



**LONGACRES HOUSE, WHITELEA ROAD,
BURRELTON. PH13 9NY**

Longacres House, Whitelea Road, Burrelton, Perthshire, PH13 9NY

Burrelton Primary School 0.3m, Coupar Angus 3m, Blairgowrie 7m, Perth 11m, Dundee 17m, Stirling 44m, Edinburgh 54m, Glasgow 70m, Aberdeen 65m

Beautifully architecturally designed country house. A really wonderful family home

(approx 335sq m + 6.16 acres of land)

- Circular entrance vestibule, grand entrance hall
- Beautiful lounge, kitchen/breakfast room (The entrance hall and breakfast room have vaulted ceilings to a large first floor landing/gallery with a study and two dormer windows)
- Dining room/bedroom 7
- 6 bedrooms (3 upstairs, 3 downstairs)
- 1 en-suite bathroom, Jack & Jill shower room, WC/cloakroom (scope for WC upstairs)
- Double glazing throughout with large windows and patio doors providing natural lighting and lovely views
- Gas central heating, gas Aga, open fire in lounge
- Separate double garage with coal/woodstore
- Large landscaped garden with 3 lawns, a tree lined driveway and a 5 acre paddock
- Beautiful secluded location
- Good local hacking and woodland walks
- Scope to develop for bed & breakfast/kennels/cattery

OFFERS OVER -
HOME REPORT £650,000
EPC RATING F

£575,000

HOME REPORT & EPC refer to
www.packdetails.com Ref: 369359

COUNCIL TAX BAND - G

OWNERS: Mr & Mrs Walker



West elevation

McCrae & McCrae Limited, Chartered Surveyors, 12 Abbey Park Place, Dunfermline,
Fife KY12 7PD 01383 722454
9 Charlotte Street, Perth, 01738 634669, 29 York Place, Edinburgh EH1 3HP


mccrae&mccrae Ltd
Chartered Surveyors, Estate Agents, Planners & Valuers

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SITUATION/GARDEN AND FIELD

Longacres House has a really lovely position set 250 yards from a quiet unclassified public road and 500 yards from Burrelton village.

The house was built in 1995 in an attractive rural setting. There were many trees and shrubs planted in 1995. They and the original mature trees now provide a really outstanding amenity infrastructure, plenty of shelter and privacy as well as supporting bird life. There is a pergola walk from the entrance vestibule northwards to a sheltered seating area. The house has wonderful views southwards over its own front lawn and paddock and over farmland to the Sidlaw hills.

There is a level 5 acre field to the south of the house (between it and the public road). The tree lined driveway is owned by Mr & Mrs Walker and included in the sale. There is an attractive array of trees and shrubs up the west side of the field with a walkway and lovely views to the west and south.



LOCAL FACILITIES

Burrelton Primary School lies about 700 yards to the east of Longacres House via the Millenium right of way which also extends to the north through Wellsies Farm but not through the Longacres land. There are lots of nearby woodland walks. Burrelton has a pub, a church a local shop and a well regarded butcher and is the centre for the local community. More extensive facilities are available at Couper Angus, Blairgowrie, Perth and Dundee.

Perth lies about 9 miles to the south west and provides more extensive services including leisure centres, Perth Royal Infirmary, a library, banks, bus and rail stations, cinema, theatre and a concert hall. The city of Dundee lies 17 miles away and provides a university, a swimming pool and an airport. Edinburgh is within commuting distance. The proposed Scone upper Tay Bridge crossing will improve road access to Edinburgh & Glasgow.



Landing

HOUSE ACCOMMODATION

GROUND FLOOR (approx 217sq m)

The house and garage were built in 1995. It is an unusual and characterful family home. It's accommodation is as follows:

External vestibule (N) 3.2m x 2m

Feature external vestibule with turreted roof. Views northward to pergola in garden.

Entrance hallway (N) 7.2m x 3.6m. 3.7m x 1.0m max

Hardwood storm doors with two small windows and two side panels, laminated beech floor and pine staircase. Vaulted ceilings to landing gallery with pine panelling.

Cloakroom/WC (N) 3.8m x 1.8m

WC and wash hand basins. Laminated beech floor.

Dining Room/Bedroom 7 (W) 3.8m x 5.3m

Partly glazed doors to entrance hallway. Attractive view to side garden and trees. Pine beams and laminated beech floor.

