



WEST SPORTFIELD COTTAGE
GLENALMOND, PERTHSHIRE, PH1 3RY



Irving Geddes are delighted to offer for sale this charming & substantial four bedroom traditional cottage set in large grounds, enjoying an enviable location within the beautiful Almond valley, some 12 miles from the bustling city of Perth. Rural yet accessible, the cottage is situated around a mile from Glenalmond College, the college golf course lying to the south and west. The village of Methven is a 10 min drive away and offers local amenities including a primary school, village hall, post office, pub, restaurant, café/ takeaway and two convenience stores. Strathearn's principal town of Crieff offers a full range of facilities and lies 10 miles west.

West Sportfield offers a generous and versatile layout, extended by the current owners to incorporate adjacent outbuildings. This 'east wing' was converted into further living accommodation around 15 years ago with a conservatory & a storm porch added more recently to the original cottage. The accommodation comprises; ENTRANCE PORCH, split level HALLWAY, with storage and stairs to sizeable first floor BEDROOM, family BATHROOM, BEDROOM/FAMILY ROOM with wood-burning stove, further double BEDROOM, DINING KITCHEN with feature granite worktops, newly fitted UTILITY ROOM leading to west facing CONSERVATORY, charming LOUNGE with wood flooring, raised ceiling, Velux windows and 'French' patio doors. Steps from the lounge lead to the converted section where the DINING ROOM provides access into a MASTER SUITE comprising a DRESSING ROOM, DOUBLE BEDROOM and a large five piece EN-SUITE BATHROOM with "deep soak" bath. This east wing offers considerable scope to create a self-contained annex.

West Sportfield has beautiful garden grounds extending over 0.5 acres and is a haven for wildlife. The communal courtyard provides parking for the cottage along with the two neighbouring properties. The fully enclosed gardens are set to the west of the property allowing for much privacy. Large sections of lawn extend from the house with mature planting and borders, a timber shed and two patio areas.

A stunning and unique family home with a flexible layout and boasting a prime rural location. Likely to have a broad appeal, early viewing is advised.

Energy Performance Rated 'E'

Council Tax Band 'G'

Video Tour <https://my.matterport.com/show/?m=5fNbRmooqLW>

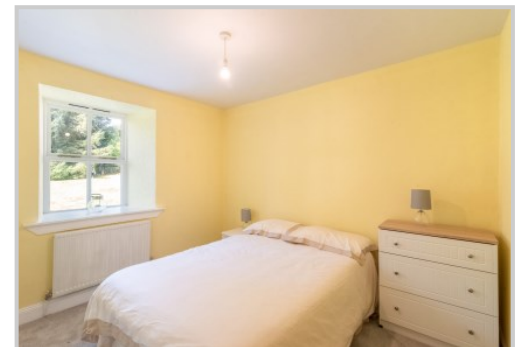
Services Mains electric, private water, oil heating, septic drainage & fibre broadband.

Viewing Strictly by appointment through Irving Geddes - 01764 653771.









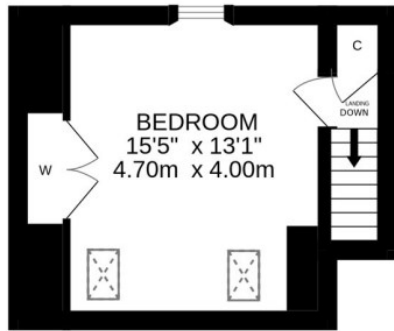




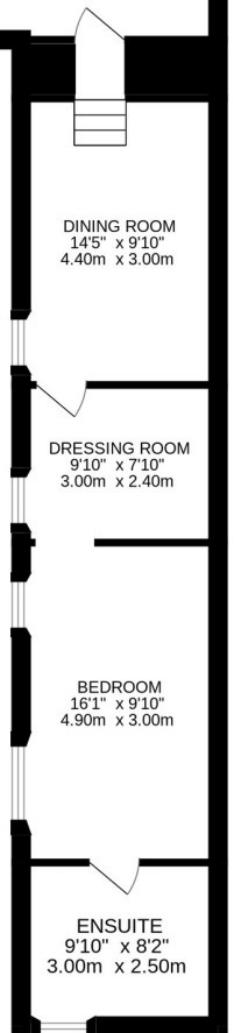
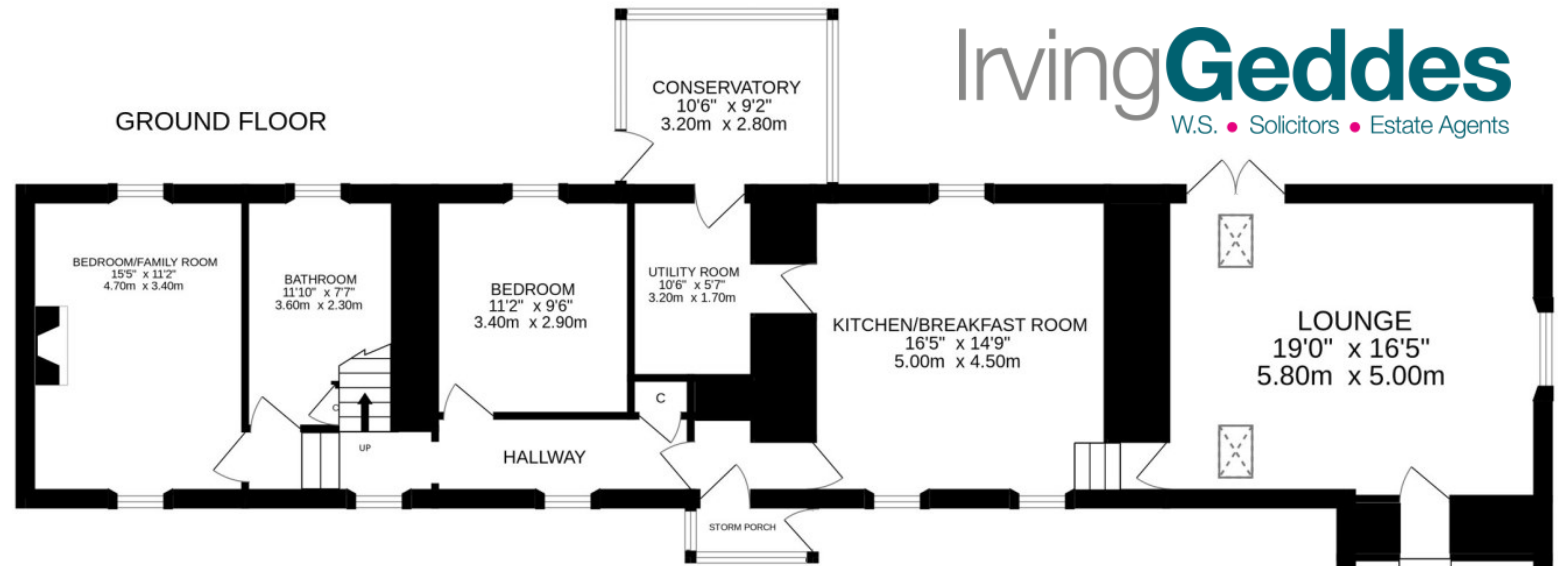
IrvingGeddes
W.S. • Solicitors • Estate Agents



1ST FLOOR



GROUND FLOOR





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