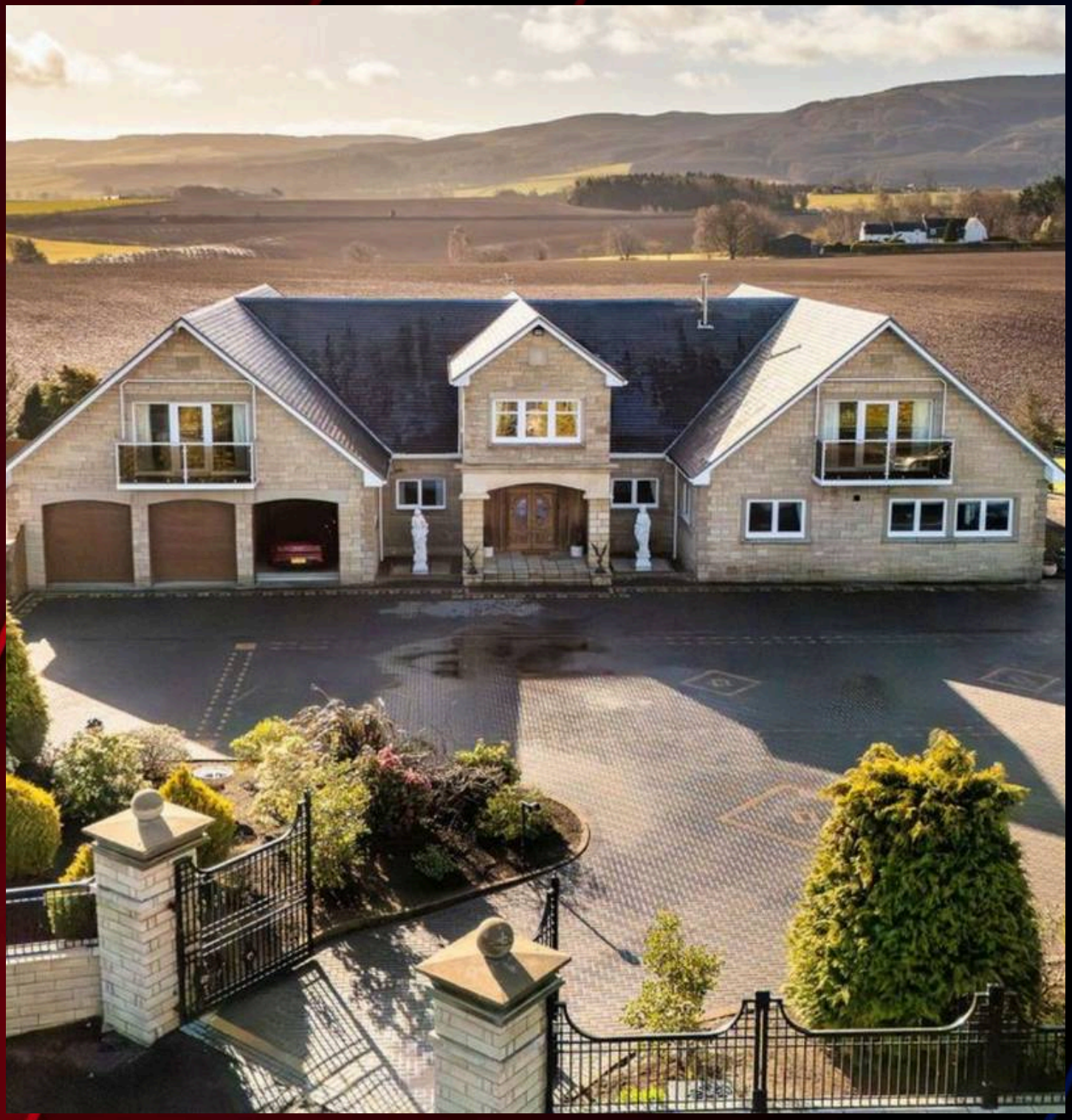


Woodlands Farm, Auchterarder

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

- Seven luxury double bedrooms
- Seven 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







