



Woodlands Farm, Auchterarder

Offers Over £1,200,000





Woodlands Farm

Auchterarder

Positioned just six minutes from the world renowned Gleneagles Golf Resort, this exceptional country residence offers an enviable blend of refined luxury, outstanding craftsmanship and complete privacy. Set within beautifully landscaped grounds of approximately two acres, every element of this remarkable home has been thoughtfully designed to provide elegant family living, sophisticated entertaining and an unrivalled lifestyle in one of Perthshire's most desirable locations.

From the moment the electric gates open, the property makes an unforgettable first impression. Beautiful architecture, immaculate gardens and panoramic views towards the Ochil Hills create an atmosphere of tranquillity, while the superb specification throughout reflects a commitment to quality rarely found.



Designed for Living

The heart of the home is centred around beautifully proportioned reception rooms, each designed to maximise natural light and capture the spectacular countryside views. Whether enjoying quiet evenings in the elegant lounge, entertaining in the formal dining room, or hosting guests in the bespoke bar, every space has been created with both comfort and occasion in mind.

The impressive kitchen is equally suited to everyday family life and larger gatherings, combining handcrafted oak cabinetry, granite worktops and an extensive range of premium integrated appliances with generous dining and seating areas overlooking the gardens.





Flexible Living

The first floor provides five beautifully appointed bedrooms, each thoughtfully designed as a peaceful retreat. Four enjoy private balconies with uninterrupted views across the surrounding countryside, while the magnificent principal suite offers luxurious accommodation complete with bespoke fitted furniture and an exceptional en-suite bathroom.

Private Accommodation

Complementing the main residence is a fully self contained two bedroom annex with its own private entrance and driveway. Perfect for extended family, guest accommodation, live in staff or those seeking additional income potential, it provides exceptional flexibility without compromising privacy.





Outdoor Living

Beautifully landscaped gardens extend to approximately two acres, creating an idyllic setting for outdoor living. Expanses of lawn, mature planting, ornamental pond and generous entertaining terraces provide complete privacy while framing breath taking views towards the Ochil Hills.

For buyers seeking an even greater country lifestyle, the adjoining four-hectare equestrian estate and yard are available by separate negotiation.





Accommodation

- Five luxury double bedrooms
- Four en-suite bathrooms
- Self-contained two-bedroom annex

Features

- Triple integral garage
- Bespoke entertaining bar
- Luxury kitchen with premium integrated appliances
- Secure electric gated entrance

Outside

- Approximately 2 acres of landscaped grounds
- South-facing entertaining terraces
- Panoramic Ochil Hills views

Location

- Six minutes from Gleneagles Golf Resort
- Close to Auchterarder and Morrison's Academy
- Excellent access to the M9
- Option to purchase the adjoining equestrian estate





<i>Room</i>	<i>Dimensions</i>
Entrance Vestibule	3.50m x 1.80m
Reception Hall	8.30m x 5.30m
Lounge	9.80m x 6.40m
Kitchen/Diner	8.50m x 8.50m
Dining Room	6.30m x 4.00m
Utility Room	4.20m x 3.20m
Bar	3.50m x 3.40m
Office	4.00m x 3.50m
TV Snug	4.10m x 4.00m
Upper Landing	9.90m x 5.30m
Games Room	6.10m x 3.50m
Principal Bedroom	8.30m x 5.44m
Bedroom One	7.10m x 5.20m
Bedroom Two	4.20m x 3.50m
Bedroom Three	5.50m x 5.20m
Bedroom Four	6.17m x 5.38m
Family Bathroom	3.60m x 2.00m
Laundry Room	3.10m x 2.10m
Self-Contained Annex	9.40m x 8.70m



Summary

Offering five luxurious double bedrooms, four en-suite bathrooms and a versatile two bedroom self contained annex, this exceptional residence combines elegant family living with outstanding entertaining spaces.

Set within approximately two acres of beautifully landscaped grounds, the property features a bespoke bar, premium kitchen, triple integral garage and secure electric gated entrance, while enjoying panoramic views towards the Ochil Hills.

Ideally positioned just six minutes from Gleneagles Golf Resort, close to Auchterarder and Morrison's Academy, with excellent access to the M9, there is also the opportunity to purchase the adjoining equestrian estate by separate negotiation.





Disclaimer

These particulars are intended to give a fair description of the property and are believed to be correct at the time of publication. They do not form part of any offer or contract, and all statements, descriptions, photographs, floor plans, measurements and other details are provided for guidance only. Prospective purchasers should satisfy themselves by inspection or otherwise as to the accuracy of all information. Services, systems and appliances have not been tested and no warranty is given as to their condition or operation. All measurements are approximate. The seller reserves the right to amend the details without notice.

