

WESTACRE & WEST LODGE

NEW FOWLIS, BY CRIEFF, PH7 3NH

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WESTACRE, NEW FOWLIS, BY CRIEFF, PH7 3NH

A most attractive and substantial modern home located in the small hamlet of New Fowlis, 4 miles east of Crieff & 12 miles west of the city of Perth. An immaculately presented four bedroom detached villa, and two bed detached holiday lodge, within a quiet setting of quality private residences, enjoying magnificent open views over the surrounding countryside. The property enjoys private gated access, ample parking & large gardens extending to c.05 acres.

Westacre has well-appointed accommodation boasting 4 double bedrooms, each with en-suite facilities, set over two floors. The ground floor comprises a large HALL, spacious dual-aspect LOUNGE with wood-burning stove & bay window, generously sized DINING KITCHEN including x2 Siemens ovens, UTILITY ROOM and TWO DOUBLE BEDROOMS, one with W.C and the other with access to a 'Jack & Jill' SHOWER ROOM. The upper floor has a landing with large storage cupboard & TWO further DOUBLE BEDROOMS, one with en-suite BATHROOM & the other a SHOWER ROOM.

The extensive gardens grounds are predominately south-facing, fully enclosed, with electric gates accessing a gravel driveway/parking for a number of vehicles. There is a hedge and timber fence border with mature planting throughout, a pond feature, sweeping lawns, patio areas, a substantial workshop and further timber shed. The holiday-let lodge enjoying is own private section of garden ground.

Warmed by mains gas central & double glazed throughout. Westacre is a beautiful & versatile modern family home, enjoying a enviable location, with rarely available self-contained ancillary accommodation on site. Likely to be a welcome addition to the market.

Video Tour <https://my.matterport.com/show/?m=8YBft3VBzAr>

Council Tax Band 'F' **Energy Performance** Rated 'D'.

Viewing Strictly by appointment through Irving Geddes.







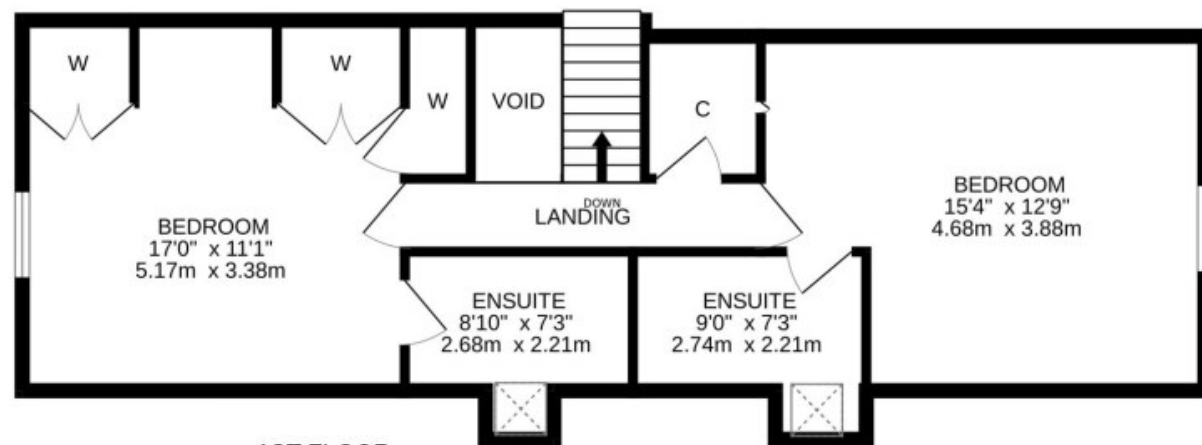












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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.

WEST LODGE

A fantastic addition to the main house, West Lodge is located in the south-west corner of the grounds and is a most popular holiday-let operating successfully for a number of years. Substantial and full of character, the layout comprises on the ground floor; a fantastic LOUNGE with wood-burning stove and panoramic views over open countryside to the distant hills, fitted KITCHEN open to DINING ROOM, a SHOWER ROOM and DOUBLE BEDROOM. On the upper floor there is a LANDING with storage, a further DOUBLE BEDROOM & BATHROOM.

