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FAIRYLEA HOUSE

BY ALYTH, PERTHSHIRE PH11 8NU







Fairylea House

Nestled in the charming countryside of the Vale of Strathmore by the popular town of Alyth, this magnificent Country House, built in 1860 with later additions includes an adjoining self-contained one bedroom annexe, substantial stone steadings and various outbuildings, set within gardens and grounds of approx 3.5 acres.

Spanning an impressive 3,000+ sq ft, the main property has been thoughtfully extended over the years, offering a unique blend of traditional character and modern living creating a substantial family home that is both spacious and inviting.

For those seeking extra privacy, a one-bedroom 775 sq ft self-contained annexe presents an excellent opportunity for a relative, guest suite or ideal airbnb.

Fairylea House enjoys an outstanding position amongst the local landscape with fine southerly views over the River Isla and the surrounding farmlands of the Vale of Strathmore towards the Sidlaw Hills.

With parking available for numerous vehicles, this fine country house has excellent potential for business opportunities, such as a B&B, wedding venue or offering further development potential and is perfect for families and those who enjoy entertaining. This delightful family home truly offers a rare opportunity to own a piece of history while enjoying the comforts of modern living.

Offers Over £875,000





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DESCRIPTION

Fairylea House is an outstanding 6 bedroom, 4 reception, 5 bathroom Country House, with impressive self-contained one bedroom annexe, in a delightful hideaway setting within attractive gardens and grounds of about 3.5 acres including an extensive range of stone steadings, a kennel, workshop, gym, home cinema/play area/gallery, garage, wood shed, greenhouse and all weather tennis court, catering to a variety of hobbies and interests.

Upon entering the main house, the charm is immediately evident and you are greeted by a large welcoming reception hall off the main entrance vestibule leading to a formal drawing room which has been beautifully extended opening into a large conservatory that will delight all who view, providing a wonderful space for entertaining guests. The cosier sitting room offers a perfect retreat for relaxation with a wood burning stove, while the superb fitted kitchen is ideal for family gatherings and culinary adventures. Further accommodation on the ground floor comprises a formal dining room, double bedroom with en-suite bathroom, WC, sun room and laundry room. The layout of the house is practical, with two staircases leading to the first floor, where you will find five further good-sized bedrooms, including two en-suite, alongside a shower room and a family bathroom.

The self-contained annexe with own separate entrance and communicating doors from the main house boasts all-on-the-level accommodation including a generous 18ft open plan living room/dining room/kitchen that cannot fail to impress with wood burning stove and French doors to gardens. A large double bedroom and modern fitted bathroom with separate walk-in shower and bath complete the annexe.

The sellers have carried out extensive renovation works over the years. These include underfloor heating throughout the ground floors, rewiring, re-plumbing and upgrading of the central heating system, upgrading the kitchen and bathroom fittings, re-tiling of roof and redecoration. More recently an air source heat pump system has been installed as the primary heat source with an LPG tank supplying gas for cooking in both the main and annex kitchens, and also powers two gas fires.



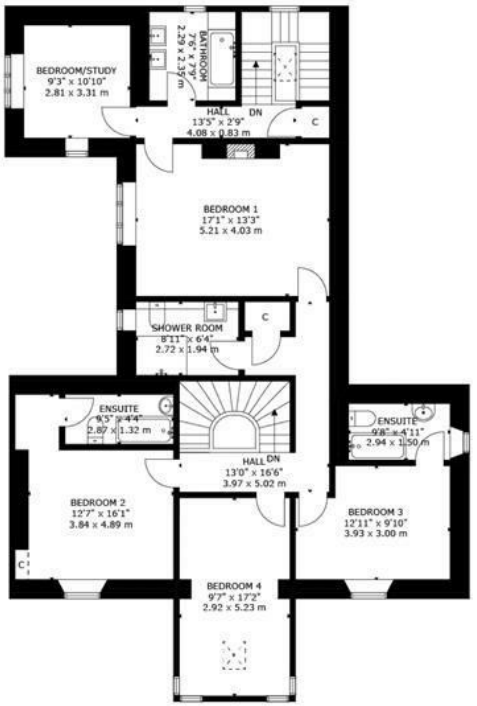








GROUND FLOOR



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FAIRYLEA HOUSE, ALYTH, BLAIRGOWRIE PH11 8NU
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2,250 SQ FT / 209 SQ M
GARAGE 667 SQ FT / 62 SQ M, BARN 2,928 SQ FT / 272 SQ M,
GALLERY 1,184 SQ FT / 110 SQ M, STORE 926 SQ FT / 86 SQ M,
WOOD STORAGE 355 SQ FT / 33 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LOCATION

