



Croftinloan Farm | Croftinloan Pitlochry | PH16 5EP

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|-------------------|---|--------------------------|
| • RECEPTION ROOMS | 2 | • 2 ADDITIONAL COTTAGES |
| • BEDROOMS | 5 | • OUTSKIRTS OF PITLOCHRY |
| • BATHROOMS | 2 | • SOPHISTICATED DECOR |



OFFERS OVER
£950,000

CROFTINLOAN FARM

A stunning contemporary home created from a beautifully converted farmhouse, complemented by two additional cottages, offering an exceptional and highly versatile lifestyle opportunity. With the potential for a home business, multi-generational living or a combination of uses, the possibilities are extensive.

The main house provides generous and adaptable accommodation arranged over two floors, with a clever split-level design and an outstanding standard of finish throughout.

At the heart of the home is the exquisite dining kitchen, featuring a long central island and striking curved feature wall, creating an impressive yet welcoming space for everyday living and entertaining.

From the kitchen, the principal living room provides an elegant and opulent reception space in which to relax and entertain.

Steps then lead to a second sitting room, offering a further luxurious and versatile living area, while a cleverly tucked-away home office beneath the stairs makes excellent use of the space.

The bedroom accommodation is thoughtfully arranged across the two sides of the house.

On the left-hand side, an upper-level double bedroom is served by a stylish shower room, with a versatile room directly below currently used as a gym and offering excellent potential as a fifth bedroom.

On the right-hand side, there is a further double bedroom on the ground floor, with two additional double bedrooms located on the upper floor.



CROFTINLOAN FARM

The accommodation is completed by a beautifully appointed bathroom featuring a copper roll-top bath and a practical laundry room conveniently positioned beside the rear door, providing direct access to the garden.

Throughout, the property exudes quality, with contemporary styling, thoughtful design and luxurious finishes combining to create a truly distinctive and exceptionally versatile home.

A cobbled courtyard provides ample parking for residents and visitors, while the property sits within approximately one acre of beautifully landscaped grounds. The garden is thoughtfully divided into areas of lawn and patio, providing a variety of spaces for outdoor entertaining, relaxation and enjoying the surrounding setting. A further substantial outbuilding offers additional versatility and has previously benefited from planning permission, presenting an exciting opportunity for future development, subject to the necessary consents.

LOCATION

Pitlochry is a popular tourist destination in the heart of Highland Perthshire. Located just off the A9, it is easily accessible by road and rail with good bus services and direct train services to London and Inverness including the Caledonian Sleeper Service.

The town benefits from a good variety of shops, restaurants and cafes, a medical centre, community hospital, veterinary surgery, town hall, leisure centre and an all-through school from 2-16 years, plus many attractions including Pitlochry Festival Theatre, The Dam Visitor Centre and Salmon Ladder and a good network of walking & cycle routes.





DIRECTIONS

From our office in Pitlochry, head south along Atholl Road and continue out of Pitlochry. Take the turning on the left immediately before the A9 southbound slip road, passing underneath the railway bridge. Continue along this road for approximately half a mile, then turn left signposted Croftinloan, Donavoured and Balnald and turn right at the mini roundabout, take the first left then follow the signs to Croftinloan Farm.

FIXTURES & FITTINGS

All fixtures and fittings are included in the sale unless otherwise stated.

