

Fern Hill

Auchterarder, Perthshire





A stunning modern family home close to Gleneagles in a beautiful rural setting.

Auchterarder 5 miles, Gleneagles Hotel 2.5 miles, Crieff 10 miles, Perth 20 miles, Edinburgh 45 miles
(All distances are approximate)

Summary of accommodation

Ground Floor: Hallway | Dining kitchen with island | Family room with wood burner | Living room with wood burner
Double bedroom | Shower room | Utility room | Study | Cloakroom

First Floor: Landing | Principal bedroom with two dressing rooms and en suite bathroom (with separate shower)
Double bedroom with en suite dressing room and bathroom (separate shower) | Double bedroom five/cinema room
Family bathroom (with separate shower)

Double garage and workshop | Electric charging point

Formal gardens with lawns, decking area and patio area | Block of woodland with seating area and trail

Only 2.5 miles from Gleneagles Hotel

About 1.21 Acres

Situation

Fern Hill is situated in a tranquil, rural setting just 5 miles from Auchterarder. The town offers a wide range of local amenities including a variety of shops, a supermarket, two butchers, a bakery, post office, library, health centre and primary and secondary schooling. The Gleneagles Hotel, host of the 2014 Ryder Cup, is just 2.5 miles away and offers a wealth of amenities including three championship courses, equestrian facilities, falconry, leisure, spa and sports facilities and a wide range of restaurants which include two Michelin star restaurants at Andrew Fairlie.

Gleneagles railway station runs daily services north and south and a sleeper service to London. 20 miles to the east, Perth has a wide range of high-street shops, supermarkets, transport links and professional services as well as a concert hall, theatre, cinema, museum and gallery. Crieff, with its Hydro and Community Campus, also has some excellent leisure facilities and plenty of independent shops, cafés and restaurants.

Edinburgh and Glasgow are both within commuting distance of Fern Hill. It is exceptionally well placed for schooling, including Morrisons Academy and Ardvreck in Crieff, Glenalmond just beyond, Craigclowan Preparatory School on the edge of Perth and Strathallan near Bridge of Earn. Dollar Academy and Fairview International School at Bridge of Allan are also close by. Dunblane High School is 11 miles away and the Community School of Auchterarder with nursery, primary and secondary schooling.

The house is ideally located for outdoor pursuits, with fishing, shooting, stalking, hillwalking and cycling all being very popular in the surrounding countryside. The ski slopes of Glenshee can be reached in about 1 hour 20 minutes by car.

Edinburgh airport is 46 miles away and offers a range of flights to domestic and international destinations.



Fern Hill

Fern Hill is accessed off the main road via a shared tree-lined and newly resurfaced resin driveway. It was designed by the locally renowned firm, The Denholm Partnership Architect, whose high spec finished properties are highly sought after. The property was completed in 2018 and was then upgraded by the current owners to include a new kitchen and a newly resurfaced drive from the main road and parking area by the house. The property benefits from an air source heating system and has double glazed timber sash-and case windows throughout together with bespoke timber shuttering.

Benefitting from an air source heating system, from the front door, you enter into an impressively large entrance hallway with its stylish decor, natural Spanish stone flooring as well as double height ceiling with glass balustrade landing above. The superb newly fitted dining kitchen opens into the family room beyond. The kitchen by Braco designs has been finished to an extremely high standard with bespoke cabinets, a large central island with breakfast bar and induction hob, micro stone worktops, integrated neff appliances and parquet solid wood flooring.





The dining area has doors which open out to a covered patio offering a great outdoor entertaining space. The dining kitchen is open plan and opens into the wow factor family room which has a double height vaulted ceiling, a full height gable window, a cylindrical log burner and sliding doors which open out to the barbecue area. There is also a feature electric fireplace.

The sitting room sits on the other side of the hallway and provides another great family space, with feature panelled walls, a wood burning stove, beautiful solid wood parquet flooring and windows overlooking the garden. There is a useful study nestled between both rooms. From the entrance hall, a corridor leads to the guest bedroom with an adjacent shower room. The ground floor also has a cloak room with connects through to a utility room, as well as a boot room with separate plant room.



BEDROOMS & BATHROOMS

A staircase leads up to the first floor which has large Velux windows providing an abundance of natural light, and an impressive gallery with glass balustrade overlooking the entrance hall below. The principal bedroom suite is one of the highlights of the house including two dressing rooms, sliding doors with bespoke shuttering to the Juliet balcony overlooking the garden, as well as a large en suite bathroom (with separate shower). There are a further two double bedrooms, one of which has an en suite bathroom (with separate walk-in shower), and a dressing room. To the other end of the landing is the cinema room, elegantly decorated with double aspect windows, bespoke shutters and acting as a 5th bedroom. Finally, there is a large family bathroom with a separate walk-in shower cubicle.



