

**J & G  
WILSON**

## Arlary Farmhouse, Milnathort, Kinross, KY13 9SJ.

A beautiful country house in 0.85 acre grounds with lovely views. Offers over £825,000.





## Particulars of Sale

**Milnathort 2 miles, Kinross 3 miles, Perth 17 miles, Dunfermline 21 miles, St Andrews 26 miles, Dundee 28 miles & Edinburgh 33 miles.**

**A character detached country house set amidst lovely private garden grounds with views over fields to hills.**

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### PARTICULARS OF SALE

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#### DIRECTIONS

From Kinross travel north along the Muirs towards Milnathort. At the centre of Milnathort turn right at the roundabout onto New Road. Follow the road leading out of Milnathort for approximately 1 mile. Turn right sign posted Arlary. Go past the entrance gates to Arlary House and then turn first right. Follow the road to the end and Arlary Farmhouse is the last property on the left hand side.

#### SITUATION

Arlary Farmhouse enjoys a lovely rural position within easy reach of Milnathort and Kinross. The surrounding area is ideal for outdoor pursuits with excellent paths around Loch Leven, rural walks, bird watching, golfing at nearby clubs (Bishopshire, Milnathort & Kinross) and there is a gliding club at nearby Portmoak.

Milnathort is the primary school catchment for the property as well offering village amenities including shops, pubs, small supermarket with Post Office, church, bowling club and parks.

Kinross offers secondary schooling of excellent repute and there are a good number of private schools within easy reach including Dollar Academy, Glenalmond, Strathallan, Craigclowan, Kilgraston and St Leonards.

Kinross's amenities include supermarkets, shops for everyday requirements, Post Office, churches, local bus services, sports clubs and health care facilities. There are park and ride facilities beside Sainsbury supermarket with regular express bus services to Perth, Dunfermline and Edinburgh. The nearby M90 allows quick commuting links to Perth, Dundee, Dunfermline and Edinburgh.

Edinburgh offers superb facilities including shopping, leisure and cultural amenities as well as an airport.

















## DESCRIPTION

Arlary Farmhouse is a period detached country house dating from circa 1850. It is set in lovely mature grounds extending to approximately 0.85 acres (0.34 Ha). The gardens are mainly in grass maintained by a robotic lawn mower which is included in the sale, and there are specimen trees and shrub bed areas. The duck pond is a lovely feature set in its own fenced area with mature trees. A stream runs along the west boundary of the property in a stone lade and provides a fresh through put of water to the pond. The grounds are very private and have a decked area on the east side as well as a south facing patio. The outbuildings are all included in the sale and comprise a poly tunnel, a garden shed, a summer house and a substantial timber outbuilding with a garage, workshop and office / gym.

Internally the design comprises a reception hall, a living room with a log burner, a dining room with a log burner, a sun room with bi fold doors, a fitted breakfasting kitchen with appliances (Bosch self venting induction hob, double ovens and fridge), a large utility room (integrated freezer), a WC, a study / 6<sup>th</sup> bedroom, an upper floor landing, a master bedroom with an en-suite shower room, 4 further bedrooms, a 2<sup>nd</sup> WC and as well as a principal family bathroom. There is a good range of in built storage space, oil central heating (new boiler) and newly installed double glazing.

The property has been maintained to the highest of standards with extensive expenditure over the last 15 years. It successfully blends its many character features with the required modern luxury conveniences.

The property is perfect for buyers seeking a spacious country home in excellent condition with privacy and easy access to amenities.

Viewing is strongly recommended.

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## GENERAL INFORMATION

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**VIEWING** Please contact J & G Wilson 01577 862302 [contact@jgwilson.co.uk](mailto:contact@jgwilson.co.uk)

**SELLING YOUR OWN HOME** J & G Wilson offer a free valuation service please call Duncan Fergusson 07979 105615 or [d.fergusson@jgwilson.co.uk](mailto:d.fergusson@jgwilson.co.uk)

**COUNCIL TAX** The property is Band G.

**ENERGY RATING** The property is rated as D (63).

**SERVICES** Mains electricity, mains water, private drainage to own septic tank within the grounds and fibre broadband.

Particulars prepared June 2024.



























