

Crossmount Gate Cottage , Kinloch Rannoch, Pitlochry, PH16

Offers Over £340,000

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Buying with Next Home

Crossmount Gate Cottage , Kinloch Rannoch, Pitlochry, PH16 5QF

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Next Home's Buying Guide



Next Home Open Days

About the Area

Crossmount Gate Cottage enjoys a beautiful rural setting close to Dunalastair Water, a picturesque loch situated between Loch Rannoch and Loch Tummel in Highland Perthshire.

Surrounded by stunning countryside, woodland and mountains, the area is ideal for outdoor enthusiasts, with opportunities for walking, cycling, fishing and wildlife watching. The nearby village of Kinloch Rannoch offers a village shop, primary school, medical centre, cafés, hotels and The Cornerstone pub and restaurant.

Aberfeldy, the nearest town, is approximately 13 miles away and offers a wider range of amenities, including supermarkets, independent shops, restaurants and leisure facilities. Pitlochry is approximately 23 miles away and benefits from a railway station with links to Perth and beyond.

The location offers a wonderful balance of peaceful countryside living and access to everyday amenities.














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Property Summary

Set within a beautiful rural setting and enjoying lovely views towards the loch and surrounding countryside, this charming 3-bedroom detached cottage offers spacious and versatile accommodation within a generous plot.

The ground floor comprises a welcoming entrance hall, a cosy lounge with a wood-burning stove, a separate dining room enjoying countryside views, a traditional kitchen with wooden worktops, Belfast sink and range cooker, two bedrooms and a shower room.

The first floor is dedicated to an impressive principal bedroom with ample space for a dressing area, home office and additional seating, whilst also benefiting from an en-suite bathroom.

Externally, the property enjoys extensive garden grounds, predominantly laid to lawn with mature trees and established shrubbery. A gate to the rear leads to a paddock which is suitable for a small pony. There is ample off-street parking, a double garage (18' x 18') with light and power and a substantial workshop with power, ideal for storage or those with hobbies.

Combining countryside living with character, generous outdoor space and flexible accommodation, Crossmount Gate Cottage offers a wonderful opportunity for those looking to enjoy the peaceful surroundings of Highland Perthshire.





Key property features

- Charming, detached cottage
- Three well-proportioned bedrooms
- Beautiful rural setting
- Lovely loch and countryside views
- Generous garden grounds
- Lounge with wood-burning stove
- Separate dining room
- Traditional kitchen with range cooker
- Principal bedroom with en-suite and dressing area
- Powered workshop and off-street parking





























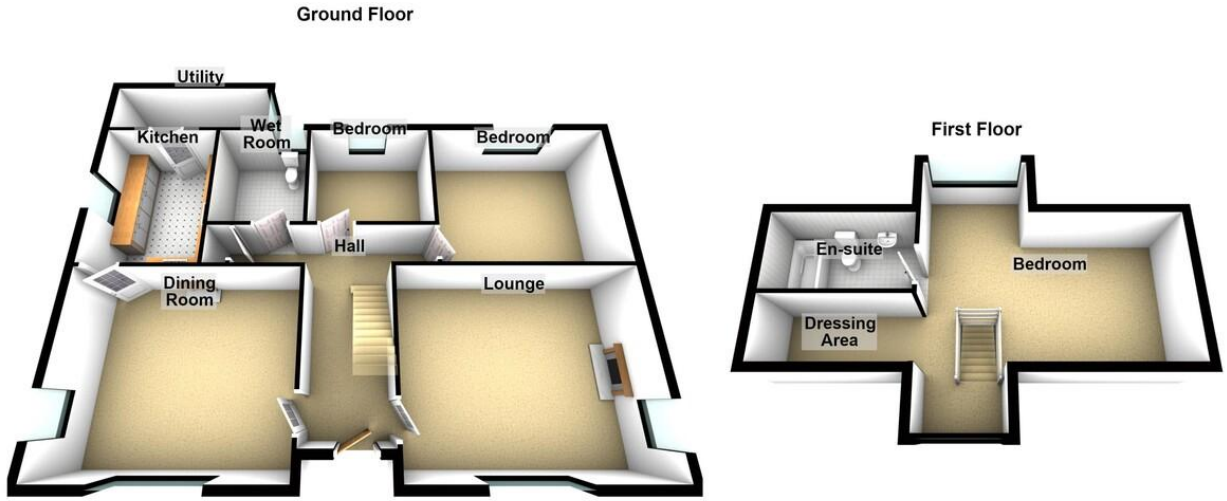







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Floorplans


Ground Floor
Utility
Kitchen
Wet Room
Bedroom
Bedroom
Hall
Dining Room
Lounge
First Floor
En-suite
Bedroom
Dressing Area





Property Room Sizes

HALL

LOUNGE
13' 10" x 13' 4" (4.22m x 4.06m)
DINING ROOM
15' 5" x 13' 4" (4.7m x 4.06m)
KITCHEN
12' 8" x 8' 9" (3.86m x 2.67m)
BEDROOM(GROUND FLOOR BACK RIGHT)
12' 8" x 10' 10" (3.86m x 3.3m)
BEDROOM(GROUND FLOOR MIDDLE)
10' 2" x 9' 6" (3.1m x 2.9m)

WET ROOM
9' 8" x 6' 8" (2.95m x 2.03m)
PRINCIPAL BEDROOM
25' 11" x 20' 0" (7.9m x 6.1m)
ENSUITE
11' 3" x 7' 7" (3.43m x 2.31m)
DRESSING AREA/OFFICE SPACE
11' 3" x 7' 2" (3.43m x 2.18m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.

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