



J&H Mitchell ^{WS}

SOLICITORS & ESTATE AGENTS

— Since 1836 —



Dorich
19 Glen Derby
Kirkmichael
PH10 7NA

Offers Over £330,000

J&H Mitchell are delighted to bring this attractive three bedroom, Norwegian style log home situated in the woods of Glen Derby to the market.

This attractive house is situated within a large area of mixed woodland and owns an 8-acre site. There are other similar properties in the area each occupying its own land so they are well spread over the glen.

The house itself is of timber log construction with a grass roof which has solar panels across the front which are visible in the photos. It has a warm and inviting feel to it and is very spacious inside. Enter at the front into a bright sunroom with full height windows. This leads to a large open living room/dining room and kitchen. The kitchen area is partitioned from the rest of the living space. This is a good sized kitchen with wall and floor units and various appliances however it would benefit from upgrading.

Bedroom one is a large room with an en-suite shower room with a large wet room style shower, wc and whb. There are two further bedrooms and a family bathroom.



To the rear there is an integrated garage which houses the controls for the solar panel heating which feeds power back to the National Grid. There is a private water supply from the hill and there are water filters in the property.

Externally the house is accessed via a gravel track. To the front there is an area which can easily be made into a cultivated garden if desired. The rest of the site is predominantly of heather, moorland shrubs and a mixture of broadleaf, pine and fir trees. The area attracts an abundance of wildlife including pine martens, deer, red squirrels and birds. These are frequently seen close to the house as well as throughout the glen.

This house would make a beautiful home for someone who would like a more peaceful rural life but still be in easy reach of the amenities provided by Pitlochry which is approx. 15 miles away. Alternatively the house would be suitable as a second home or holiday let.

Back down the hill there is The Log Cabin Hotel which has a bar and restaurant. It's a short drive back to Kirkmichael where there is a village shop and Pitlochry is approx. 15 miles to the west and provides a good range of shops, schools, cafes and restaurants as well as the Festival Theatre. There are good road and rail links to the Central Belt and the north. Additionally, there is a bus service connecting from Kirkmichael village to Perth.

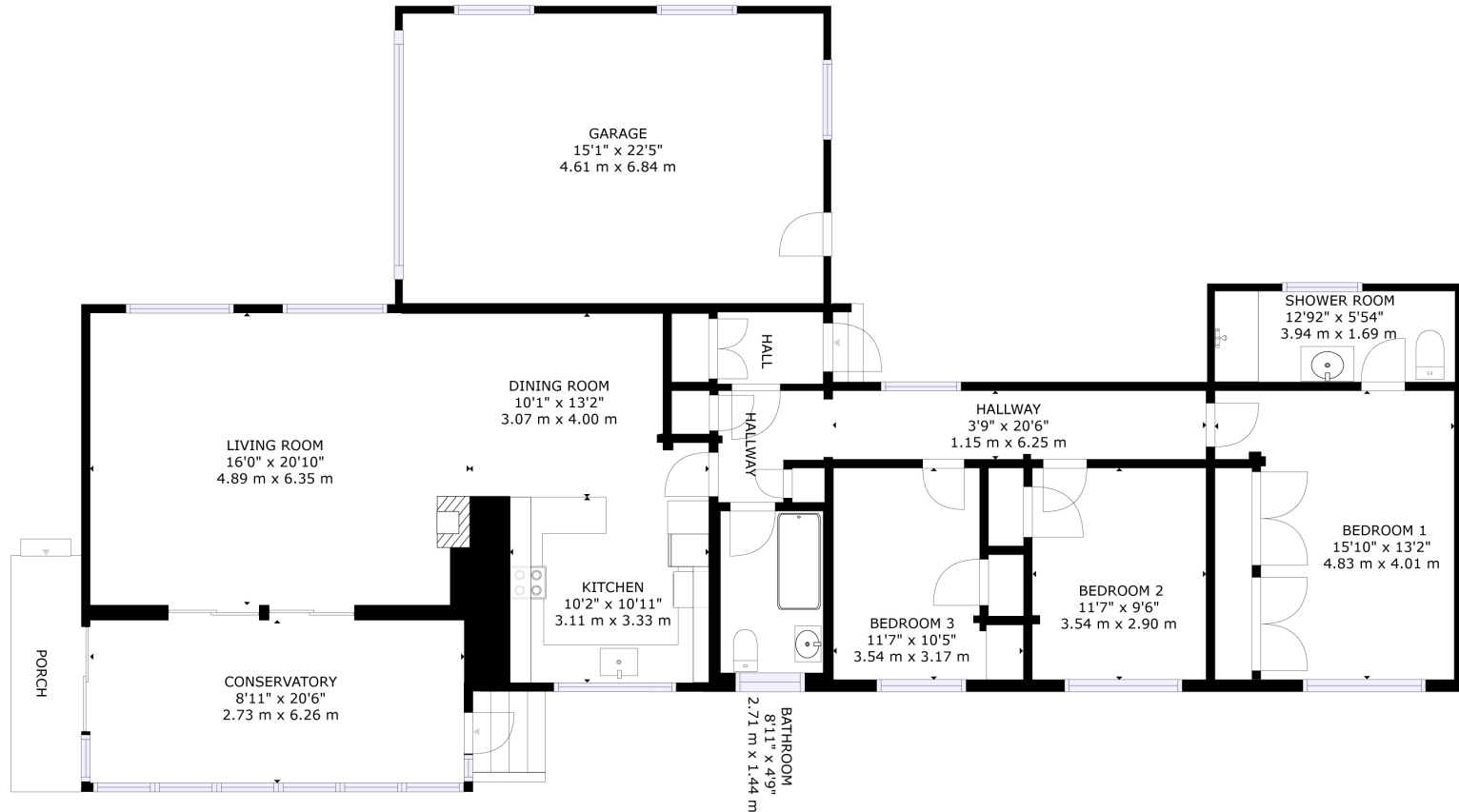




Directions

Travelling from Pitlochry, at Kirkmichael, turn right over the bridge signposted to Recycling point. Continue out of the village passing through fields on either side. At forked junction turn to the right. Keep following road which turns to the left coming to new log cabins and the Log Cabin Hotel. Continue onwards onto untarred road. Keep following the road for some distance until to a T-junction where you turn sharply right. Turn left at sign for Dorich and continue up driveway.

What three words location – stint.gossiped.tonal



Dorich 19 Glen Derby By Kirkmichael PH10 7NA

GROSS INTERNAL AREA
TOTAL: 890 sq. ft, 83 m2, EXCLUDED AREAS:
GARAGE: 287 sq. ft, 27 m2
TOTAL: 1,184 sq. ft, 110 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

J & H Mitchell : 51 Atholl Road, Pitlochry, PH16 5BU : 01796 472606 : www.jandhmitchellproperty.co.uk : info@jandhmitchell.com

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