



BALRUDDERY FARMHOUSE, FOWLIS BY INVERGOWRIE DD2 5LJ

OFFERS OVER £710,000





GENERAL DESCRIPTION

This hugely desirable, substantial, detached, two storey, stone-built farmhouse enjoys a peaceful, elevated position within the beautiful and picturesque Carse of Gowrie located in the Angus countryside, with views across the surrounding farmland, the River Tay, and beyond. As this stunning farmhouse is located within Angus, the catchment areas for the schools are the highly regarded Liff Primary and Monifeith High School, where the council provide free school transport to both of these schools. Ideally placed for easy access to Dundee, with Ninewells Hospital and its Universities, the city centre and City Quay also offer a range of high-quality bars and restaurants, water sports, shopping centres, secondary schooling, and lively social scene. The nearby villages of Liff, Fowlis, Birkhill and Muirhead also offer a range of local amenities, including a shop, restaurant/pub, village hall, medical centre, and petrol station. The nearby A90 provides easy commuting to Perth, some 18 miles away, and links to all major cities and airports in the central belt.

On the East Coast, boasting the best weather in Scotland and surrounded by some of its finest scenery, this stand-out home has a wealth of stunning walks on the doorstep – the beautiful countryside walks through Redmyre Estate, Balruddery Den and a lovely short walk to the Piperdam Golf & Leisure Resort, along with nearby Backmuir Wood, the Den of Fowlis, along Dundee’s Riverside, and Camperdown Country Park with its wildlife centre. The famous home of golf, St Andrews is only 20 miles away boasting some of the worlds renowned golf courses. With the beautiful seaside town of Broughty Ferry only a short drive away for an ideal family day out.

ACCOMMODATION

This exceptional property stands within approximately one acre of beautifully maintained garden grounds and offers deceptively spacious, versatile accommodation, with lovely high ceilings, stunning traditional features and ornate cornicing throughout. The current owners have installed a new family bathroom and have tastefully redecorated the public rooms and bedrooms, making this a stand-out property.

VESTIBULE - 7’7” x 6’7” 2.3m x 2m approx.

A covered porch leads to the original front door which opens to the welcoming vestibule with ample space for furniture, coat hooks, and contemporary laminate flooring continuing to the reception hall.

RECEPTION HALL 30’ max. x 7’8” 9.1m x 2.3m approx.

A glazed door from the vestibule opens to the fabulously light reception hall with attractive corbels and coving. There is an original, ornate bull nosed stone staircase attributed with original hardwood balustrade and a splendid full height feature window, flooding the landing and hallway with natural light.

LIVING ROOM - 17’5” x 16’ 5.3m x 4.9m approx.

This superb, dual aspect living room has sash and case windows to the front and side of the property with stunning views over looking the front garden and beyond. The original marble fireplace with Clarke multifuel burner and slate hearth is the focal point of the room and has a shelved recess to the side with cupboard beneath. There is an attractive ceiling rose and coving, a three arm pendant light and feature antler wall lights.

SITTING ROOM 16’ x 12’ 4.9m x 3.7m approx.

This gorgeous room is spacious and light with a sash and case window to the front overlooking the garden. There is a focal point ornate marble fireplace with marble insert and Clarke multifuel stove, a shelved press to the side and attractive ceiling rose.

DINING ROOM - 16’ x 13’ 4.9m x 4m approx.

This generous dining room is dual aspect, benefiting from a window to the side with shelving below and French doors leading to a suntrap terrace providing the perfect place for entertaining. There is a ceiling rose with contemporary triple light fitting and laminate flooring continuing to office.

OFFICE - 17’2” x 6’1” 5.2m x 1.9m approx.

The dining room has an open access to the office, which has a deep silled window to the side of the property providing a bright space to work from home. There is a shelved cupboard housing the boiler with cupboards above, a separate built in cupboard, and a laundry pulley.

BREAKFASTING KITCHEN - 17'1" x 9' 5.2m x 2.7m approx.

This good-sized, dual aspect, breakfasting kitchen is currently fitted with traditional oak wall and base units, contrasting laminate worktops, tiled splash back, and a 1 ½ stainless steel sink with window above providing lovely outlook to the countryside beyond. Appliances include a ceramic hob with oven beneath, a free-standing fridge and dishwasher. There is tile effect vinyl flooring and ample space for casual dining.

SHOWER ROOM 5'7" x 4'4" 1.7m x 1.3m approx.

