



# Woodlands Farm, Auchterarder

Offers Over £1,200,000





## Woodlands Farm

Auchterarder

Prestigious 5 Bedroom Luxury Residence Near Gleneagles with Self-Contained Annex, Triple Garage, Mature Landscaped Gardens & Secure Gated Grounds | Option to Purchase Adjoining Equestrian Estate

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Luxury detached home set within private landscaped grounds
- Triple garage and gated driveway with ample parking
- Exceptional 5-Bedroom Country Residence with Private Annex
- Executive Country Residence with Development and Equestrian Potential



### Entrance

11' 6" x 5' 11" (3.50m x 1.80m)

Enter the property through two substantial solid oak doors into an inviting entrance vestibule. Underfoot, large polished grey floor tiles create a sleek, sophisticated finish, beautifully complemented by elegant blue toned wallpaper, offering a warm and welcoming invitation into the home. The space is illuminated by three recessed ceiling spotlights and features a radiator for added comfort. Glazed double oak doors open into a magnificent entrance hallway, where hardwood skirtings and intricately carved facings enhance the sense of craftsmanship and grandeur, presenting a truly high end introduction to this exceptional property.

### Hallway

27' 3" x 17' 5" (8.30m x 5.30m)

A polished herringbone hardwood floor with a striking mahogany border flows underfoot, creating a truly luxurious feel. This grand and expansive space is enhanced by an open staircase featuring a glazed balustrade with hardwood surrounds and banisters, all finished to an exceptional standard. The hallway provides access to all ground floor accommodation, including the kitchen, lounge, bar, dining room, two bedrooms, laundry, and staff/annex area, as well as a downstairs bathroom. Further features include decorative cornicing, four chandeliers, and three radiators, while the walls are tastefully finished in neutral tones, adding to the elegant and sophisticated atmosphere.





### Lounge

32' 2" x 21' 0" (9.80m x 6.40m)

The lounge is truly spectacular, enjoying a bright double aspect with stunning views over the expansive gardens and towards the Ochil Hills. Patio doors open onto a south-facing outlook, offering magnificent panoramic views across the rolling landscape. A thick beige carpet adds a sense of luxury underfoot, while grand square cornicing enhances the room's impressive scale and elegance. Three large square crystal ceiling lights provide a striking focal point, complemented by four uplighters and five radiators for added comfort. Accessed via double hardwood and glazed doors from the hallway, the room is beautifully and tastefully decorated throughout. This is a substantial space, perfectly suited for both relaxing and large scale entertaining.

### Kitchen

27' 11" x 27' 11" (8.50m x 8.50m)

This spacious kitchen diner is ideal for modern family living, featuring Amtico flooring with a decorative border and a ceiling with bold cornicing, five pendant lights, pelmet, and under unit lighting. The room accommodates a dining table for six plus an additional seating area, with extensive oak storage units throughout. It includes a microwave/combi oven, steam oven, two fan ovens, built-in coffee machine, warming drawer, two dishwashers, and two sinks set into solid granite worktops throughout, one with a rinsing wand and a filtered boiling water tap. A central granite topped island houses the dishwashers, and oak units integrate the fridge and freezer, all with brushed nickel handles and tiled splashbacks. Additional features include a large induction hob with stainless steel extractor, two radiators, sliding doors to the patio garden, back door to the utility room, and south west and north west views over the garden and drive.





### Dining Room

20' 8" x 13' 1" (6.30m x 4.00m)

This good sized dining room offers ample space for a large table, perfect for entertaining. The ceiling features a pendant chandelier and decorative cornice edging, adding elegance to the space. Wood effect vinyl flooring complements the room's double aspect windows, which provide views over the gardens and an expansive mono blocked drive area. Tastefully finished in neutral décor, the room also offers convenient access to both the kitchen and the main hallway.

### Bar

11' 6" x 11' 2" (3.50m x 3.40m)

A superbly appointed bar area, perfectly set up for entertaining, featuring a large wine fridge and double cooler cabinet fridges. A stainless steel sink with mixer tap adds practicality, while the hardwood flooring and three sets of ceiling spotlights create a warm, ambient atmosphere. A granite bar top provides a sleek, stylish focal point, complemented by oak doors and classic wall mounted optics. Complete with a glass washer and all the expected bar essentials, this space is ideal for hosting and socialising.

