

THE OLD JAM FACTORY

WARD ROAD, MUTHILL, PERTHSHIRE, PH5 2AT

IrvingGeddes
W.S. • Solicitors • Estate Agents





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Irving Geddes are delighted to offer for sale this most handsome detached 5/6 bedroom dwelling situated in the charming Perthshire village of Muthill. Enjoying a private location in large grounds with open fields adjacent, the building was formerly a jam factory operating until the 1920's. Set over two floors of spacious and flexible accommodation throughout, with the ground floor having a semi open-plan layout comprising; DINING HALL, STUDY, LOUNGE/DINING ROOM open to KITCHEN, 2 DOUBLE BEDROOMS, UTILITY ROOM, BATHROOM & W.C. There are THREE further DOUBLE BEDROOMS, (Master DRESSING ROOM & EN-SUITE SHOWER ROOM), FAMILY ROOM/BEDROOM, & FAMILY BATHROOM on the upper floor.

The property enjoys large garden grounds with mature planting & areas laid to lawn and patio. There is a circular gravel driveway allowing off-street parking for several vehicles. Paved and mono-bloc paths lead to attractive patio and seating areas. There is a quality built summerhouse, large workshop with storage, greenhouse and further metal garden shed.

An opportunity to purchase a truly unique home jam-packed full of charm and character. An individual home boasting a spacious layout, an enviable location and beautiful gardens. The Old Jam Factory is likely to have broad appeal and early viewing is advised.

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

Viewing Strictly by appointment through Irving Geddes W.S.

Energy Performance Band 'D' **Council Tax** Rated 'G'

Services Mains water, electric & drainage. Oil fired central heating.

Located only three miles from Strathearn's main town of Crieff, Muthill is an historic village with over 100 listed buildings along with the ruins of a 15th-century Parish Church. There is a very well respected primary school with secondary private and public schooling in Crieff. There is a public house, restaurant, village shop/petrol station and golf club. Crieff offers a more comprehensive range of amenities and services.

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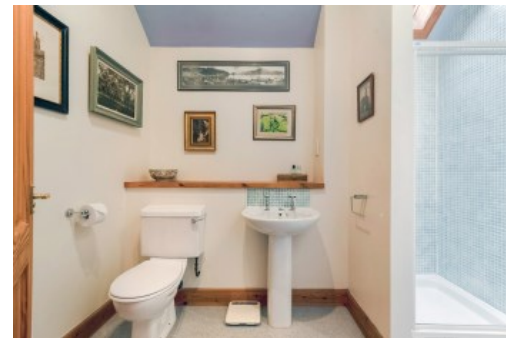














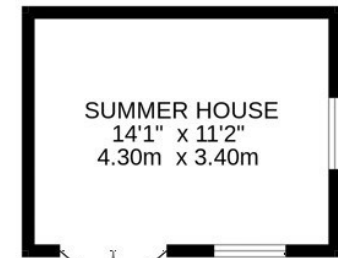
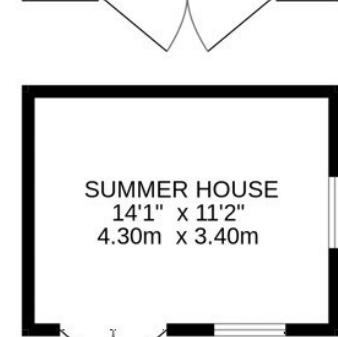
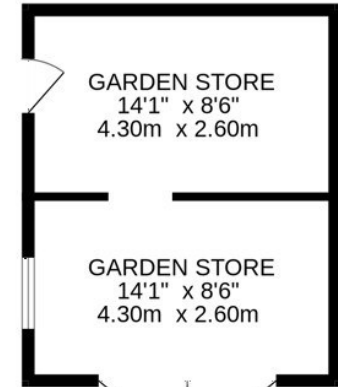
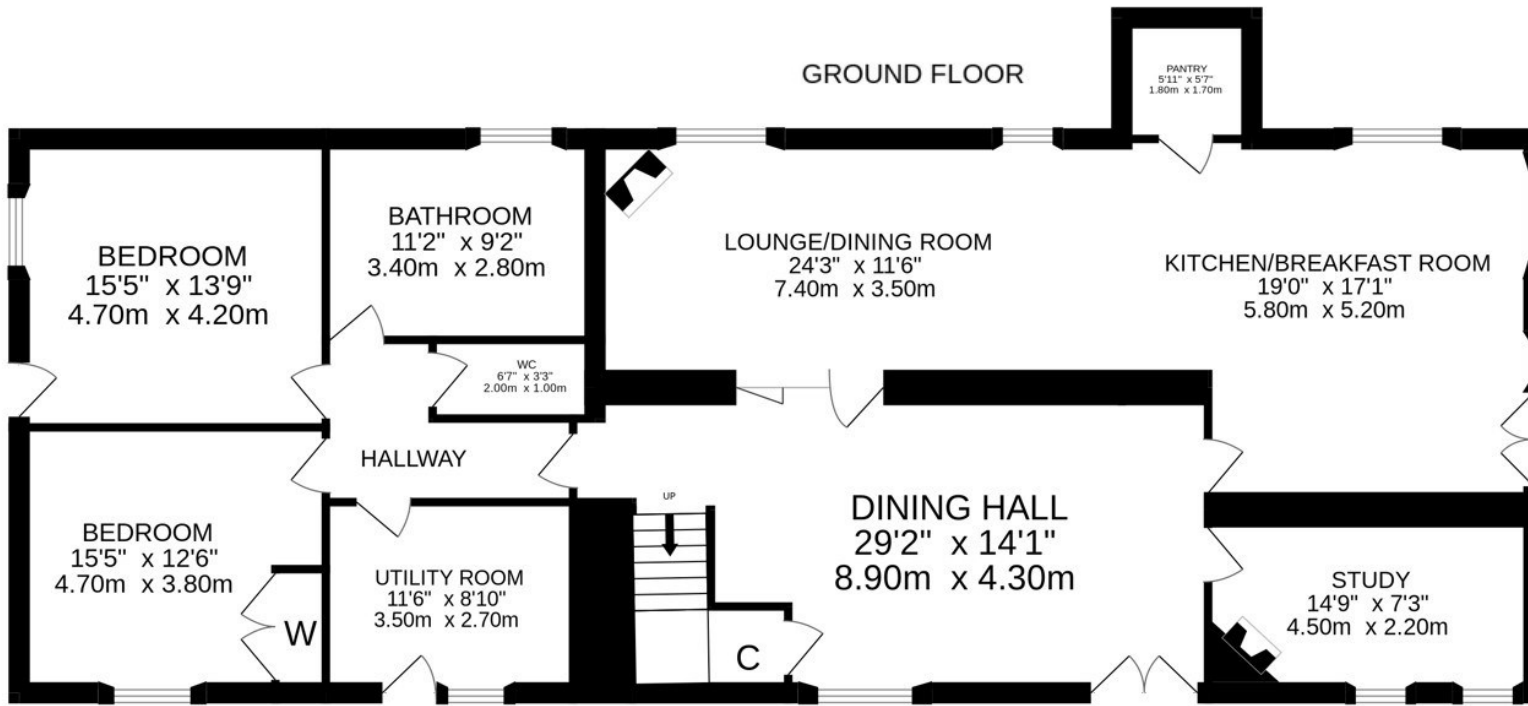




