





## CRET WILLIAM, COMRIE, PERTSHIRE, PH7 4JY

Irving Geddes are delighted to offer for sale this modern 4/5 bedroom detached villa enjoying a superb elevated position only 2 miles from the highly sought after Perthshire conservation village of Comrie. Sitting in c.1.5acre, Cret William boasts highly versatile accommodation including an integrated annex, an array of useful outbuildings, & a private setting amongst stunning countryside. Constructed in 1989, an early bespoke design from local architectural practice, the Denholm Partnership, the flexible split-level layout is set principally over 3 floors, the ground floor comprising; VESTIBULE, DINING KITCHEN with Nouvelle Rayburn, providing central heating, hot water and range cooking (solid wood kitchen from Monzie Joinery), DINING ROOM with large store off and quality wooden strip flooring, triple aspect LOUNGE with Baxi open fire, UTILITY ROOM & W.C. Stairs from the dining hall lead to the lower ground self-contained annex; HALL with main door & recessed kitchenette, LOUNGE, BEDROOM & BATHROOM. The split level upper floor has the large MASTER DOUBLE with a wonderful south-facing aspect, wood strip flooring, & spacious EN-SUITE BATHROOM with separate shower & bath. There is a further DOUBLE and SINGLE BEDROOM with a 'Jack & Jill' EN-SUITE BATHROOM, significant eaves storage, and a 26ft LOFT ROOM.

Right of vehicular access exists on the private drive from the main road to Cret William, and no further. Beautiful private grounds surround the property, with large areas of lawn, a cottage garden area, mature planting, area of woodland, garden studio & outbuildings. two highly durable 'Norlog/Finlog' double garages sit to the north of the property, as does a quality Mozolowski & Murray garden studio, with a main area & storage room. There is also an historic railway wagon used for storage. Warmed by mains gas, supplemented by solar panels, private drainage & water (mains water to be installed prior to sale), high quality double-glazed Nordan windows.

A unique home enjoying a prime spot in one of Perthshire's most sought areas. Cret William would benefit from a programme of upgrades/modernisation and offers a fantastic opportunity to create a stunning family home. Likely to have broad appeal and early viewing advised.

**Energy Performance** Rated 'D'      **Council Tax** Band 'G'

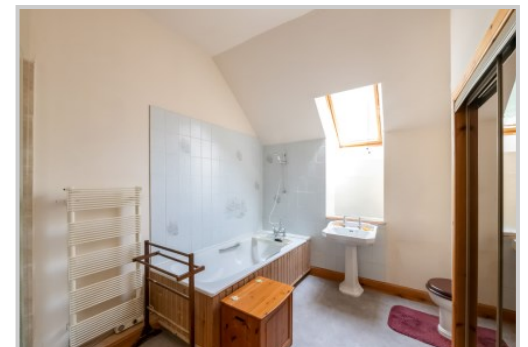
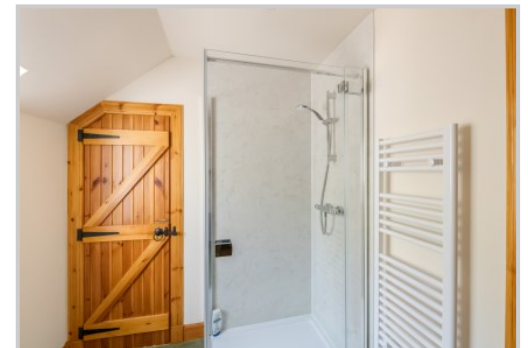
**Video Tour** <https://my.matterport.com/show/?m=kv9TVHTopE2>