Fairylea House is situated at the end of a well-maintained private farm road, in the heart of the Vale of Strathmore, a private and peaceful location while also being close to local shops in Alyth and Blairgowrie. Blairgowrie is a vibrant market town with a particularly good range of shops and services including banks and solicitors, doctors and a community hospital as well as primary and secondary schooling. In addition to a Tesco Superstore, there is a range of excellent independent shops, cafes and restaurants.

Fairylea House is midway between Blairgowrie and Alyth and is well placed for road accessibility: the A94 through Coupar Angus connects Perth to Forfar and the main Dundee to Aberdeen road (A90). Perth is only 20 miles away and offer a comprehensive range of high street shops and services with a motorway connection to Edinburgh. Dundee Airport has services to London City Airport, Birmingham and Belfast and a railway station on the main east coast line. There are a number of public schools in the area including Glenalmond, Strathallan, Dundee High School and St Leonards. Prep schools include Craigclowan, Ardvreck and St Leonards-New Park.

Fairylea House could hardly be better placed for those who enjoy the outdoors. The spectacular Angus glens rise up to the north-east, and the Perthshire hills to the north-west. There is first class fishing on the Isla, Tay, Esks and Ericht. In addition to local golf courses at Alyth and Glenisla there are championship courses at Blairgowrie, and world-renowned courses at Carnoustie, Gleneagles and St Andrews which are all within 40 miles of Fairylea House.

GARDENS AND PADDOCK

Fairylea House is situated in an established, mature and well stocked garden with grounds extending to approximately 3.5 acres including a courtyard garden, large lawns and sweeping driveway providing ample parking. There is an area of woodland immediately behind the house.

There is a rockery with water feature at the rear of the house and lawns with beds of shrubs surround a gravel sweep to the front. Within the steading courtyard there is a formal garden and a fabulous barbecue area. To the west of the house is the original walled garden with an all-weather tennis court and summer house; an apple orchard with over 40 varieties of apple trees, an azalea garden and further areas of lawns enclosed by established hedging and shrub planting.

A small paddock to the east of the house is planted with specimen trees and would be ideal for keeping hobby livestock.

STONE BUILT STEADINGS

An extensive range of stone steadings form a courtyard at the rear of the house. They have attractive cart shed openings and capacious barn spaces. There is excellent potential to further develop the outbuildings subject to the necessary permissions being obtained. Viewing is essential to fully appreciate the opportunity and extent of the stone-built steadings with Fairylea House.

TENNIS COURT

The all-weather hard base tennis court has been well maintained and is a particularly attractive addition to gardens and grounds surrounding Fairylea House.

OUTBUILDINGS

Kennel, workshop, gym, garage, wood shed, substantial home cinema/play area/gallery and greenhouse.

EXTRAS

All fitted floor coverings, blinds and built-in kitchen appliances are included in the sale.

INTERESTED IN VIEWING THIS HOME?

Viewing by appointment. Call your local Estate Agent, Colin Jenkins to see this property. 0800 999 1565.

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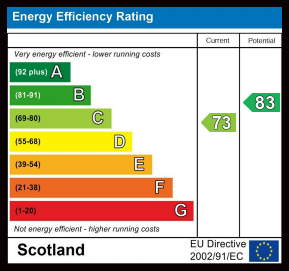
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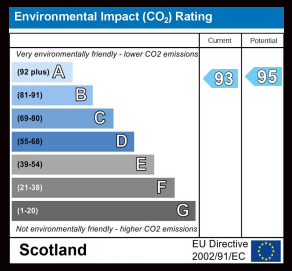
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