Lounge (S & W) 7.2m x 5.3m

Partly glazed doors to entrance hallway. Beautiful spacious room with brick fireplace and hearth, hardwood mantle and cast iron grating. Large windows to the west and windows almost the full length of the south elevation with lovely outlook over side and front lawn. Laminated beech floor.

Kitchen/Breakfast room (N & S) 9.8m x 3.3m, 4m x 3.8m

Impressive views over the field. Patio doors to sheltered patio. Gas Aga set into brick feature wall. Sink unit, floor units and pine beams. Vaulted ceilings above breakfast area (which could easily be the main dining room to allow the dining room to be converted into a 7th bedroom)

Pantry 3.8m x 1.2m

Shelves full length and height.

Utility Room (N) 3.8m x 3.8m

Stable door to garden. Sink unit, floor units, central heating boiler, plumbing for washing machine and space for fridge/freezer.

Bedroom Wing Hallway 7.1 x 2m max, 1.7m x 1.3m

Alcove space for chest of drawers.

Master bedroom (S) 5.1m x 3.4m

2 fitted wardrobes. Lovely views.

En suite (S) 2.91m x 2m

Bath, WC and wash hand basin

Bedroom 2 (E) 4.4m x 2.7m

Lovely views to the east. Fitted wardrobes.

Jack & Jill bathroom (E) 2.8m x 1.74m

Shower, WC and wash hand basin

Bedroom 3 (E) 3.42m x 2.58m

Double bedroom with fitted wardrobes.

FIRST FLOOR (approx 118sq m)

Landing Gallery/library/study 11.5m x 3.8m

Beautiful and unusual landing with views down through the vaulted ceilings to the entrance hallway and breakfasting area. The two dormer windows afford natural lighting to the landing and down to the hall and breakfast area. They also provide attractive views.

Bedroom 4/Study (E) 7.35m x 3.75m

Lovely elevated views through the large picture window to the east. This large room is fitted out with shelves and is currently used as an office.

Bedroom 5 (S) 5.5m x 3.8m

Ideal for conversion to en-suite for Bedroom 4. Coombed ceiling. Located above plumbing in bedroom 1 ensuite.

Bedroom 6 (S) 6.8m x 3.8m

Large bedroom with lovely elevated views over the front lawn, the paddock and hills to the south. Coombed ceiling.

Cavity for en suite 3.5m x 1.8m.

Designed to be fitted out with WC and wash hand basin off landing and/or off bedroom 6. It is located above the cloakroom plumbing. Alternatively, the area could be extended further to create another bedroom or bathroom if a dormer window is added (W).

This proposed WC/bathroom could serve the three upstairs bedrooms. The stud partition wall could be moved to the south west of Bedroom 4 to make a corridor (See plan) to Bedroom 5. Alternatively you could convert Bedroom 5 into an en suite and add an en suite to Bedroom 6 thus making 2 en suite bedrooms upstairs with 3 bedrooms downstairs with two bathroom/shower rooms.

DOUBLE GARAGE

This double garage has a concrete floor and a coal/wood store. Outside the garage is a large tarmacaded parking area driveway which sits to the west of tree lined 250 metre driveway.

GARDEN

The house has a wonderful garden with a large lawn to the south of the house and two lawns to the west and north of the house including a drying green. There are lots of lovely trees and shrubs around the house and a gang hut attached to the west gable of the house.

The 5 acre front paddock

To the South of Longacres house is a 5 acre grass paddock. It has had a water trough and a new post and rail fencing. The lands are level, well drained and lie at about 260 feet above sea level. There is some excellent local hacking in local woods and up into the Sidlaw Hills.



East elevation

SERVICES

Mains water, electricity, gas. Private Drainage.

VIEWING AND REGISTERING AN INTEREST

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 12 Abbey Park Place, Dunfermline, Fife KY12 7PD. Tel: 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends), Fax: 01383 621180.