Room	*Dimensions*
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 / Bedroom 7	**4.00m x 3.50m**
TV Snug / Bedroom 6	**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**





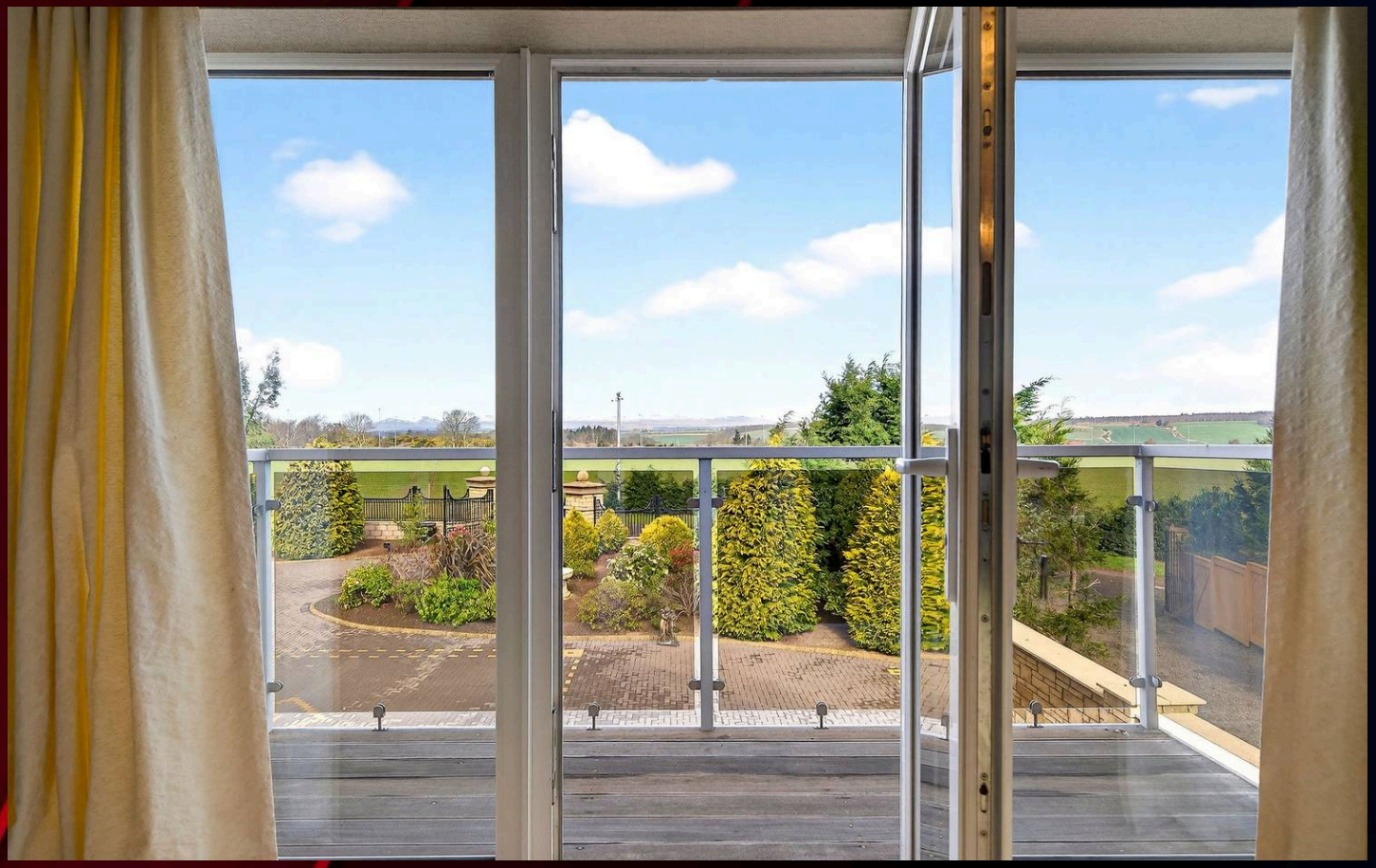


Summary

Offering seven luxurious double bedrooms, seven 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