Externally, the property has a private parking area and private garden with small lawn and paved patio. The lodge is again warmed by gas central heating and double-glazed throughout. The property could also ideally be used as a perfect self contained base for elderly dependents, or visiting family or friends.

Video Tour <https://my.matterport.com/show/?m=485Yi6hKjwd>

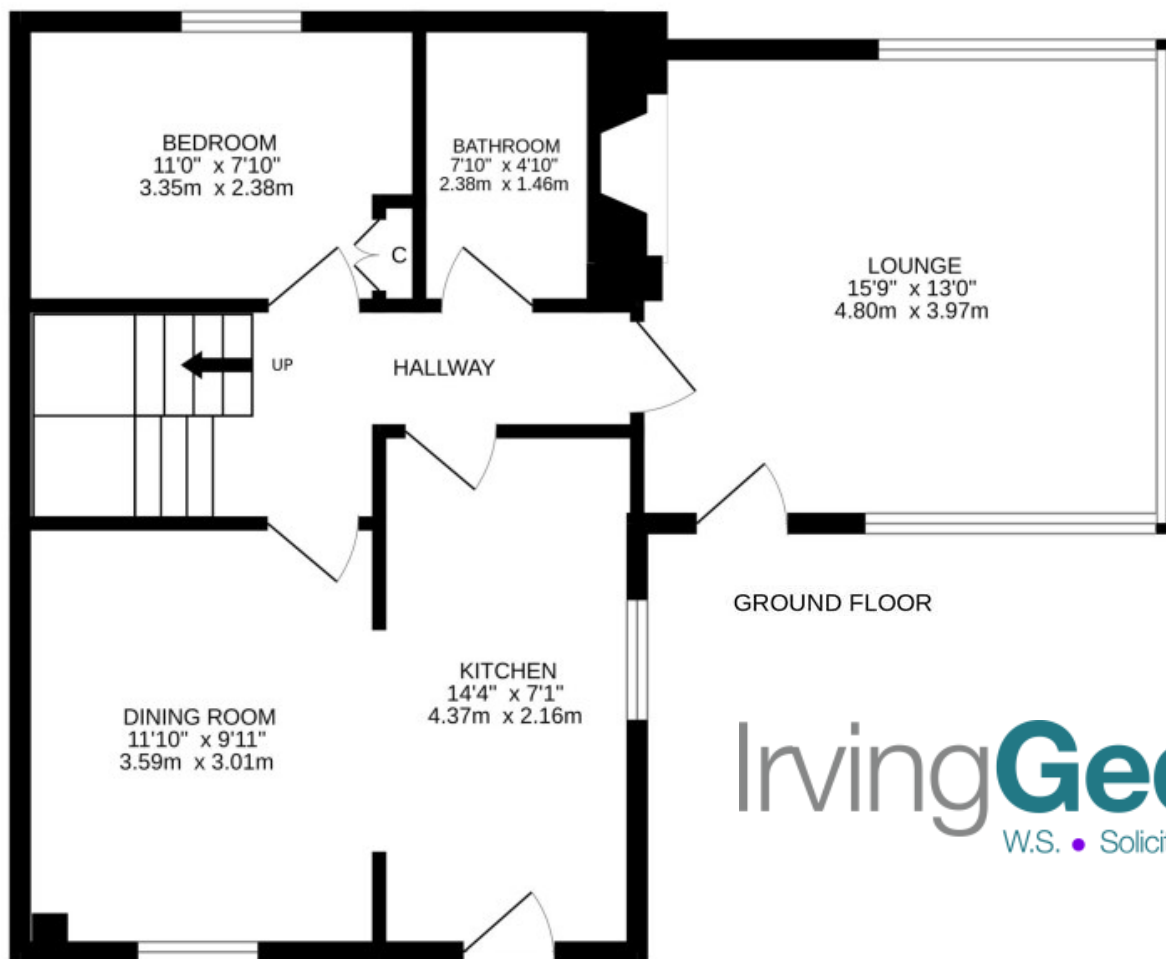
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1ST FLOOR



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