CLOSING DATE

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

PROPERTY MISDESCRIPTION

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

OFFERS

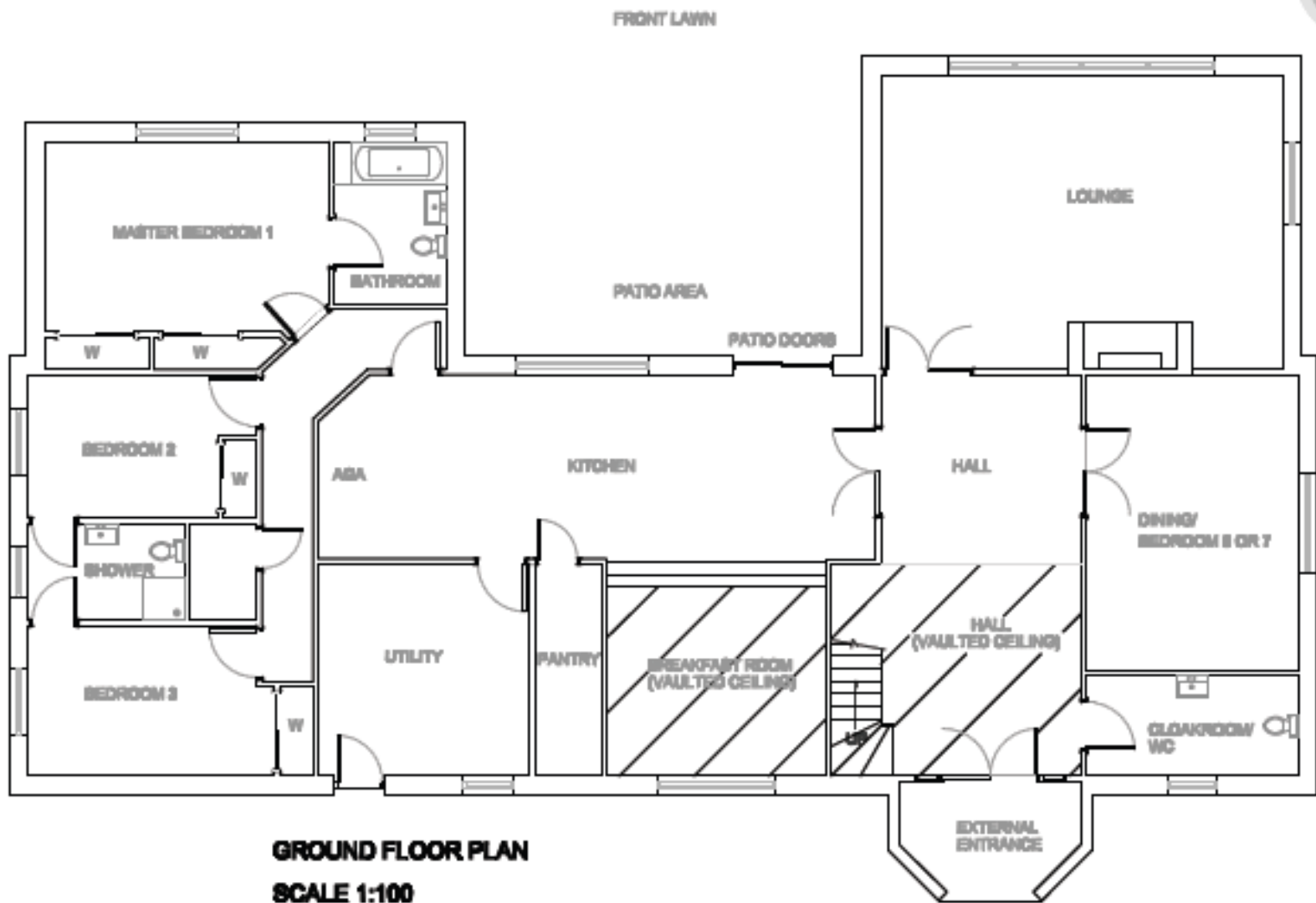
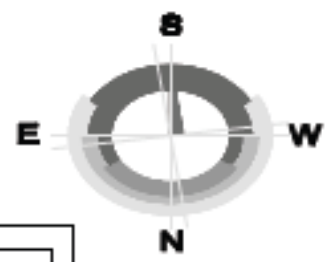
Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.