Property Information

Tenure	Freehold
Council Tax	Band H
EPC Rating	C
Local Authority	Perth & Kinross Council
Water Supply	Mains
Drainage	Private/Septic Tank
Heating	Oil
Broadband	Available

Woodlands House, Auchterarder, PH3 1HJ



Approx. Gross Internal Floor Area 7959 sq. ft / 739.53 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

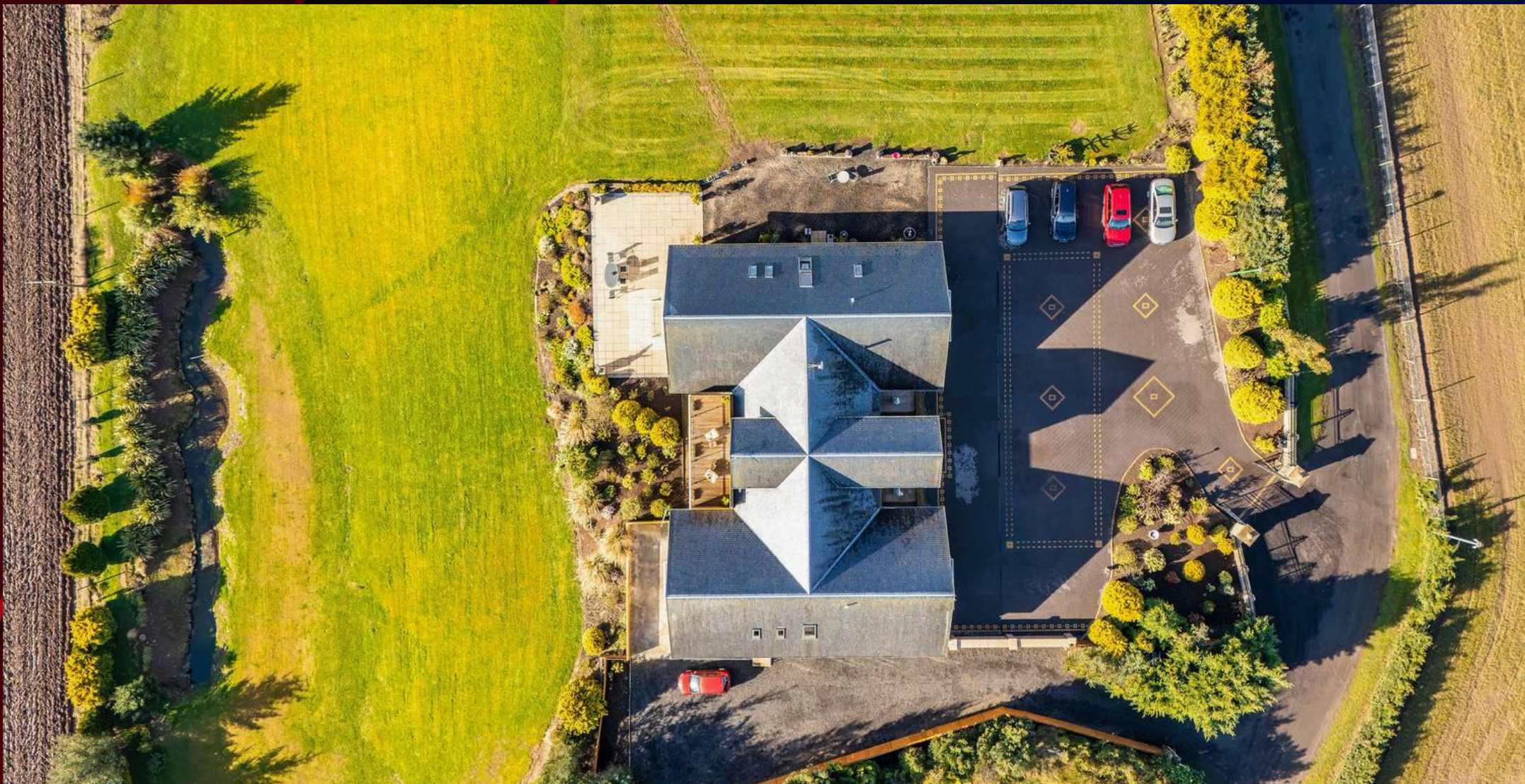
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



RE/MAX Estates- Edinburgh

34 South Gyle Crescent, South Gyle - EH12 9EB

0131 278 0508

edinburgh@remax-scotland.homes

www.remax-propertymarketingcentre2.net/