

WELLSPRING HOUSE
14 WILLOUGHBY STREET, MUTHILL, PH5 2AB



IrvingGeddes
W.S. • Solicitors • Estate Agents



WELLSPRING HOUSE, 14 WILLOUGHBY STREET, MUTHILL, PH5 2AB

Irving Geddes W.S. are delighted to offer for sale this stunning & generously sized detached three bedroom villa. A former grocer's shop, with owner accommodation above, a full conversion c.20 years ago transforming the property into a fantastic family home, & a refurbishment/extension 2 years ago adding much to its appeal. Offering considerable charm & character, with spacious and versatile accommodation over 2 floors, off-street parking and an extensive fully-enclosed landscaped garden to the rear.

Immaculately presented with a well-conceived layout & superior fixtures/ fittings, the spacious accommodation comprises on the ground floor; front & rear VESTIBULES, large LOUNGE with wood-burning stove, storage & W.C. off, stunning & contemporary DINING KITCHEN with PANTRY & bi-fold door to decked patio, SHOWER ROOM, SNUG/GARDEN ROOM with bi-fold door, & attractive internal HALL with storage. On the first floor the LANDING has a SHOWER ROOM off & HALL providing access to 2 DOUBLE BEDROOMS, both with EN-SUITE BATHROOM/SHOWER ROOM, & further DOUBLE BEDROOM with walk-in wardrobe.

The large private, fully enclosed garden is set to the rear and south-west facing, with a most attractive and sheltered social courtyard area with paved/decked patio, seating area, hot tub, BBQ area etc. There is a large lawn with panted beds and dual pedestrian access.

Wellspring House enjoys a central location within the attractive village of Muthill. A characterful dwelling with charming provenance & early viewing is advised.

Set 3mls from Strathearn's main town of Crieff, Muthill is an historic village with over 100 listed buildings along with the ruins of a 15th century parish church. There is a well respected primary school, with secondary private & public schooling in Crieff. There is a public house, restaurant, village shop/ petrol station & golf club. Crieff offers a comprehensive range of amenities and services

Video Walkthrough <https://my.matterport.com/show/?m=uLmfN2jgYJ>

Energy Performance Rated 'D' **Council Tax** Rated 'B'

Services Mains water, gas, electric and drainage.

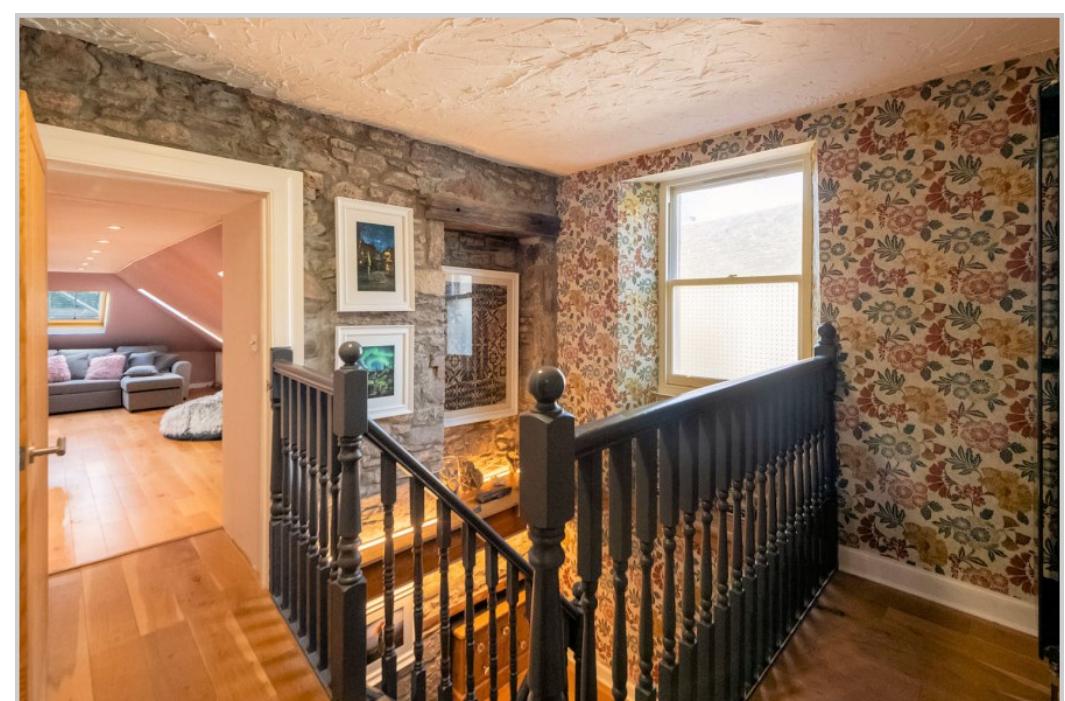
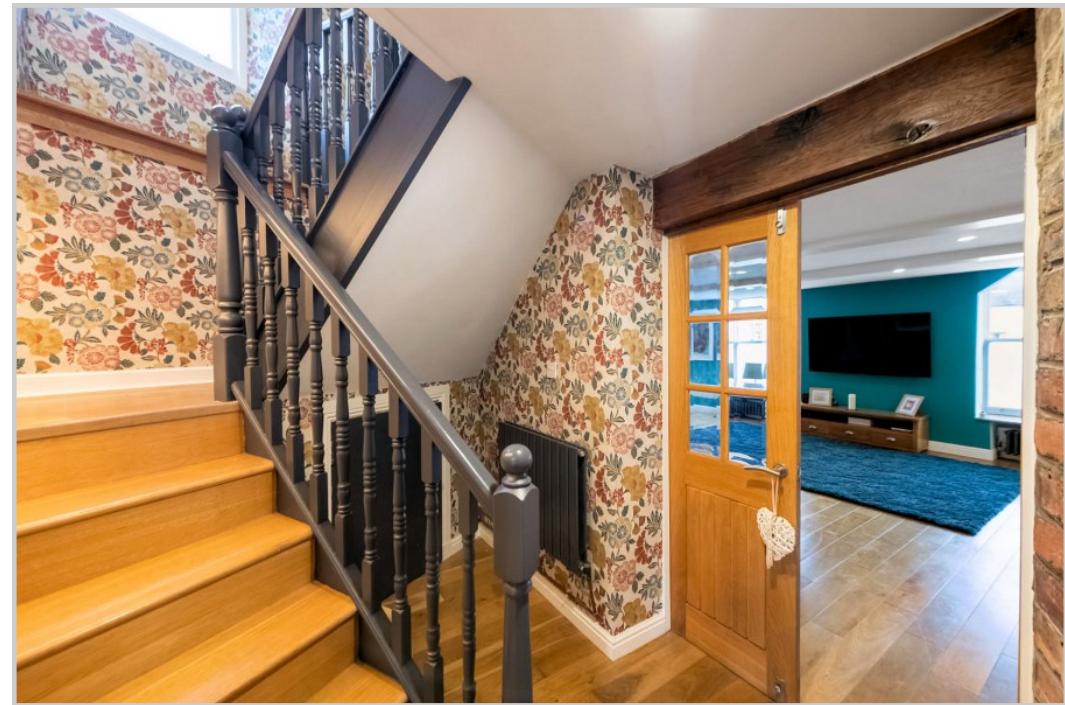
Viewing Strictly by appointment through Irving Geddes W.S. on 01764 653771.









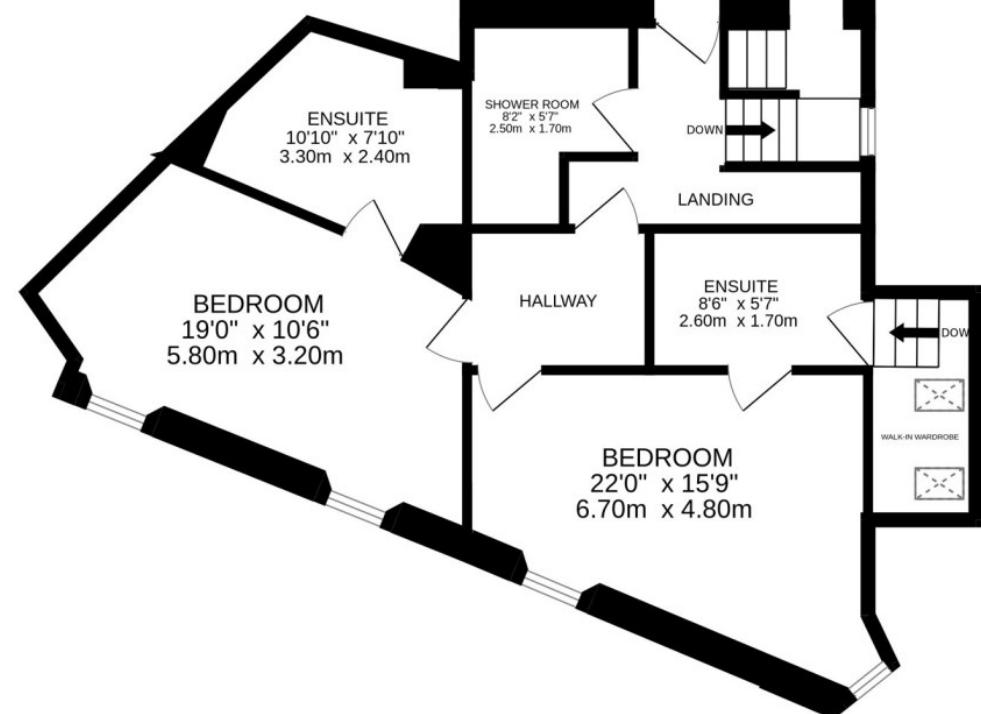
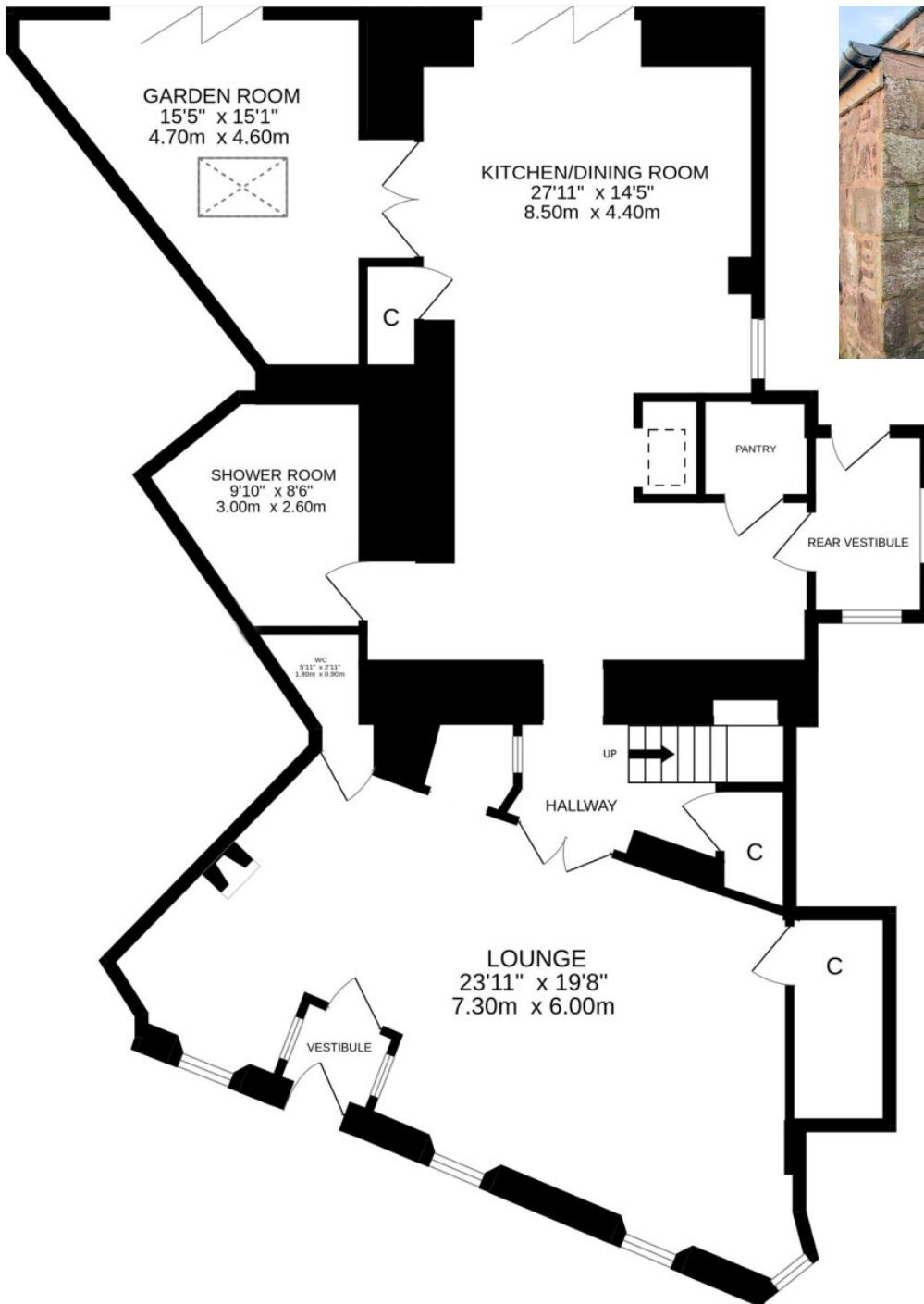












These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



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