



THE BARN  
RAITH FARM, MADDERTY, BY CRIEFF, PH7 3RJ





## THE BARN, RAITH FARM, MADDERTY, BY CRIEFF PH7 3RJ

Irving Geddes are delighted to offer for sale this exceptional family home enjoying a stunning open outlook over the Earn Valley to the Ochil Hills. The Barn is a charming property with lots of history, extending to almost 300m<sup>2</sup>, situated in the middle of a private lane, located close to Madderty/Auchterarder & some 5miles east of Strathearn's principle town of Crieff and 13miles west of the historic city of Perth. Escape To The Country featured The Barn in 2018...

With generously proportioned accommodation throughout, The Barn is set over 2 floors & comprises on the ground floor; VESTIBULE with stained glass window accessing the reception HALLWAY, spacious open plan LOUNGE/DINING ROOM with wood burning stove & patio doors leading to a private courtyard, open plan SITTING ROOM & fully fitted DINING KITCHEN, UTILITY ROOM, OFFICE/DINING/SUN ROOM and CLOAKROOM. The Upper floor has a generous LANDING with velux windows providing lots of light, MASTER BEDROOM (with en-suite shower room, WC & WHB), THREE FURTHER DOUBLE BEDROOMS, SHOWER ROOM and BATHROOM with vintage "deep soak" bath set under the velux window.

The level garden grounds are bordered with attractive stone wall and mature hedging. A paved patio lies at the west gable, and sweeping lawns with mature planting surround the property. A detached timber garage sits to the east, with two additional timber sheds.

An individual property presented in true move-in condition, enjoying a private location with magnificent views across the Strathearn Valley. Likely to have broad appeal, early interest in advised.



















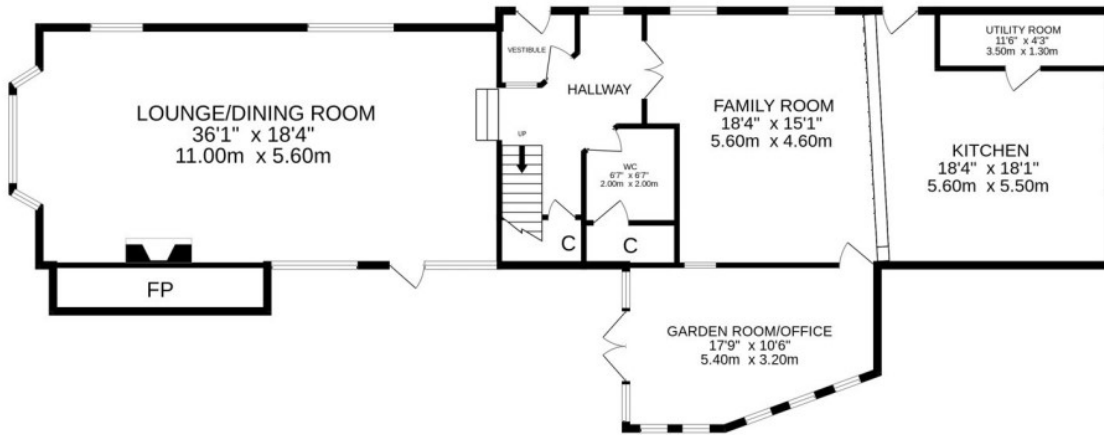




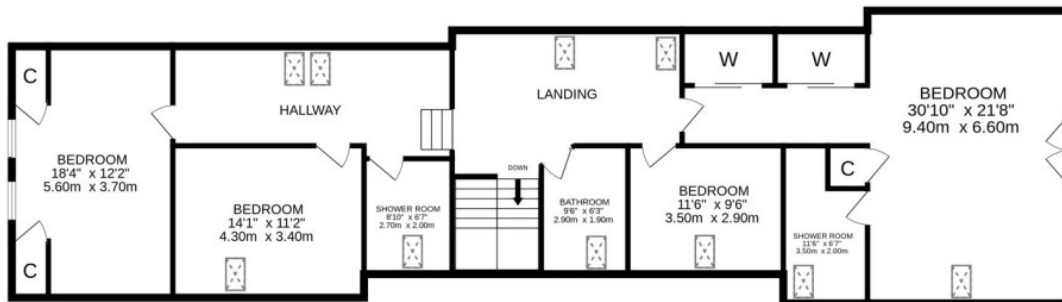




## GROUND FLOOR



## 1ST FLOOR



3D Tour <https://my.matterport.com/show/?m=LS2pWN3xt29>

Energy Performance Rated 'C' Council Tax Band 'G'

Viewing Strictly by appointment through Irving Geddes on 01764 653771 /670325

Services Mains water & electric, oil-fired central heating & drainage to septic tank.



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





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