



Willow Cottage Tibbermore, Perthshire, PH1 1QJ  
Offers over £335,000



# Willow Cottage Tibbermore Perthshire, PH1 1QJ

- Detached country cottage
- Impressive 32-foot living room
- Characterful exposed stonework
- Separate utility room
- Generous garden grounds
- Three generous bedrooms
- Separate living/dining area
- Large upper-floor office
- Scope for extending
- Large garage and ample parking

Willow Cottage is a substantial three-bedroom detached home in the peaceful village of Tibbermore, offering generous and highly flexible accommodation alongside attractive garden grounds, extensive parking and a large double garage.

The standout space is the impressive main living room, extending to over 32 feet in length and featuring exposed stone walls that add character to its excellent proportions. A second living/dining area provides further space for everyday family life and entertaining, with an adjoining kitchen enjoying a pleasant outlook over the front garden. A separate utility room and WC add welcome practicality. The bedroom accommodation is equally generous, with three well-proportioned bedrooms arranged on the ground floor, including an especially spacious principal room measuring almost 18 feet in length. These are served by a family bathroom, while useful storage is incorporated throughout the layout. Adding another dimension to the property is the upper-floor office/attic room, an unusually generous and versatile space. Outside, Willow Cottage sits within attractive lawned grounds with a broad driveway providing ample off-street parking and access to the substantial garage. Altogether, this is a characterful and exceptionally spacious home offering considerable flexibility in an appealing rural setting.