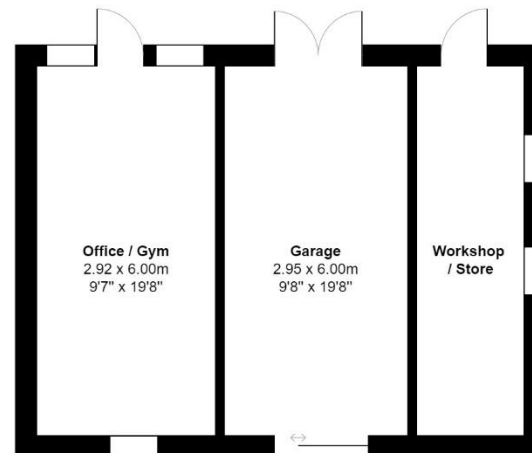
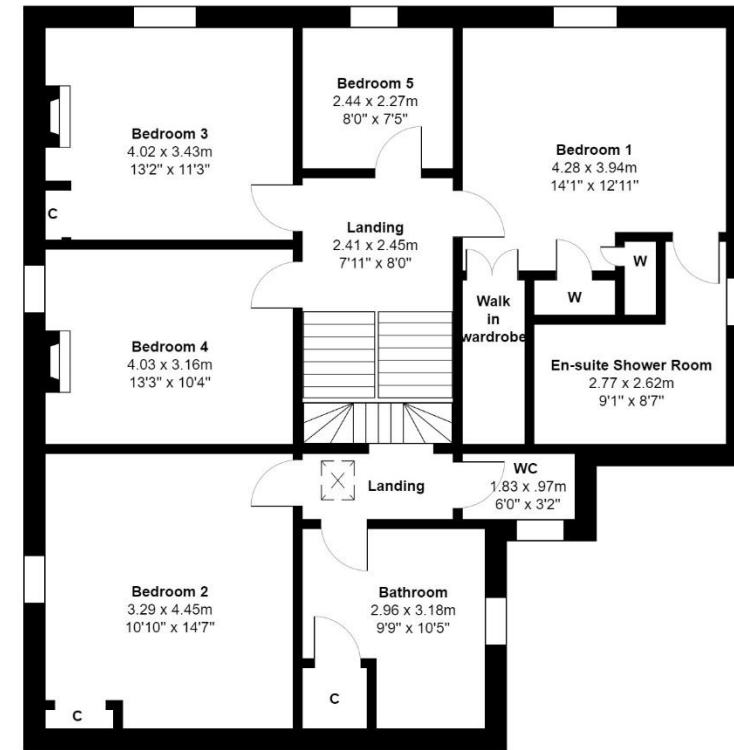
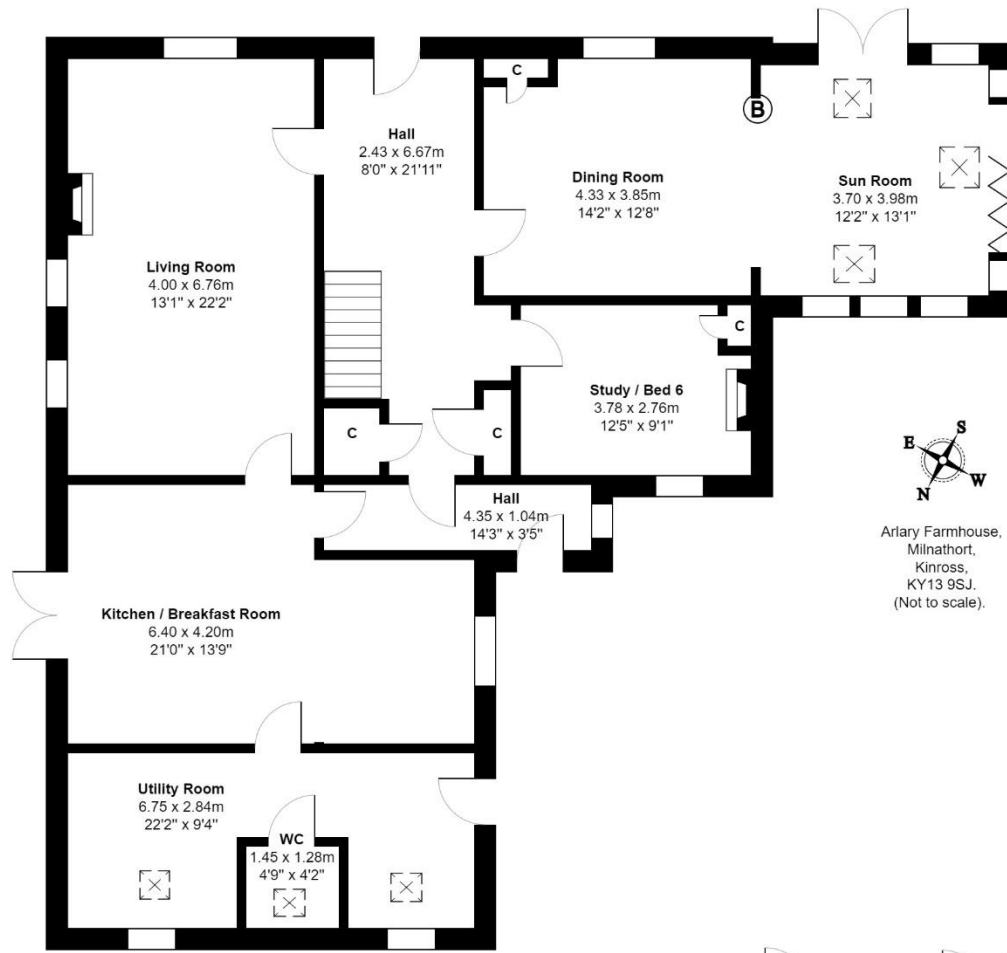












Outbuildings  
Timber construction - Light & power.





### PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice that these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

### Selling Agents

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