

CARSE HOUSE

DULL, ABERFELDY, PH15 2JJ





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Irving Geddes are delighted to offer for sale this striking 5 bedroom detached villa enjoying an elevated position, boasting spectacular south-facing views across the Appin of Dull valley where the River Lyon meets the River Tay. Located equidistant between the historic town of Aberfeldy, some 4 miles to the east, and stunning Kenmore at the northern end of Loch Tay.

A unique architecturally designed family home dating from the 1960's & retaining much of the charming design features of the era. The substantial & versatile split level layout is principally over two floors and comprises a fantastic double height RECEPTION HALL with a wall of windows capturing the tremendous outlook. Stairs lead to the upper floor, lower ground and main reception room. Also on the ground floor is a DINING ROOM with a galleried aspect over the lounge, DINING KITCHEN, UTILITY ROOM and W.C. The lower ground area at the west end of the property comprises a superb LOUNGE, this bright open space has a feature brick chimney breast to ceiling height, log-burner, under-stair storage, single door to the garden & a sliding patio door. The lower ground to the east side has 3 DOUBLE BEDROOMS (one with door to cellar storage) and a FAMILY BATHROOM. The upper floor has a long landing with 2 DOUBLE BEDROOMS, LINEN ROOM/STORE & BATHROOM. The property is double glazed & warmed by electric heating.

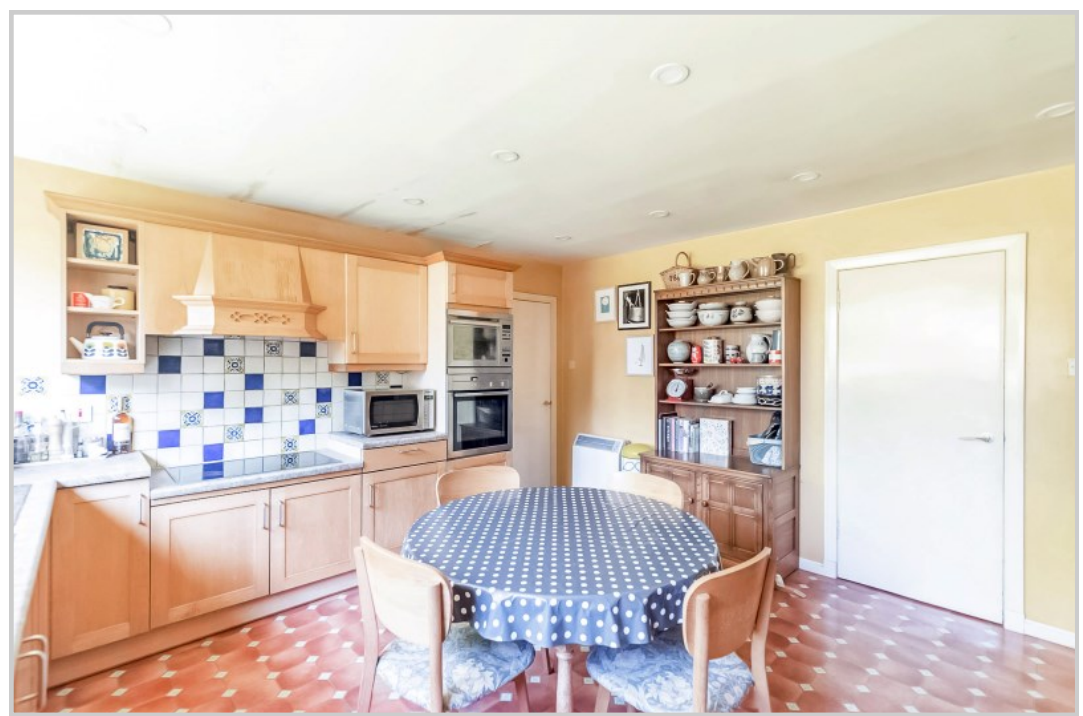
Carse House is set within generous, well-stocked private garden grounds bordered by woodland to the rear. There are large sections of lawn, paved patio, greenhouse & further cellar storage accessed externally. There is a double garage with electric door at the end of the private tarmac drive.

A charming family home of real character, upon which buyers can place their own design ideas & update/develop to compliment its modern midcentury architecture. A property enjoying a most private position with beautiful grounds and within easy reach of one of Perthshire's most sought-after small towns.

Aberfeldy is less than a 10min drive east and offers a full range of facilities. There is modern community campus with infant to secondary schooling, library, swimming pool and sports facilities. There are many independent shops, hotels, restaurants, & a cinema. Those interested in outdoor pursuits are well catered for with a large public park, cricket ground, tennis & bowls club, golf course & woodland walks. Loch Tay is 4miles away & there are many mountain walks within close proximity.