### Utility Room

13' 9" x 10' 6" (4.20m x 3.20m)

The utility room is highly practical for family life, offering plenty of storage for pet food and cleaning supplies. Wood-effect vinyl flooring provides a durable surface, ideal for dirty boots and muddy paws. The room features a stainless steel sink with mixer tap set into grey worktops, a pendant light, and a radiator. Finished with green walls and a window overlooking the garden, the space also includes a convenient W/C with a white suite, grey vanity unit with matching grey worktop, and a mirrored cabinet, combining functionality with Practical living.





### Bathroom

6' 7" x 6' 3" (2.00m x 1.90m)

A striking and contemporary bathroom featuring black tiled floors and walls, enhanced by floor level LED lighting for a sleek, ambient effect. The space includes two heated towel rails for added comfort, along with a white wall mounted WC and a stylish white vanity unit. A round, illuminated mirror adds a modern touch, while the black marble countertop sink with waterfall mixer tap creates a bold focal point. Completing the room are three ceiling spotlights, ensuring a bright and polished finish throughout.

### Laundry

10' 2" x 6' 11" (3.10m x 2.10m)

The laundry provides access to the triple garage, en suite shower room, and separate annex/staff quarters. Originally designed as a potential gym area with sauna and hot tub, the space offers flexibility, and a new owner could easily convert one garage if desired. The laundry is well equipped with a top loader washer, front loader washer, tumble dryer, clothes pulley, and large storage cupboards for linens and towels. It features two radiators, two pendant lights, a stainless steel sink with mixer tap, white tiled floor, cream tiled walls, wood effect cabinets, worktops, and a grey feature tiled splashback. A window overlooks the drive, completing this practical and versatile space





### Office

13' 1" x 11' 6" (4.00m x 3.50m)

South west facing, it enjoys views over the gardens and benefits from a built in double storage cupboard and a radiator for added comfort. The en-suite features a mains fed shower, grey tiled floor, cream tiled walls, spotlights, extractor fan, heated towel rail, white WC, and a white vanity unit with grey worktop, complemented by a mirrored cabinet with lighting. The room combines functionality with comfort and style.

### TV snug

13' 5" x 13' 1" (4.10m x 4.00m)

South west facing with views over the gardens, is an attractive room finished in tartan wallpaper. A soft beige carpet lies underfoot, and the room is fitted with a pendant light and radiator. It benefits from a good sized en-suite, featuring cream tiled walls, white floor tiles, a white round top sink with mixer tap, and a matching base unit. The ceiling has three spotlights, and the en-suite also includes a heated towel rail and extractor fan. The previous multi spray experience shower and cubicle have been removed, but the pipework remains ready for your preferred replacement.





### Upper Landing

32' 6" x 17' 5" (9.90m x 5.30m)

Ascending the open, spacious staircase, you arrive at the impressive upper landing. This vast area provides access to six further bedrooms and opens through large patio doors onto an expansive wooden deck, offering breath taking views over the surrounding hills and sweeping countryside. The hall and stairs are laid with soft beige carpet, and the neutral décor enhances the sense of elegance and light. Four large storage cupboards, four radiators, multiple seating areas, and four stunning chandeliers complete this grand and welcoming space, making it a striking central feature of the home.

### Bedroom One

23' 4" x 17' 1" (7.10m x 5.20m)

This elegant bedroom opens onto a private south facing balcony with glass balustrades, offering stunning views over the surrounding hills. The red and silver leaf décor and coordinating drapes create a sophisticated and refined finish. A generously sized room, it features a pendant light, radiator, and fitted furniture, along with a beautifully appointed en suite. The en suite boasts a large Velux skylight, heated towel rail, and corner shower, complemented by a wood-effect unit with black countertop. Marble effect floor and wall tiles, a countertop sink, ceiling spotlights, and an extractor fan complete the luxurious and stylish space.





