

FERNTOWER LODGE PERTH ROAD, CRIEFF, PH7 3LR



IrvingGeddes
W.S. • Solicitors • Estate Agents

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Irving Geddes are delighted to offer for sale this charming two bed B-listed cottage located on the eastern periphery of the popular Perthshire town of Crieff. Dating from the early 1800's as the 'West Lodge', likely to have housed the gatekeeper at the western entrance to the sprawling Ferntower House & Estate. The main house was demolished in the 1960's & Ferntower Lodge has now a unique setting adjacent to the Crieff Golf Course. A most stunning two course championship venue, and the property boasts a prime location for golfing enthusiasts and is within walking distance of the town centre, forest walks at Knock Hill and the many facilities of the historic Crieff Hydro Spa Hotel.

The lodge now requires full refurbishment and the Golf Club has undertaken an extensive planning process to gain permission & listed building consent for both internal and external works (documentation provided to interested parties). The layout comprises, PORCH, LOUNGE with feature bay, KITCHEN, HALL, TWO DOUBLE BEDROOMS & BATHROOM. The lodge is double glazed and has gas central heating. The fully enclosed gardens are laid mainly to gravel with mature planting. Permission for vehicular access to be included, allowing parking to be created within the rear garden.

A fantastic opportunity to purchase and restore a unique property, to create a new chapter within its history and to 'live life to the fullest', reflecting the 'vive ut vivas' motto adorning the lodge. The club will also offer one year's golf membership to the successful buyer.

Video Walkthrough <https://my.matterport.com/show/?m=Sza8rZXndFN>

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

Services Mains electric, gas, water and drainage.

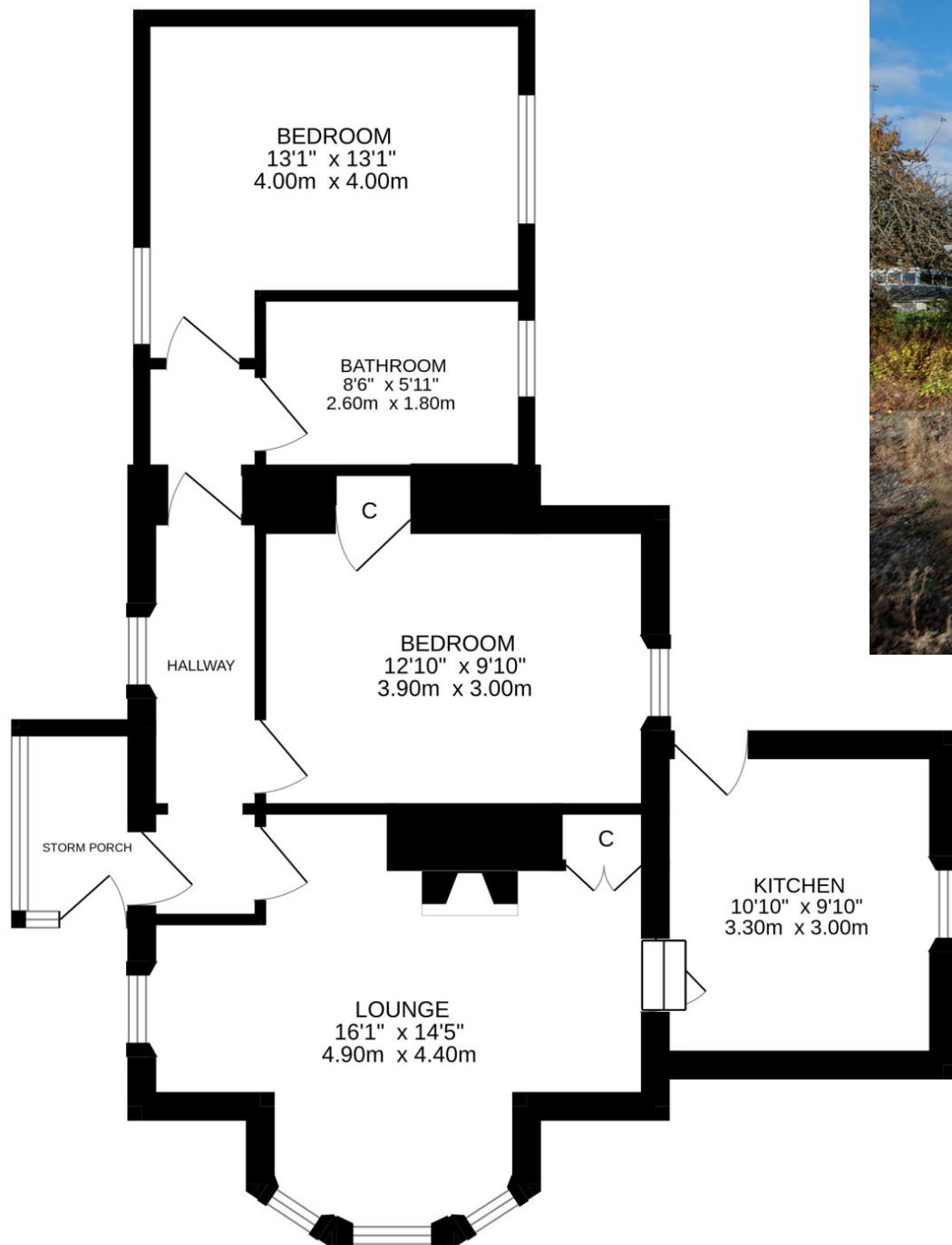
Viewing Strictly by appointment through Irving Geddes - 01764 653771.

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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 shown are approximate only.



Crieff

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

Crieff

14 Comrie Street, PH7 4AZ
Tel: 01764 653771

Comrie

1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy

6 The Square, PH15 2DD
Tel: 01887 822722