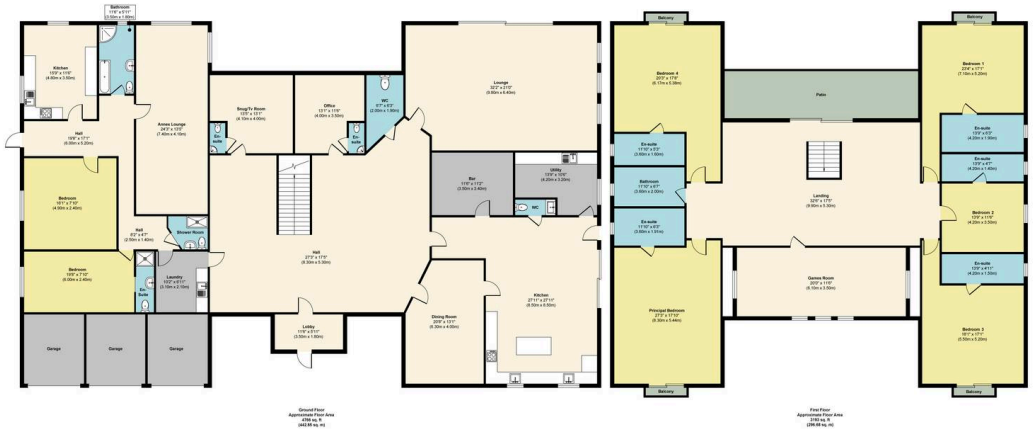
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Property Information

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

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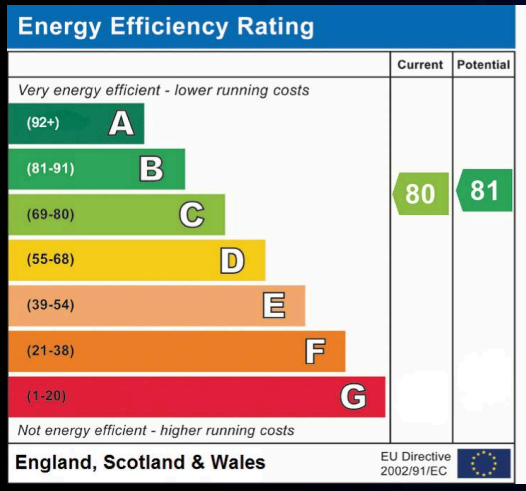
Woodlands House, Auchterarder, PH3 1HJ