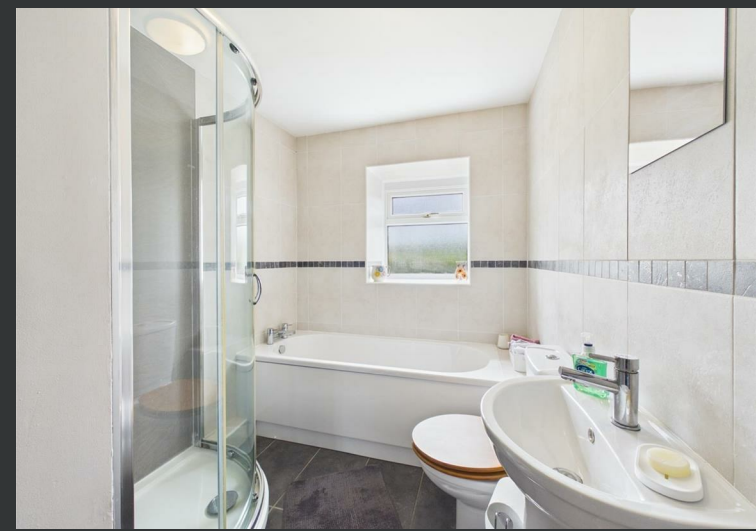
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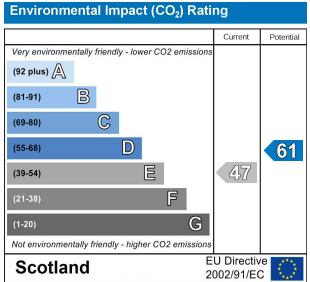
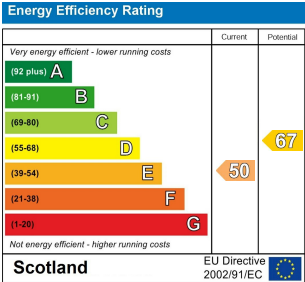
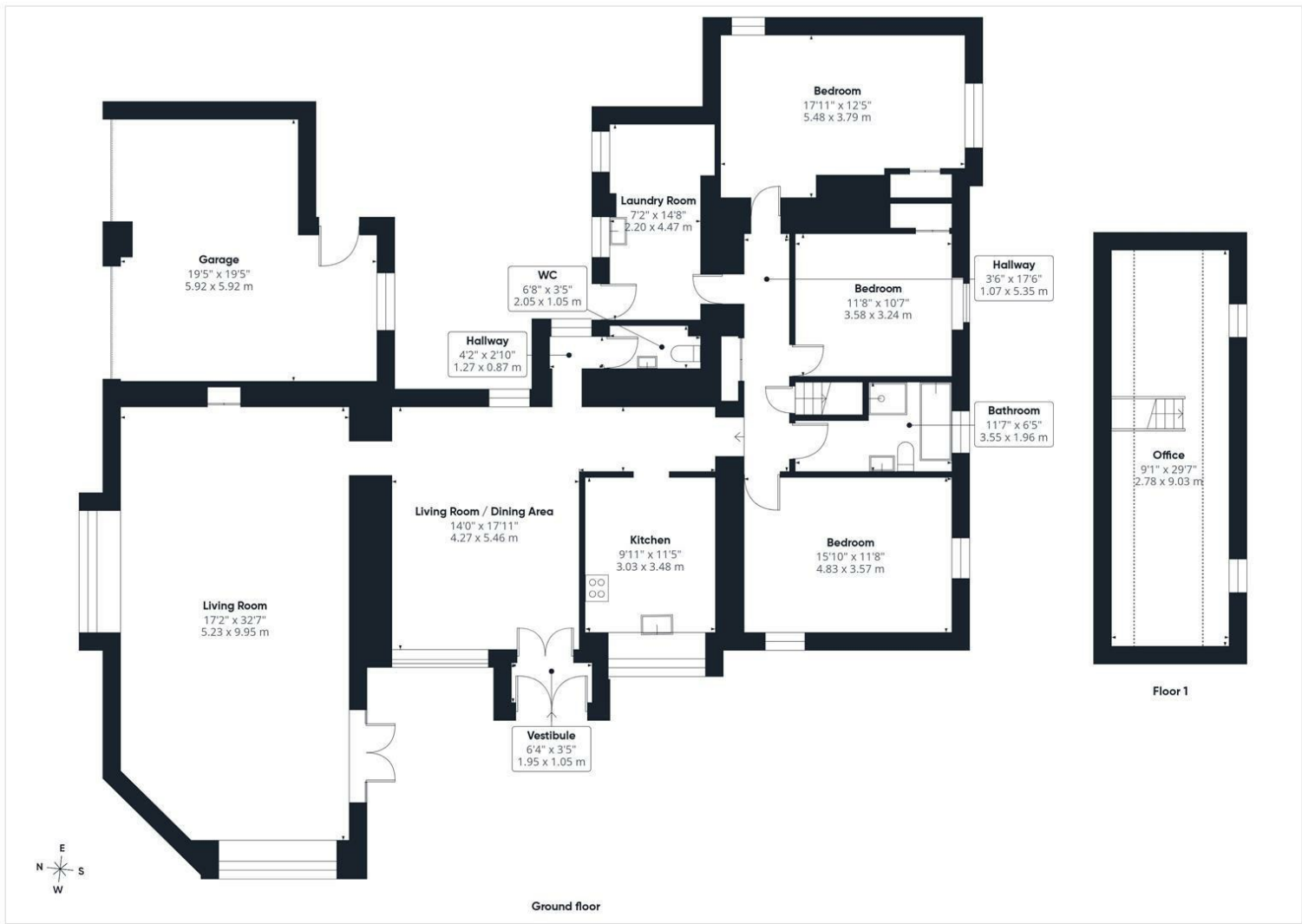


## Location

Tibbermore is a small rural village situated around four miles west of Perth, offering an attractive countryside setting while remaining within easy reach of the city. Perth provides an extensive range of shopping, leisure and everyday services, while nearby villages also offer useful local amenities. The surrounding Perthshire countryside creates an appealing environment for walking and outdoor pursuits, while the location remains convenient for travelling by road towards Perth and other parts of the region. Willow Cottage therefore offers a pleasing balance between quieter village living and access to the facilities of a major city.







## Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.