### Bedroom Two

13' 9" x 11' 6" (4.20m x 3.50m)

This bright, airy bedroom benefits from double Velux windows, flooding the space with light and offering views over the south west facing gardens. A generously sized double, the room features a brown carpet, radiator, pendant light, and is tastefully decorated with green floral wallpaper. The en suite complements the bedroom beautifully, with cream floor tiles, marble effect wall tiles, a mirrored cabinet, extractor fan, and a round wood unit with countertop sink and mixer tap. A corner shower cubicle with mains fed shower completes this stylish and comfortable space.

### Bedroom Three

18' 1" x 17' 1" (5.50m x 5.20m)

Bedroom five exudes class and elegance, also benefiting from a private balcony overlooking the front driveway, with expansive views toward the distant hills. A generously sized room, it is tastefully decorated in green and teal tones, complemented by a beige carpet. The en suite is equally refined, featuring black marble floor and wall tiles, a white WC and bath, a corner square shower cubicle, and a grey vanity unit with countertop sink and mixer tap. A large Velux window and heated towel rail complete this stylish sleek suite.



### Games room

20' 0" x 11' 6" (6.10m x 3.50m)

A versatile and inviting space, currently used as a TV snug and games room. Boasting a triple aspect with seven windows, the room is bathed in natural light and offers expansive views. Two radiators and two pendant lights ensure comfort and style, while a soft cream carpet adds a luxurious feel underfoot. This multi use room combines flexibility with a bright, welcoming space, perfect for family fun or relaxation.



#### Bedroom Four

20' 3" x 17' 8" (6.17m x 5.38m)

This generously sized bedroom features a glass balcony with wooden decking, offering stunning views over the surrounding hills. Decorated in calming blue floral wallpaper, the room includes two radiators and a pendant light, with ample space for a large bed and freestanding furniture. Like all the bedrooms, it has a relaxed, hotel style feel. The modern en suite is finished with grey granite floor tiles and grey walls with silver trim, and includes a corner shower, white WC, and countertop sink over a vanity unit with mixer tap. A large heated towel rail, Velux window, extractor fan, mirrored cabinet with built in spotlights, and three ceiling spotlights complete this contemporary, stylish space.

#### Principal Bedroom

27' 3" x 17' 10" (8.30m x 5.44m)

The principal bedroom is truly impressive, offering a spacious and elegant retreat. This expansive room opens onto a private balcony with tinted glass balustrades, showcasing stunning views over the distant hills. Featuring custom built fitted furniture and bedframe, the bedroom is finished with soft beige carpet underfoot and hessian effect and gold walls, complemented by three radiators and three pendant lights. The suite is completed by a grand en suite, fitted with a white bath, his and hers sinks, a large walk in shower, and a custom built vanity unit with granite top and waterfall taps. A large Velux window floods the space with natural light, while white marble effect floor tiles and grey wall tiles add a sophisticated, polished finish.





### **Bathroom**

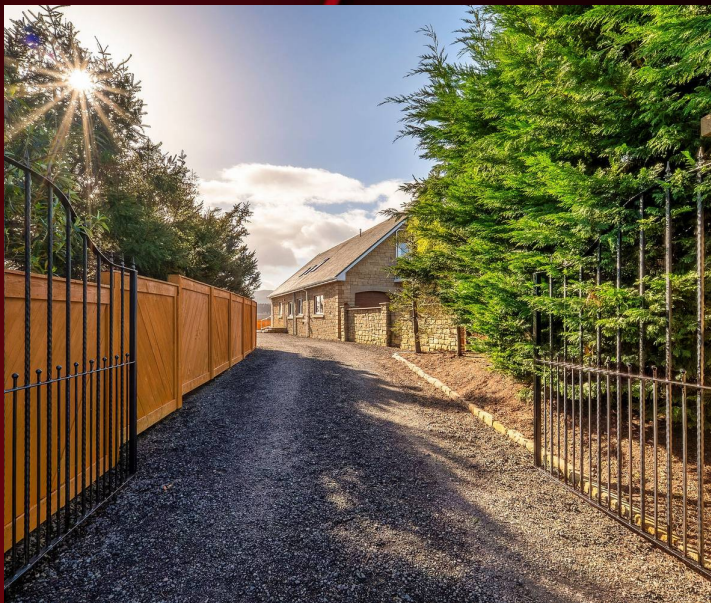
11' 10" x 6' 7" (3.60m x 2.00m)

The family bathroom features a stylish free standing roll top bath with Victorian style hand held shower taps, complemented by a white WC and sink. Wooden vanity units with black countertops provide practical storage, while cream floor and wall tiles with a mosaic band add a touch of elegance. A Velux window fills the room with natural light, and a mirrored cabinet with built-in spotlights enhances the bright, airy feel. Additional features include a radiator, two ceiling spotlights, and an extractor fan, creating a well equipped and inviting family bathroom.

