

# McCASH & HUNTER

*Solicitors & Estate Agents*



## **THE GRANARY ROSS FARM STEADING, MADDERTY, CRIEFF. PH7 3PQ**

**Offers Over £575,000**

HALLWAY-SPIRAL STAIRCASE ♦ 3 PUBLIC ROOMS ♦ LUXURY KITCHEN  
♦ UTILITY/BOOTROOM  
BATHROOM-CLOAKROOM ♦ 4 DBLE BEDRMS 1E/S D/RM ♦ CGCH-D.G - DBLE  
GARAGE ♦ GARDENS-PADDOCK- VIEWS

The Granary is a beautifully-appointed, detached steading conversion, occupying a prime elevated site of approx 1.00 acre within a small prestigious development at Ross Farm, near the rural hamlet of Madderty. It is set in some of Scotland's finest scenery, some seven miles east of the popular tourist town of Crieff, 10 miles from Auchterarder and world-renowned Gleneagles Hotel, 4 miles from Methven with shop, pubs and post office, and some 10 miles west of Perth. Local amenities include Madderty Primary School, a community centre and church, and access to the wealth of touring, sporting, schooling and leisure facilities close by. The outer-ring motorway network can be accessed at Broxden interchange, providing easy commuting to all major cities in the central belt and the north. HOME REPORT VALUATION £680,000.

This deceptively spacious property offers substantial family accommodation throughout, and has been individually designed to the highest of specifications, with the benefit of top quality fixtures and fittings, hardwood floors and finishings, fresh, tasteful, contemporary decoration, offering luxurious surroundings with versatile living space. The many attractive features include an open reception hallway with spiral staircase and cinema room, a superb open-plan lounge with feature gas fire and raised dining area, a luxury-appointed fitted kitchen with quality built-in appliances and separate utility. The master suite comprises a dressing room, ensuite and french doors opening to a balcony, and there are three further spacious double bedrooms, a luxury bathroom, and separate cloakroom. Calor gas central-heating is installed, all windows are double-glazed, making most of the panoramic views, and there is ample storage, tv and telephone points with internet connection throughout, and the benefit of a fully installed security system.

Standing in superb garden grounds enjoying open views, with a large paddock to the front.

The individually-designed secluded rear garden with sun terrace offers ample space for relaxing and casual dining, and incorporates garden furniture, planted pots and tubs. A paved driveway to the front offers parking for several cars, and leads to an integral double garage with electronically-operated roller doors. Viewing is indeed very highly recommended to appreciate the quality, presentation and idyllic location of this superb property.



## Accommodation

**ENTRANCE VESTIBULE** (14'6" x 8'7" 4.42m x 2.62m approx)

Entrance through solid wood outer door, with glazed insert and glazed panels to the side, to an impressive entrance vestibule. Attractive spiral staircase to the upper floor, with triple full-height windows enjoying views to the front. Double cupboard with shelved hanging space, housing meters and fuse box; mains smoke detector; alarm panel; decorative lighting; double doors opening to the cinema room.

**CINEMA/FAMILYROOM** (26'10" x 15'6" 8.18m x 4.83m approx)

Stylish room with ample space to relax. Superb triple full-height double windows with central door, enjoying open views. Currently installed with an extensive range of high-quality cinema and surround-sound equipment, (available by separate negotiation). Deep-silled window to front; t.v.point; ladder radiator; solid wood oak flooring.

**STAIRS TO HALLWAY** (23'10" x 6' 7.26m x 1.83m approx)

Wide, welcoming hallway with attractive lighting; mains smoke detector; thermostat control; double doors opening to an impressive lounge.

**CLOAKROOM** (4'4" x 3'6" 1.32m x 1.07m approx)

Fitted with two-piece white suite comprising w.c. and wash-hand basin. Mirrored vanity unit; part-tiled with mosaic tiles; expelair; ceramic tiled flooring.

**LOUNGE** (27'2" x 18'8" 8.28m x 5.69m approx)

Elegant, beautifully-presented, generously-proportioned room with a superb vaulted ceiling. Velux windows, flooding the room with natural light; feature living-flame gas fire with deep-silled windows either side. Ample space to relax and enjoy the unbroken views; full-height glass panels with double patio doors opening to a secluded sun-terrace. Ceiling spots; t.v.points; solid wood oak flooring; step up to the raised dining area.

**DINING AREA** (15' x 12'4" 4.57m x 3.76m approx)

Spacious area with deep-silled window with views to the garden, and velux above. Attractive contemporary lighting; solid wood oak flooring; ceiling spots, creating the perfect ambience to relax and dine; access to the kitchen.

**KITCHEN** (14'9" x 12'3" 4.50m x 3.73m approx)

Luxury kitchen fitted with a superior range of solid black American Walnut wall, base and display units with concealed lighting, incorporating black granite working surfaces, and 11/2 stainless steel sink with mixer tap. Dual aspect deep-silled windows to rear; part-tiled with mosaic tiles; 'lacanche' five-ring range LPG gas cooker, with stainless splashback and steel canopy above; integral electric double oven with grill; integral dishwasher; upright

fridge/freezer; ceiling spots; ceramic floor tiles; access to utility.