INCLUDED IN THE SALE

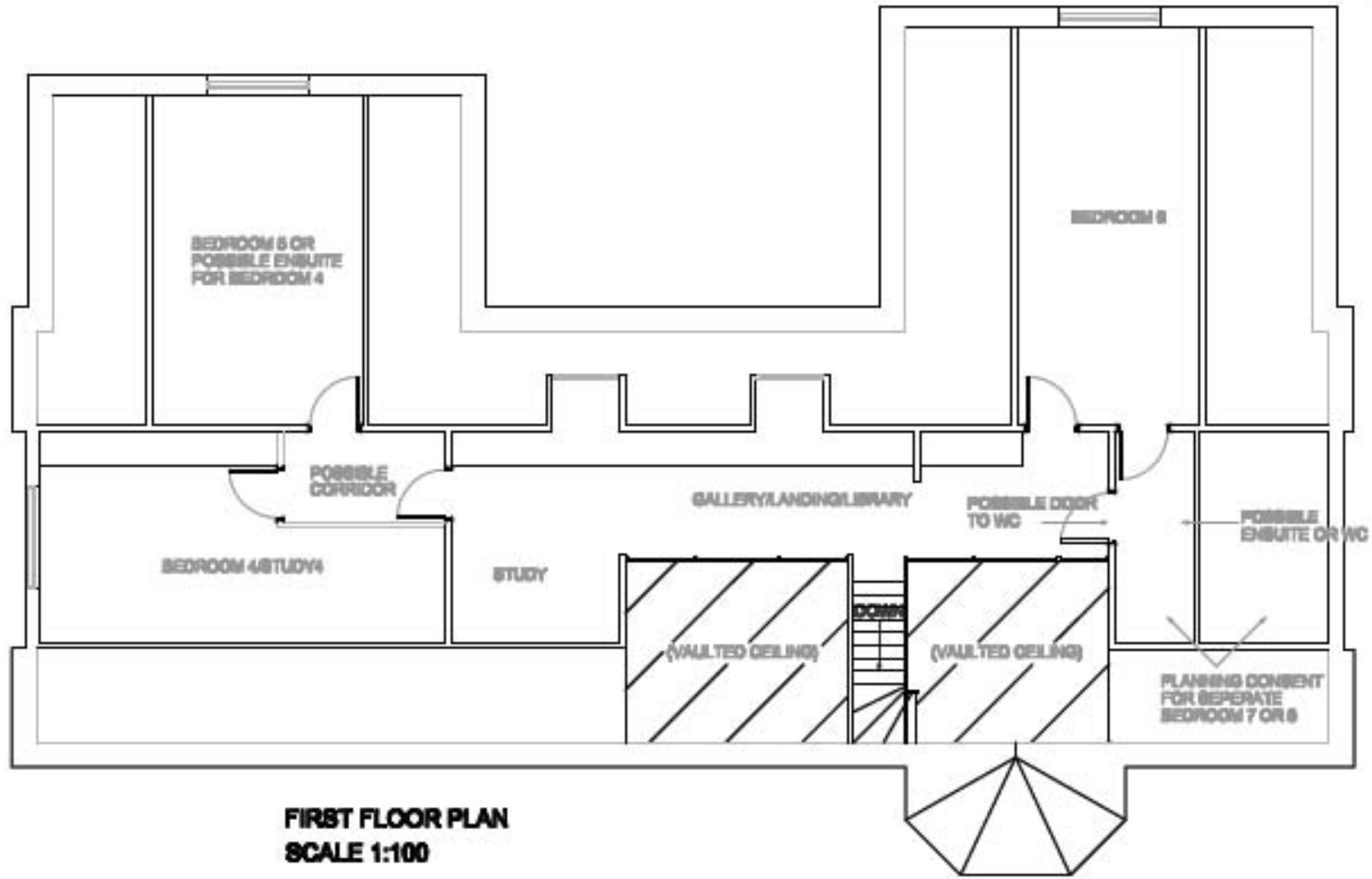
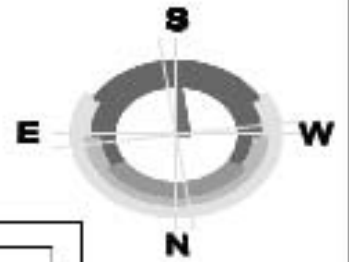
The carpets, curtains and blinds are included in the sale.