### **Staff Annex / Self contained apartment**

30' 10" x 28' 7" (9.40m x 8.70m)

The self contained annex offers excellent flexibility, ideal for staff accommodation or as a potential rental income opportunity. It comprises two good sized double bedrooms, one with en suite, and a spacious lounge with large double aspect windows allowing plenty of natural light. The fully fitted kitchen includes a dishwasher, oven, induction hob with cooker hood, one and a half bowl stainless steel sink with mixer tap, fridge freezer, and dining area, complemented by wood-effect units and white worktops. The main bathroom features a bath, large corner shower, vanity unit with sink, and mirrored cabinet, finished with cream floor tiles and beige walls. The en suite includes a white WC, shower cubicle, and heated towel rail. The annex is neutrally decorated throughout and also benefits from a laundry area. Access is available via a secure Jack and Jill-style door to the main property or through a private entrance with its own driveway and secure double gates.





## GARDEN

Set within approximately two acres of beautifully landscaped grounds, the gardens provide an exceptional outdoor setting with a wonderful sense of privacy and seclusion. Mature trees, established planting and manicured lawns create a picturesque parkland style environment, while natural screening enhances the property's exclusive feel. A charming ornamental pond forms a focal point at the lower end of the grounds, adding character and tranquillity to the setting. Extensive patio terraces adjoining the lounge and kitchen diner offer superb spaces for outdoor entertaining, al fresco dining and relaxation, all while enjoying stunning views across the surrounding countryside and towards the Ochil Hills. The generous grounds provide an idyllic setting for family life and outdoor living in one of Perthshire's most desirable locations.

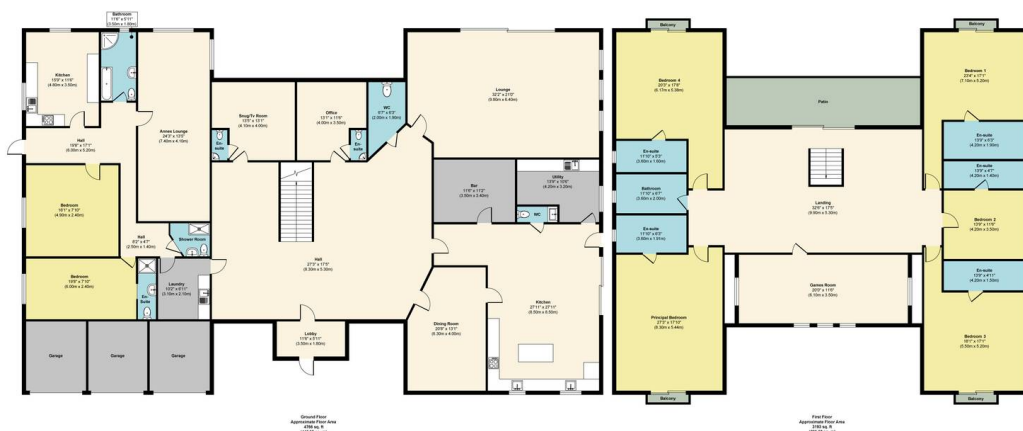
### Triple Garage

Three large garages are integrated into the house, each with electric doors for convenience. Tiled floors provide a clean, polished environment, perfect for showcasing vehicles or "toys" in style. Accessible from the laundry, the garages also accommodate the oil heating system, combining practicality with a well designed space.

### Secure gated Parking

**10 Parking Spaces** This property boasts a fantastic, secure gated driveway with ample space to comfortably accommodate 10+ vehicles. The generous mono blocked area is perfect for visitor parking or provides a safe, open space for children to enjoy bikes and scooters. The annex also benefits from its own separate driveway to the side of the house, complete with electric gates and additional parking for multiple vehicles. Overall, this is a home with exceptional flexibility, practicality, and a real sense of space offering so much for modern family living and entertaining alike.