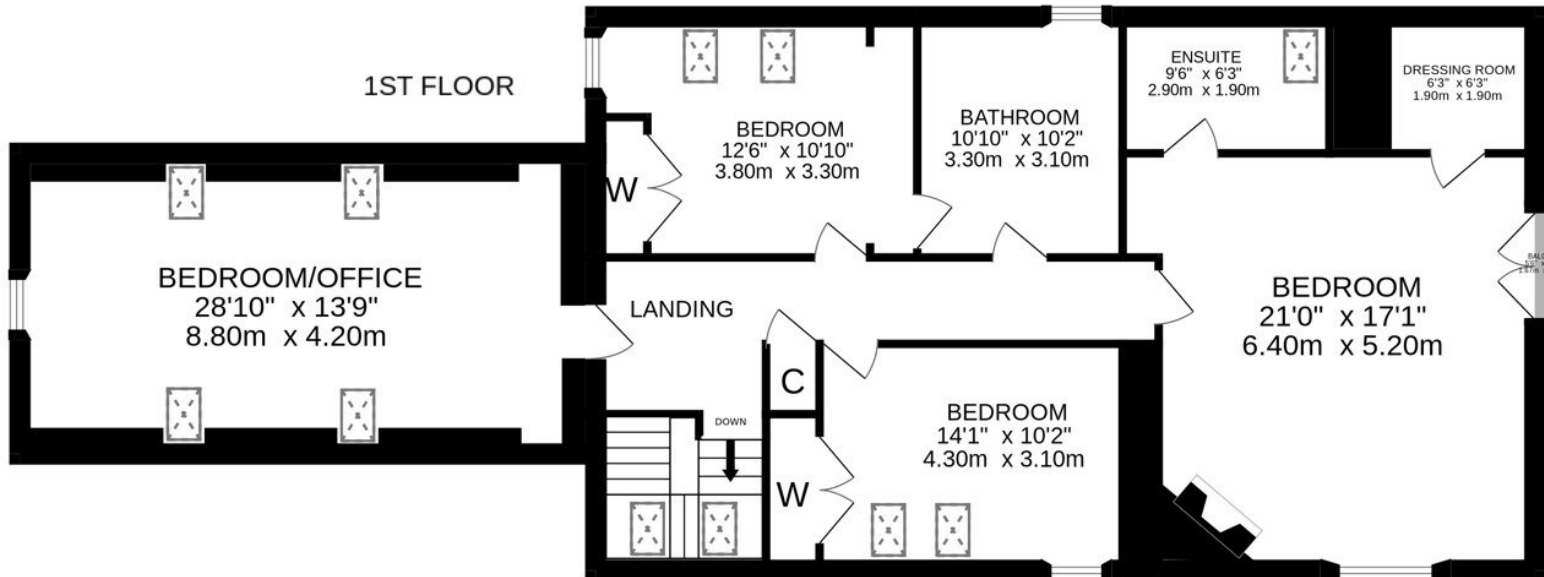


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GROUND FLOOR



1ST FLOOR



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
25 West High Street, PH7 4AU
Tel: 01764 653771

Comrie
1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy
6 The Square, PH15 2DD
Tel: 01887 822722