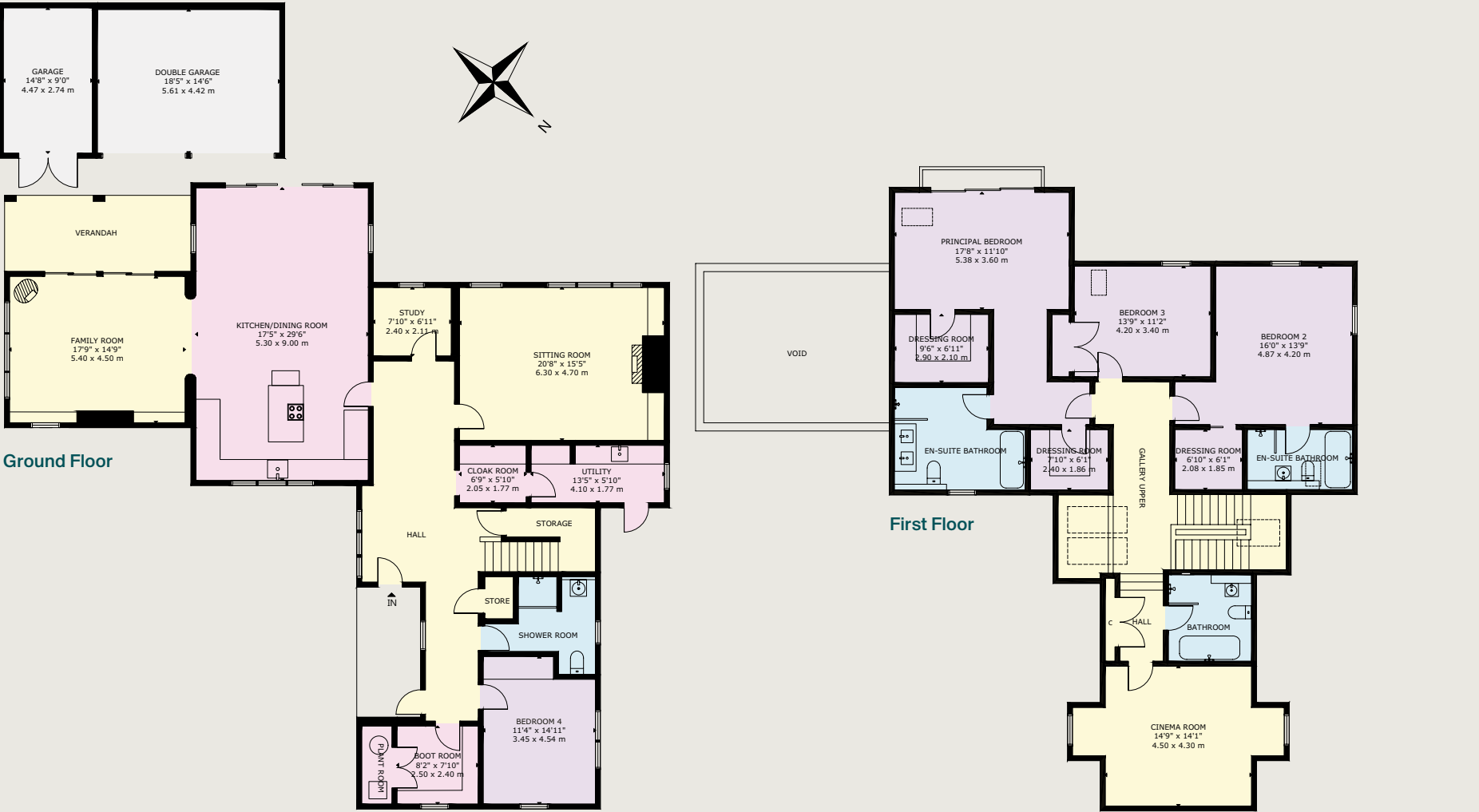
BEDROOMS & BATHROOMS





Fern Hill, Auchterarder, Perthshire, PH4 1RG

Approximate Gross Internal Floor Area
3,722 sq ft / 346 sq m
Garage 405 sq ft / 38 sq m



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Gardens and Outbuildings

The driveway passes through stone pillars with an attractive block of owned woodland and then forks left at the gate to Fern Hill. Adjacent to the house there is a timber built outbuilding with three bays including two car ports and a store/workshop.

The gardens and grounds at Fern Hill extend to about 1.21 acres in total and surround the house, with an attractive burn pssing through to the west. A timber decking area has been cleverly created over the burn which doubles up as a bridge to the far bank. There are two further entertaining spaces, both of which are paved with flagstones. One is accessed from the kitchen and is used an an outdoor dining area, and the other is outside the family room, is covered by an extended roof canopy providing shelter and is used as a barbecue area.



There is a block of Scots pine woodland to the south of the house adjoining the driveway providing privacy as well as amenity for wildlife including pheasants and red squirrels, as well as lovely walks over the neighbouring countryside. There is also an attractive seating area at the top of the hill in the heart of the woodland which acts as a great vantage point.



Rights of Access and Title Conditions

The property is sold with the benefit of and subject to all existing rights and burdens contained within the title deeds.

Residential Schedule

Property	Occupancy	Services	Council Tax Rating	EPC Rating
Fern Hill	Owner occupied	Air source heat pump heating system, mains water and shared private drainage	G	B

Directions

Leave the A9 at the Loaninghead Junction signposted for Gleneagles Hotel. Head northwards on the A823 past the main entrance to Gleneagles Hotel. Then turn left at the mini roundabout and head in a westerly direction for almost 2.5 miles, past the Queen’s Golf Course. The drive to Fern Hill has stone pillars and is on the left, set in woodland.

What3Words

///circle.flick.icons

Solicitors

Thorntons solicitors, Whitehall House, 33 Yeaman Shore, Dundee, DD1 4BJ
01382 279069 Email: ksmith@thorntons-law.co.uk

Local Authority

Perth & Kinross Council, Pullar House, Kinnoull Street, Perth PH1 5GD
Tel: 01738 475000

Entry

Entry is available by arrangement with the seller.

Household Contents

Fitted carpets and curtains are included in the sale. Additional items of furniture may be available by separate negotiation.

Viewing

Strictly by appointment with the Selling Agents Knight Frank (tel: 0131 222 9600.

Offers

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following an inspection.

Overseas Purchaser(s)

Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

Anti-Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti-money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Closing date

A closing date for offers may be fixed, and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.

Conditions of Sale

1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.
2. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.







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