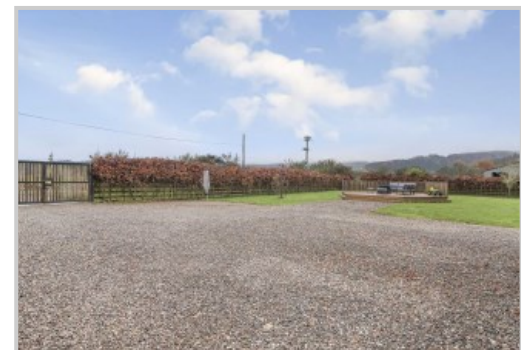


Comrie is a beautiful, lively village nestling on the banks of the River Earn, some 7mls west of Crieff and only 25mls from the Cities of Perth and Stirling. There are a number of independent shops, with hotels, restaurants, medical centre and dentist. There is Primary schooling within the village & both private & public education available within Crieff. A haven for outdoor enthusiasts, there are river, woodland, hill & mountain walks surrounding the village, renowned mountain biking at 'Comrie Croft' and water sports and fishing at Loch Earn (6mls).



These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.







Crieff
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Tel: 01764 670325

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