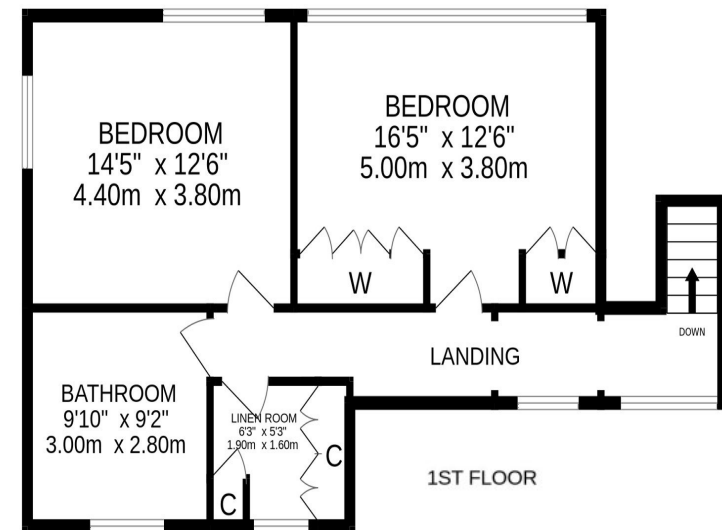
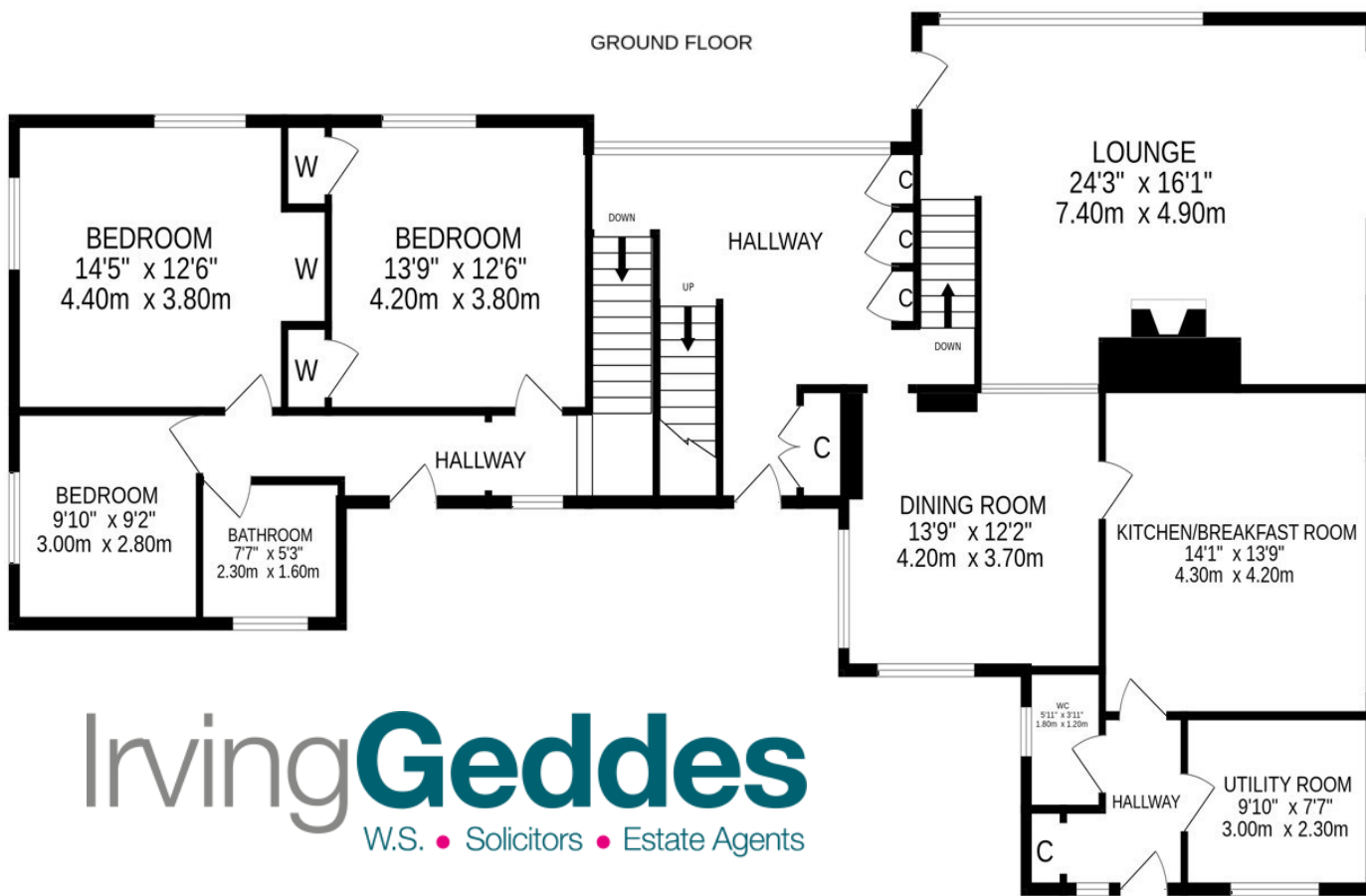












IrvingGeddes
W.S. • Solicitors • Estate Agents

Viewing

Strictly by appointment through Irving Geddes.

Services Mains electric & water. Private drainage.

Energy Performance 'G' Council tax Band 'G'

Video Tour

<https://my.matterport.com/show/?m=fdFDS73Tm23>



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.





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