



Bakers Cottage, Madderty, Crieff, PH7 3PJ

Offers Over £180,000



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ESTATE & LETTING AGENTS

Buying with Next Home

Bakers Cottage, Madderty, Crieff, PH7 3PJ

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Next Home's Buying Guide



Next Home Open Days

About the Area

Situated within the picturesque rural village of Madderty, Bakers Cottage enjoys a peaceful countryside setting while remaining conveniently accessible to nearby towns and amenities.

The surrounding area offers beautiful open countryside, scenic walking routes and a tranquil lifestyle, ideal for those seeking a quieter pace of life. The village is well positioned for access to Crieff, Perth and Auchterarder, where a wide range of shops, supermarkets, restaurants, schools and leisure facilities can be found.

The world-renowned Gleneagles Hotel and Golf Resort is also within easy reach, offering exceptional leisure and dining opportunities. With excellent road links to Perth, Stirling and the central belt, Madderty provides the perfect balance of rural living and modern convenience, making it a highly desirable location for commuters and those looking to enjoy the best of Perthshire's countryside.





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Property Summary

Bakers Cottage is a charming semi-detached traditional cottage offering spacious accommodation, character features and beautifully maintained garden grounds in a picturesque rural setting.

The accommodation begins with an entrance porch leading into the welcoming hallway. The lounge is a particularly attractive space, centred around a cosy woodburning stove which creates a warm and inviting focal point. The galley-style kitchen is fitted with a range of units and is complemented by a rear hallway which serves as a practical utility area. Completing the ground floor is a stylish modern shower room featuring attractive tiling, a walk-in shower with waterfall rain feature, wash hand basin and WC.

On the first floor there are two double bedrooms, both benefitting from built-in storage. One of the bedrooms enjoys an attractive bay window overlooking the beautifully maintained garden. A separate WC completes the upper accommodation.

Externally, the property is set within substantial garden grounds which have been lovingly cultivated and planted to a high standard, featuring a variety of mature shrubs, plants and colourful borders. There are several useful outbuildings providing excellent storage and workshop potential, while a large driveway offers ample off-street parking for approximately four vehicles.

This delightful cottage successfully combines traditional charm with modern comforts, creating an ideal home for those seeking a peaceful countryside lifestyle.



Key property features

- ✓ Rare to the market
- ✓ Large private garden
- ✓ Sought after area
- ✓ Ample off-street parking
- ✓ Wood-burning stove
- ✓ Mature garden
- ✓ Modern shower
- ✓ 2 double bedrooms
- ✓ Traditional stone-built cottage
- ✓ Bay window feature













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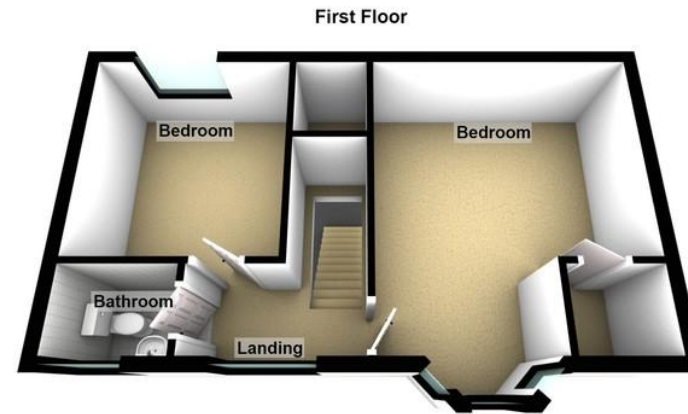
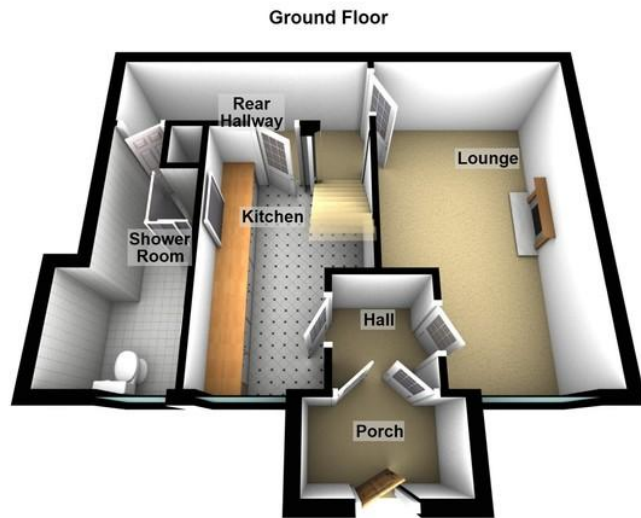
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Floorplans





Property Room Sizes

ENTRANCE HALL

ENTRANCE PORCH

LOUNGE

15' 4" x 11' 6" (4.67m x 3.51m)

KITCHEN

11' 10" x 6' 10" (3.61m x 2.08m)

REAR HALL

10' 9" x 3' 5" (3.28m x 1.04m)

SHOWER ROOM

11' 7" x 5' 5" (3.53m x 1.65m)

BEDROOM

15' 5" x 11' 9" (4.7m x 3.58m)

BEDROOM

9' 3" x 8' 6" (2.82m x 2.59m)

W/C

6' 2" x 4' 11" (1.88m x 1.5m)

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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