#### UTILITY/BOOTROOM (16'2" x 6'11" 4.93m x 2.11m approx)

Spacious room fitted with matching range of solid black American Walnut base units incorporating black 'granite effect' laminate working surfaces and single stainless-steel sink with mixer tap. Plumbed for automatic washing-machine; space for tumble dryer; expelair; ceramic floor tiles; pendant lighting; door to double garage; fully-glazed outer door with glazed side panel giving access to the rear garden.



#### BEDROOM 4/FAMILY ROOM (12'4" x 10'1" 3.76m x 3.07m approx)

Good-sized double bedroom with deep-silled window with views to the front; space for occasional furniture; feature recessed window; solid wood oak flooring; pendant lighting.

#### SPIRAL STAIRCASE TO GALLERY-LANDING

Feature window with velux above, filling the area with natural light. Access to loft space; contemporary lighting; cupboard with shelved hanging space; access to master suite.

#### MASTER SUITE (18'4" x 16'1" x 5.59m x 4.90m approx)

Splendid, generously-proportioned double bedroom with velux windows and feature deep-silled windows enjoying views to the front and providing ample natural light. french doors opening to a wrought-iron balcony enjoying spectacular panoramic views. Large walk-in dressing room with shelved hanging space; ceiling spots; t.v. point; access to luxury en-suite.

#### ENSUITE (8'3" x 7'10" 2.52m x 2.39m approx)

Luxury bathroom fitted with three-piece white suite comprising w.c., wash-hand basin and shower cubicle with electric shower. Velux and deep-silled feature window to front; mirrored vanity unit; ceiling spots; expelair; ceramic wall and floor tiles.

#### STAIRS TO UPPER LANDING (23'10" x 6' 7.26m x 1.83m approx)

Velux and deep-silled window enjoying countryside views; mains smoke detector; contemporary lighting; access to bedroom accommodation.

#### BEDROOM 2 (12'10" x 11'10" 3.91m x 3.61m approx)

Charming double bedroom with deep-silled window enjoying garden views. Access to loft; walk-in dressing room with shelved hanging space; decorative lighting;(king-size bed available by separate negotiation).

## BATHROOM

Beautifully-appointed luxury bathroom, fitted with a five-piece 'Roca' white suite comprising w.c., double matching wash-hand basins, large shower cubicle with mains shower, and a raised platform with superb bath and velux windows, making this an idyllic room in which to relax. Large decorative mirror with light; stainless-steel ladder radiator; deep display recesses; ceiling spots; expelair; superb porcelain wall and floor tiles.

## BEDROOM 3 (18'2" x 17'2" 5.54m x 5.23m approx)

Superb eye-catching double bedroom with dual aspect deep-silled double windows enjoying fine views to the front and rear gardens and the hills beyond. Two full-height double wardrobes with shelved hanging space; decorative lighting; ample space for occasional furniture.



## External

The Granary boasts thoughtfully planted private gardens including a superb, fully-enclosed courtyard-style rear garden which has been carefully designed to provide an attractive, low-maintenance focal point, comprising separate areas of paving, stonework, chips and pebbles. There is a central area of lawn, a raised patio and sun-terrace, and a herb and lavender garden, bordered by Silver Birch and Beech, providing year-round interest and colour. This is an idyllic spot to relax and enjoy the panoramic views.

A communal driveway gives access to the property with private mono-blocked driveway providing parking for several cars, leading to a double garage (with remote-controlled doors) and pathway to the front door. The front gardens are laid mainly to lawn, with an attractive, extensively-stocked flower bed planted with specimen trees and shrubs to the side. Across a single track, immediately to the front of the property, is a large, fully-enclosed paddock.

## GENERAL

It is proposed to include all carpets, floor-coverings, blinds, curtains, light-fittings, and stated appliances in the sale. All cinema and sound system equipment, and the bed from the 'red' bedroom are available by separate negotiation.

## LOCATION

From Perth follow the Dunkeld Road going first left at the roundabout along the A85 Crieff Road. Proceed past Tesco and past Perth Agricultural Centre turning left at Huntingtower. Proceed straight ahead for several miles, past Manor Kingdom and take the next exit left where The Granary can be found 500 yards up on the right at Ross Farm.

Client: Mr C.Campbell.

Entry: By Arrangement.

Council Tax: Band G.

To View: Contact Solicitor 01738 635300.

Office Ref: CN/MD August 2009.

McCash&Hunter Ref: 1180.

PSPC Area: Methven/Crieff.

PSPC Ref:



## ALWAYS MAKING THE RIGHT MOVE

### WITH McCASH & HUNTER PROPERTY SERVICES

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### Free valuations of your Property

Although these particulars are believed to be accurate they are intended only to give a general description of the property. Their accuracy is not warranted and they do not form part of an offer to sell.