# 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.

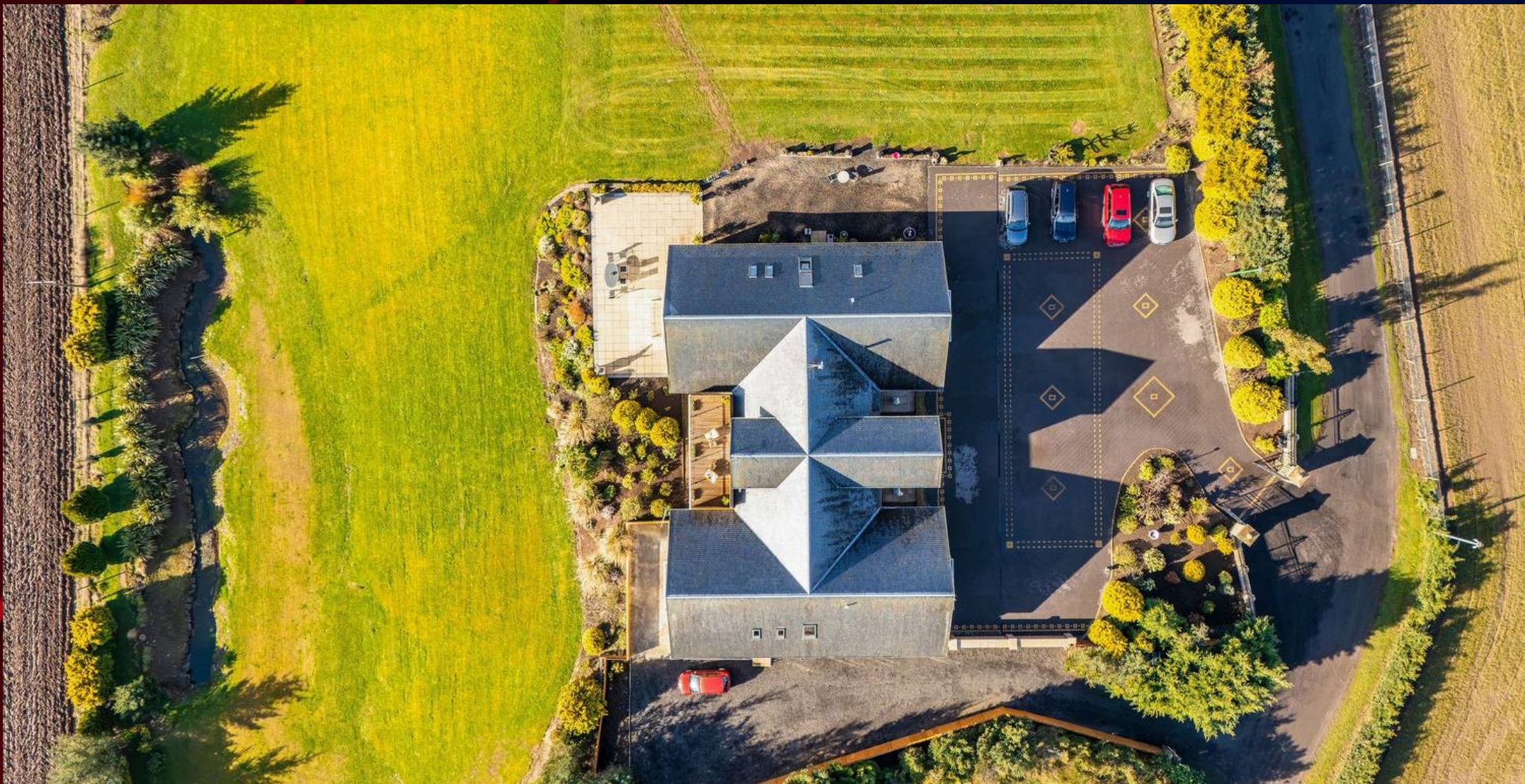
Produced by Elements Property

## Energy Efficiency Rating

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

## Environmental Impact (CO<sub>2</sub>) Rating

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



## RE/MAX Estates- Edinburgh

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