**Viewing** Strictly by appointment through Irving Geddes - 01764 670325.

**Irving Geddes**  
W.S. • Solicitors • Estate Agents

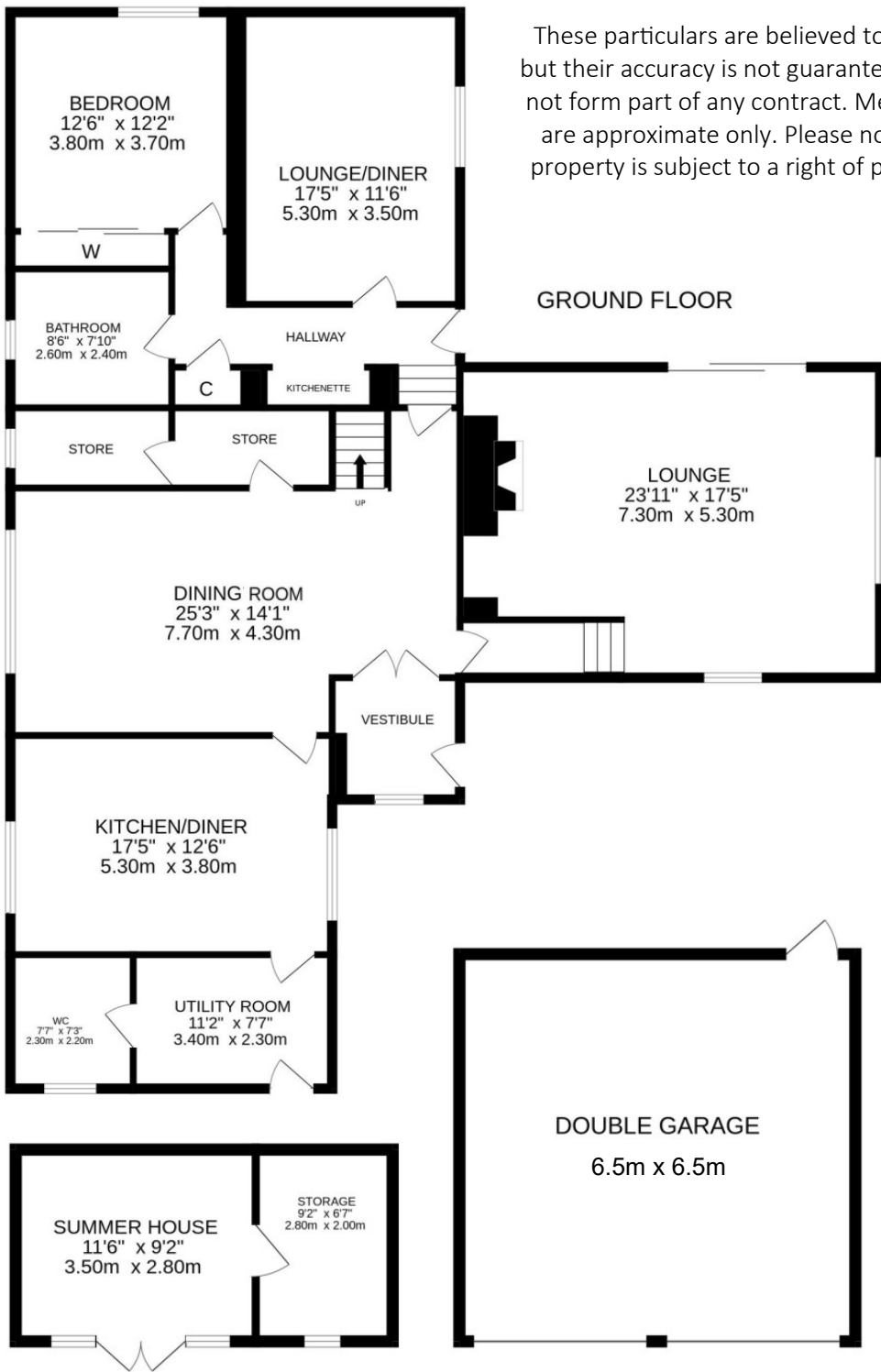












These particulars are believed to be correct, but their accuracy is not guaranteed & they do not form part of any contract. Measurements are approximate only. Please note that the property is subject to a right of pre-emption.



Comrie is a beautiful, lively village nestling on the banks of the River Earn, some 7mls west of Crieff & only 25mls from the Cities of Perth & Stirling. There are a number of independent shops, hotels, restaurants, medical centre and dentist. There is a charming primary school in Comrie, & private & public education available within Crieff. A haven for outdoor enthusiasts, there are river, woodland, hill and mountain walks surrounding the village, renowned mountain biking at 'Comrie Croft' & water sports and fishing at Loch Earn (6mls). The property lies under a mile away from fishing for salmon and sea trout on the River Earn.



**Crieff**

25 West High Street, PH7 4AU  
Tel: 01764 653771

**Comrie**

1 Drummond Street, PH6 2DW  
Tel: 01764 670325

**Aberfeldy**

6 The Square, PH15 2DD  
Tel: 01887 822722