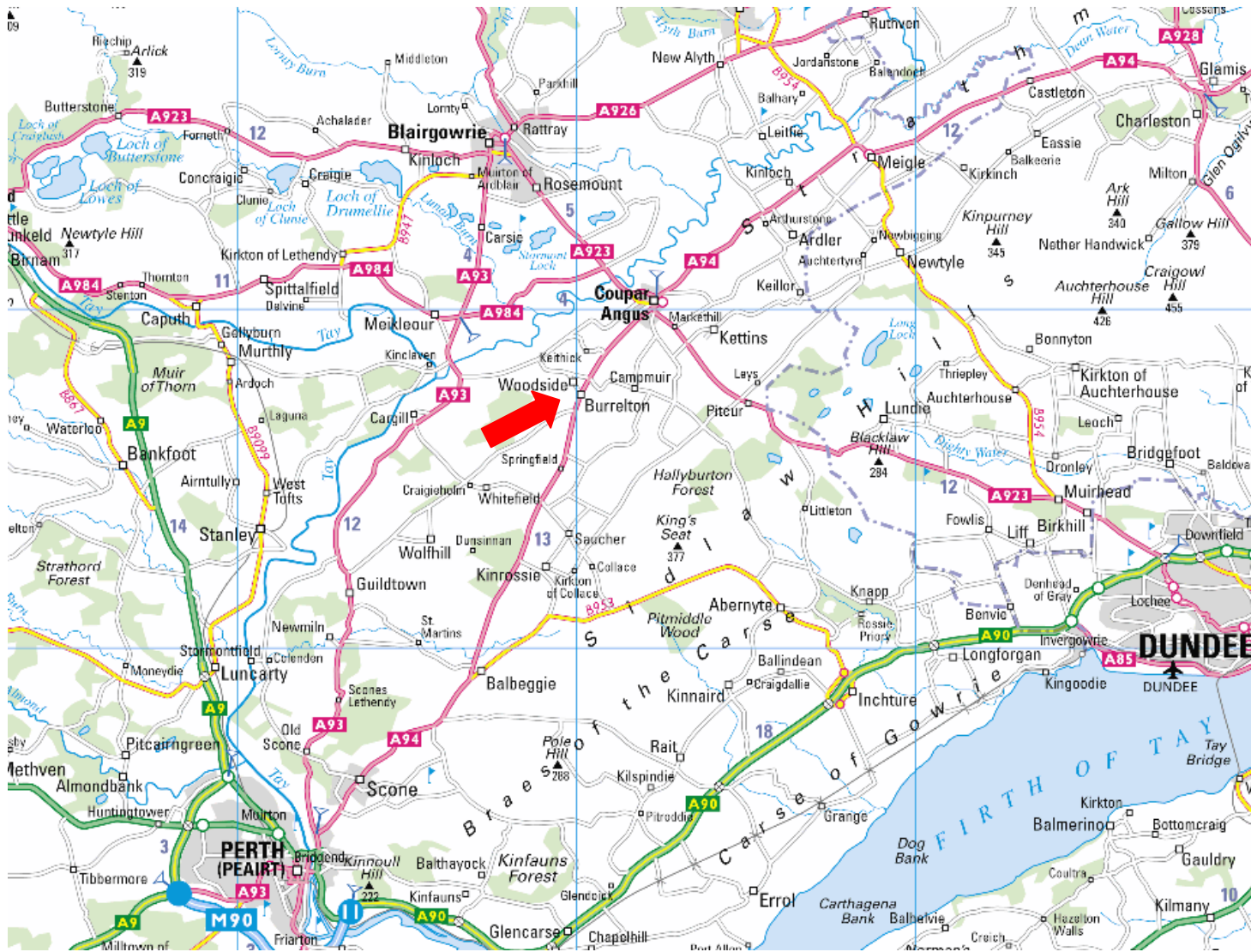




GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



LOCATION PLANS
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DIRECTIONS

From Perth – take the Scone road out of Perth. Proceed through Scone and then Balbeggie and as you enter Burrelton take the first left along Whitelea Road (signposted Stelitz In Wolfhill 4m, Guildtown 5m. Longacres is the first property on the right after about eight hundred yards. The road end sign shows Longacre and Wellsies Farm signs. Proceed up the tree lined metalled driveway and Longacres house is first on the left about 250 yards up the road.

From Dundee – proceed to Couper Angus. Turn left onto A94 to Burrelton. As you leave Burrelton, turn last right along Whitelea Road and continue as above.