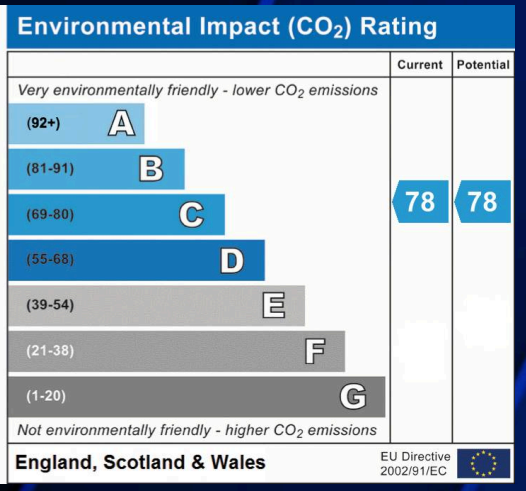


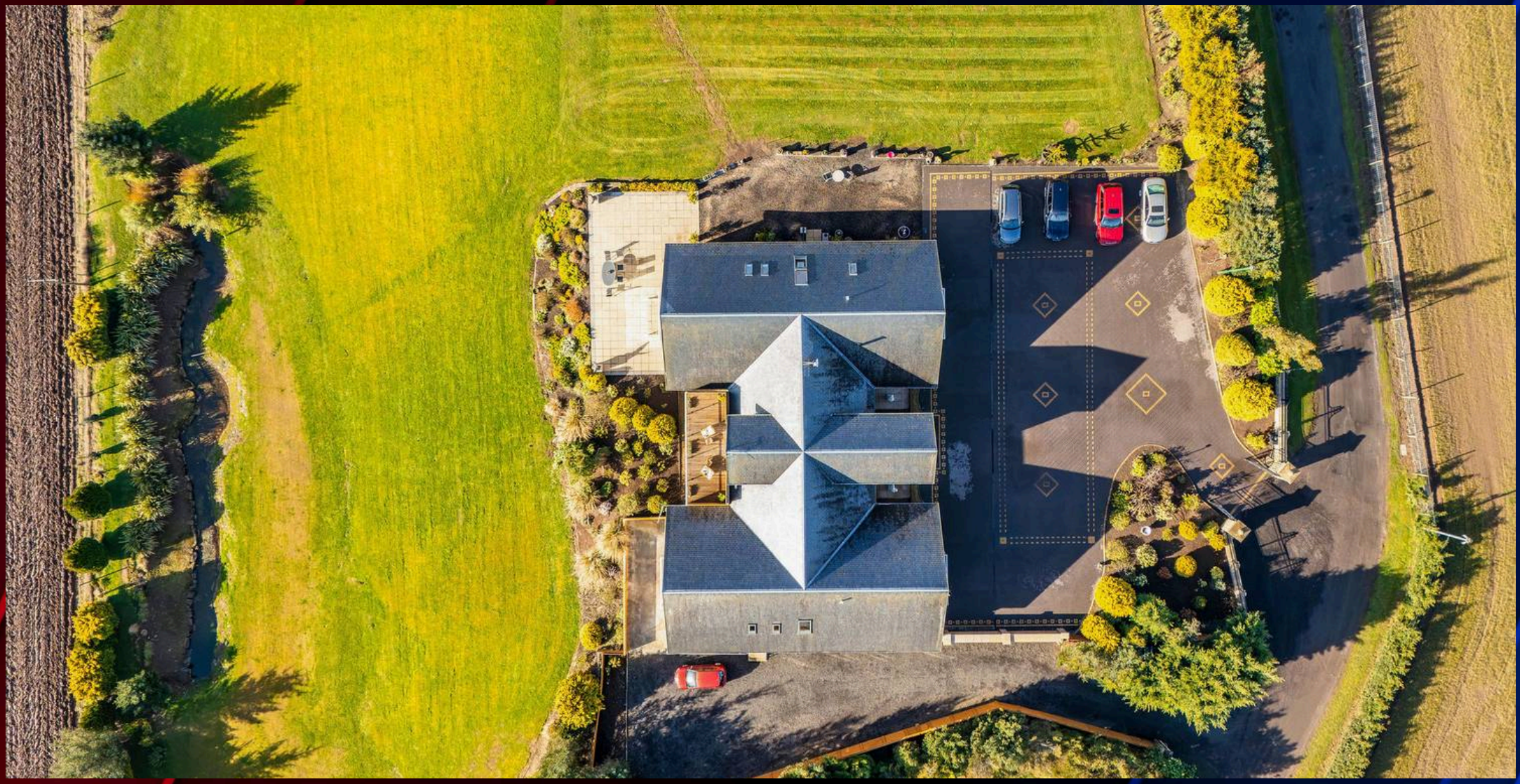
Approx. Gross Internal Floor Area 7959 sq. ft / 739.53 sq. m (Excluding Garage)

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

Produced by Elements Property







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