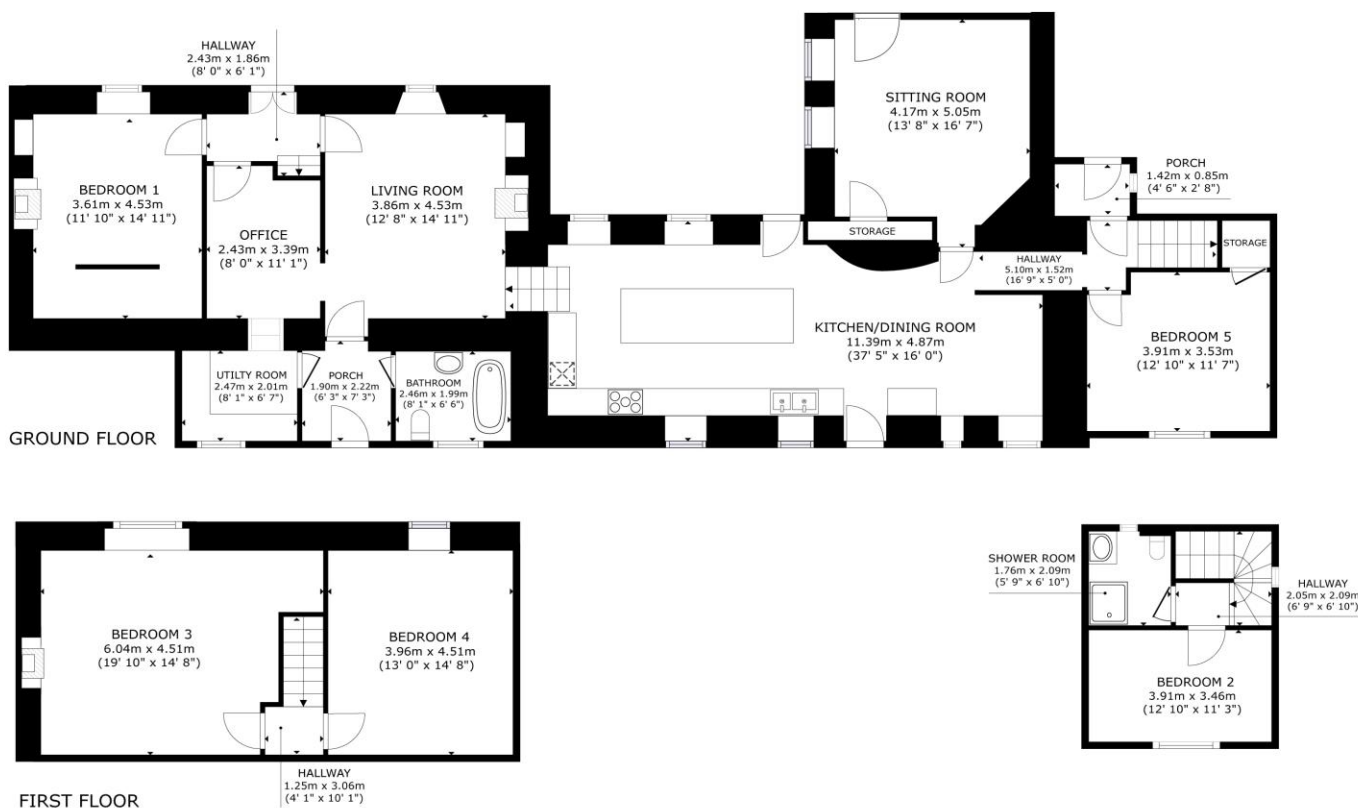
VIEWINGS

By appointment with J & H Mitchell Solicitors & Estate Agents.

01796 472606 | property@jandhmitchell.com | www.jandhmitchellproperty.co.uk

EPC RATING F

COUNCIL TAX BAND G



The Farmhouse, Croftinloan Farm, Croftinloan, Pitlochry PH16 5TA

GROSS INTERNAL AREA
GROUND FLOOR 172.0 m² (1,851 sq.ft.) FIRST FLOOR 65.0 m² (699 sq.ft.)
TOTAL : 237.0 m² (2,551 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Whilst every attempt has been made to ensure the accuracy of the details in these sales particulars, any measurements of doors, windows, rooms, other items and distances are purely for illustrative purposes and should be taken as a guide. Nothing in these particulars is a statement as to the structural condition of the property, poor or otherwise, nor that any services, appliances, facilities or equipment are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase.

THE ROUNDHOUSE



This charming semi-detached cottage offers beautifully presented, open-plan accommodation with a relaxed and contemporary feel.

The living space incorporates a fully fitted kitchen, comfortable central seating area and designated dining area, creating a welcoming and sociable environment.

A well-equipped shower room is located on the ground floor, while the staircase leads to a superbly proportioned hayloft-style bedroom with exposed beams on the upper level.



Generously sized and filled with natural light, the bedroom includes a comfortable seating area and built-in walk-in wardrobes, creating a wonderful private retreat.

The cottage benefits from shared parking within the cobbled courtyard and electric heating.

EPC RATING E



The Roundhouse, Croftinloan Farm, Croftinloan, Pitlochry PH16 5TA



COURTYARD COTTAGE



This well-appointed two-bedroom cottage offers an appealing and versatile layout, with two comfortable sitting rooms and two generous double bedrooms.

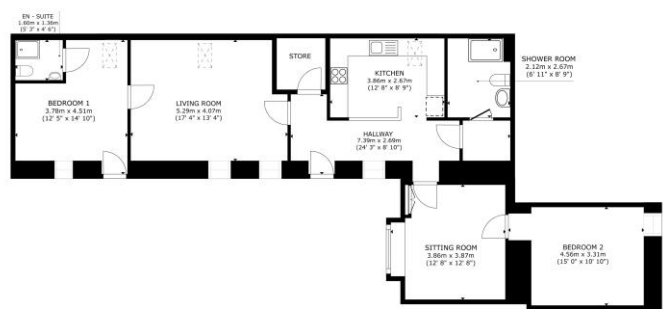
A smart black and white fitted kitchen occupies the centre of the property, creating a natural hub between the living and sleeping accommodation.

One of the bedroom benefits from a private en-suite shower room, and the luxury shower room is complemented by a useful vanity area positioned immediately outside, adding further practicality to the accommodation.

The accommodation has been finished in a neutral style, creating a clean and crisp feel throughout.

The cottage has previously been successfully operated as a holiday let and, subject to the appropriate licensing and consents, offers an attractive opportunity for a new owner to continue this use.

EPC RATING F



The Cottage, Croftinloan Farm, Croftinloan, Pitlochry PH16 5TA
GROSS INTERNAL AREA
TOTAL: 107.4 m² (1,150 sq. ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY