



DAVIDSFOLD  
NORTH ARDBENNIE, MADDERTY, PH7 3PT

DAVIDSFOLD WITH GARDEN GROUND,  
AGRICULTURAL SHED AND 10 ACRE FIELD.



c. 11.5 acres

SITTING 500M TO THE WEST, THE 9 ACRE  
FIELD LIES IMMEDIATELY TO THE SOUTH OF  
THE HISTORIC MADDERTY CHURCH.

c. 9 acres

## DAVIDSFOLD, NORTH ARDBENNIE, MADDERTY, PH7 3PT

Irving Geddes are delighted to offer for sale this stunning 5 bed modern detached villa enjoying an accessible rural setting close to the village of Madderty. Set within 1.5 acre gardens, with holiday lodge & garden studio, and benefitting from an adjoining 10 acre field, large agricultural shed with office & storage, and an additional 9 acres nearby.

Beautifully presented, the James Denholm designed villa, offers a spacious, flexible layout, a superb south facing outlook, large dining kitchen & family room with vaulted ceiling, covered external sun deck, two en-suites and double garage. The garage is best suited for one car, along with storage/workshop, following the installation of stairs to the upper room conversion. The ground floor layout comprises; sheltered PORCH, large HALLWAY with storage & W.C. off, UTILITY ROOM, triple aspect LOUNGE with wood-burner, contemporary DINING KITCHEN with stunning FAMILY ROOM overlooking the grounds, with wood-burner & double doors to external deck. (Both burners are compliant with latest Eco-design legislation) There is a galleried landing with storage on the upper floor & 4 BEDROOMS, all with built-in storage, the master with EN-SUITE SHOWER ROOM, another with Jack & Jill SHOWER ROOM access. A further stairway leads to BED FIVE, currently utilised as a large office.

There is generous parking (with EV charge point), and attractive landscaped gardens surround Davidsfold, with large lawns, mature planting, paved patio, gravel paths, & a superb garden studio overlooking the adjacent field. A productive garden area adjoins, with areas of wild planting, growing beds, fruit trees and poly-tunnel. A fantastic opportunity to develop an eco-conscious sanctuary in a most picturesque location, ideal for those seeking a more sustainable lifestyle in embracing a 'plot-to-plate' ethos.

The newly re-roofed agricultural building sits across the across road from the property, usefully subdivided. Detailed later in this brochure, a particularly versatile asset, for use as a storage base, or operating a rural business, or indeed adapting into stables, to compliment the acreage offered as part of the sale. In addition to the 10 acres to the south, there is a further 9 acre field only 500m east of the property, alongside the access road, sitting immediately south of the historic Madderty Church.

A stunning bespoke modern villa, enjoying a most enviable location, privacy & outlook, with beautiful Perthshire countryside in every direction. A flexible home, with acreage and much appeal for those looking for an easily accessible rural lifestyle & significant business/leisure potential. Fast broadband offering rural enterprise opportunities, the acreage and agricultural infrastructure providing grazing or equestrian prospects.

A fantastic rural location within easy access to an abundance of outdoor activities on offer in Perthshire, including the world renowned Gleneagles Golf Resort (15mins). Gleneagles Train Station is a 15minute drive, Glasgow & Edinburgh Airports (1 Hour), Dundee (40mins), Perth (20mins) & there is excellent private schooling at Ardeck, Morrisons Academy & Glenalmond close by.





















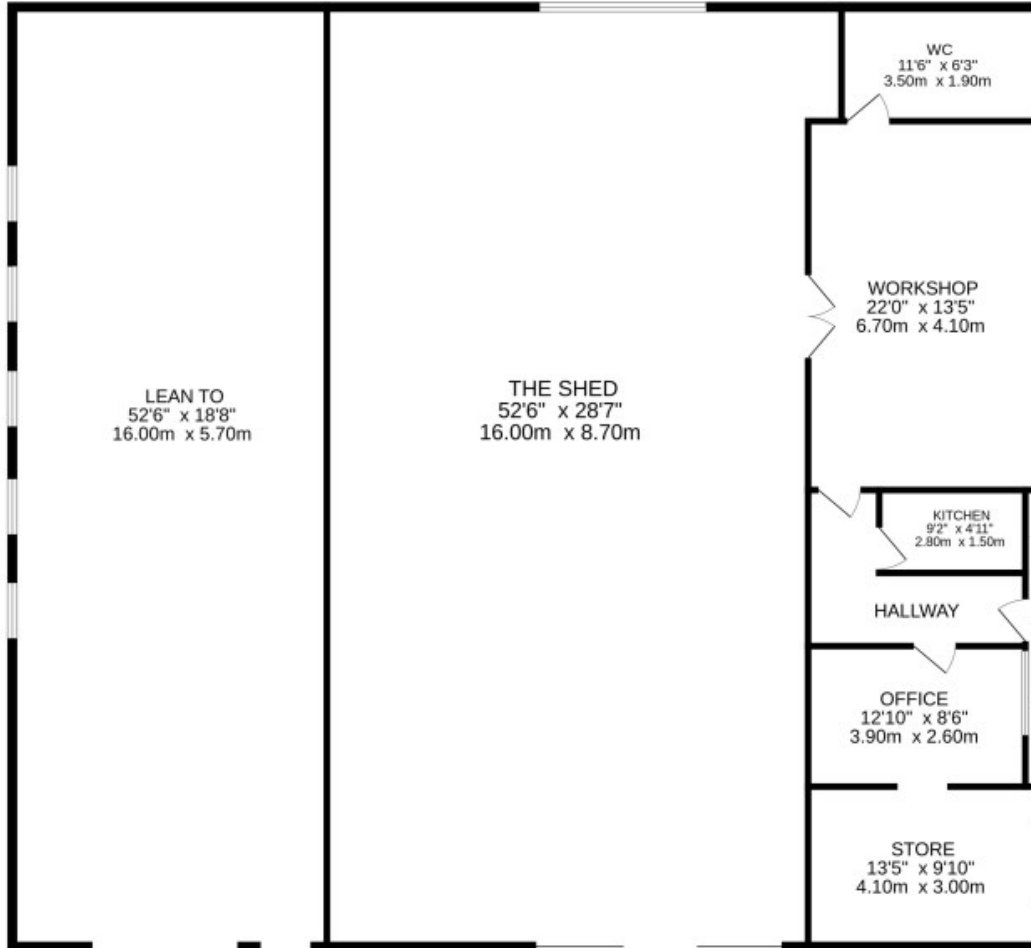
## HOLIDAY LODGE

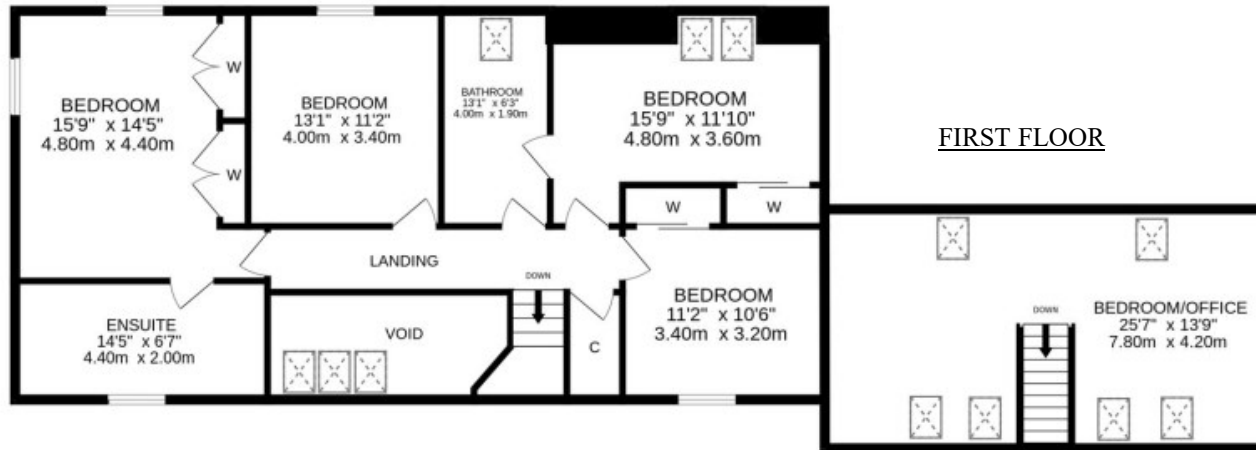
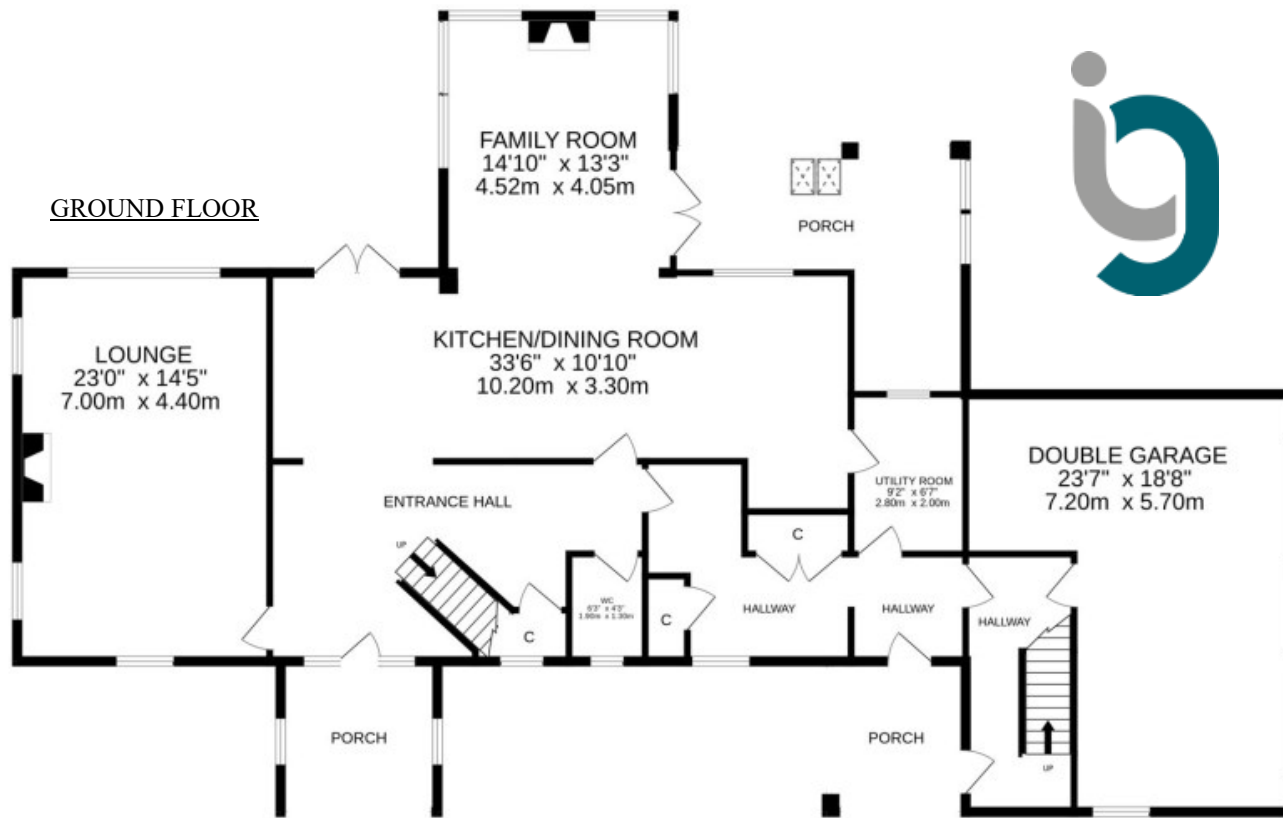
A static lodge with private garden area lies to the west of the property and comprises, LOUNGE/KITCHEN, TWO BEDROOMS & SHOWER ROOM. Ideal for holiday lets, subject to necessary permissions, or ancillary accommodation. Private parking and enclosed garden ground.



# AGRICULTURAL OUTBUILDING

A most useful agricultural shed. This substantial brick built unit comprises a secure main area (c.140m<sup>2</sup>), with office, store-room, W.C, & workshop off. There is a large lean-to section of c.90m<sup>2</sup>.





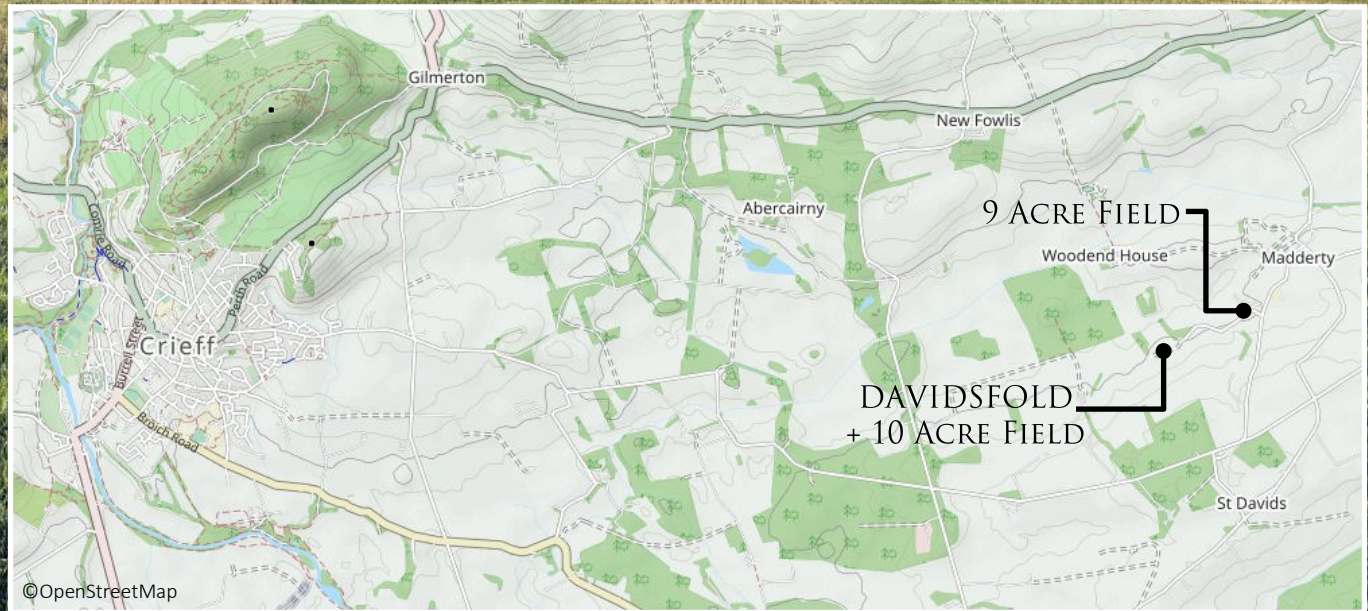
Energy Performance Rated 'bbc' Council Tax Band 'G'

House Tour <https://my.matterport.com/show/?m=DmsuVBndtAY>

Services Mains water & electricity, septic drainage, ground source heating, solar panels.

Viewing Strictly by appointment through Irving Geddes - 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