Fitted with marble effect wet wall panels, this shower room has a double shower enclosure with electric shower, traditional sink with vanity units beneath and mirror above, and a chrome heated towel rail. There is tile effect vinyl flooring and an opaque sash and case window.

UTILITY - 12'9" x 5'7" 3.9m x 1.7m approx.

This L-shaped utility is currently fitted with base units, full height cupboards and a stainless-steel sink with a window above to the garden. Appliances include an automatic washing machine, tumble dryer and larder freezer. The utility leads to a substantial office/storage (14'6" x 5'4") which is fitted with an extensive range of cupboards, wall and base units, and has a velux window and a deep silled window to the side.

LANDING - 12'3" x 8'8" 3.7m x 2.6m approx.

The traditional features continue upstairs with the bright landing boasting the most amazing arched corbel and has ample space for furniture.

MASTER BEDROOM 18'8" x 15'9" 5.7m x 4.8m approx.

This dual aspect master bedroom has superb ornate cornicing and the most spectacular views to the front and side of the property across to the river Tay. There is a shelved press, ample space for furniture and two full-height, illuminated, mirrored wardrobes which are included in the sale.

BEDROOM 2 - 15'9" x 13'1" 4.8m x 4m approx.

This sunny double bedroom is also dual aspect with a window to the front and side of the property providing stunning views across the surrounding countryside. There are two free standing, part mirrored double wardrobes that are also included in the sale.

BEDROOM 3 - 16'1" x 13'1" 4.9m x 4m approx.

The third dual aspect bedroom is also a good-sized double with a window to the side and rear, lovely coving, and there are two free standing, part mirrored wardrobes that are also included in this sale.





BEDROOM 4 - 16' x 12' 4.9m x 3.7m approx.

This peaceful room is currently used as a guest bedroom and has sash and case windows to the rear, shelved press, and ample space for furniture.

BEDROOM 5 - 13'2" x 7'7" 4m x 2.3m approx.

This double bedroom benefits from a large picture window providing the most amazing views to the front of the property.

FAMILY BATHROOM - 11'2" x 5'9" 3.4m x 1.8m approx.

The part-tiled, contemporary family bathroom has been recently installed and is fitted with a large walk-in shower with mains rainfall shower, bath with an opaque window above, wide wash hand basin with vanity unit beneath and an illuminated mirror above with wifi, a soft-close W.C. and a traditional heated towel rail.

GENERAL INFORMATION

This stunning property is in complete move-in condition. There is oil central heating, sash and case windows, and it is likely to appeal to a wide range of prospective purchasers. Early viewing is very highly recommended. It is proposed to include all fitted floor coverings, carpets, blinds, and light fittings in the sale, together with the appliances and wardrobes as stated in the schedule.

EXTERNAL

Set within approximately one acre of garden grounds, this property has a traditional dry stone boundary wall to the front and a spacious, gravelled driveway, providing parking for numerous cars and leads to a path to the original front door. Mainly laid to lawn, this sizeable, three-tiered garden has a traditional stone wall with central steps leading down to the front and side lawn and rockery. To the front of the property is an octagonal summer house and to one side is a suntrap patio with fixed seating, access to the dining room, and stunning elevated views, providing the perfect place for a BBQ and alfresco dining. There is neatly manicured boundary hedging, an orchard with apple and plum trees, mature trees and shrubs including rhododendrons, drying lines, and to the rear of the property, there is a second raised deck with fixed seating, perfect for catching the sun throughout the day.

This property also benefits from a substantial car port (29'3" x 22'8") constructed by Knapp Farm Buildings Ltd, offering three spacious vehicle bays plus a secured bike shed/store/workshop (22'4 x 10') with water and power supply.

Additional, adjoining land is available by separate negotiation.

























LOCATION

From Perth, travel along the A90 towards Dundee. Before the Swallow round about, turn left towards Benvie and Fowlis. Continue to Fowlis and on entering the village, take the first left onto Berryhill Road. Continue along this road until the turning for Balruddery Farm. The farmhouse is the first right after the outbuildings, clearly marked by our For Sale sign.

From Fife, travel towards Newport-on-Tay and go across the Tay Road Bridge to Dundee. Continue on Riverside Drive, past Tesco and Dundee Airport, until reaching the Swallow round about. Take the second exit and continue on Dykes of Gray Road until reaching Liff Village. Take a left onto Church Road, continuing round the bend and at the junction, turn left onto Fowlis Road, continuing on Kirk Road. Take the second left onto Benvie Road and then the first right onto Berryhill Road, continuing to Balruddery Farm.

Entry: By arrangement.

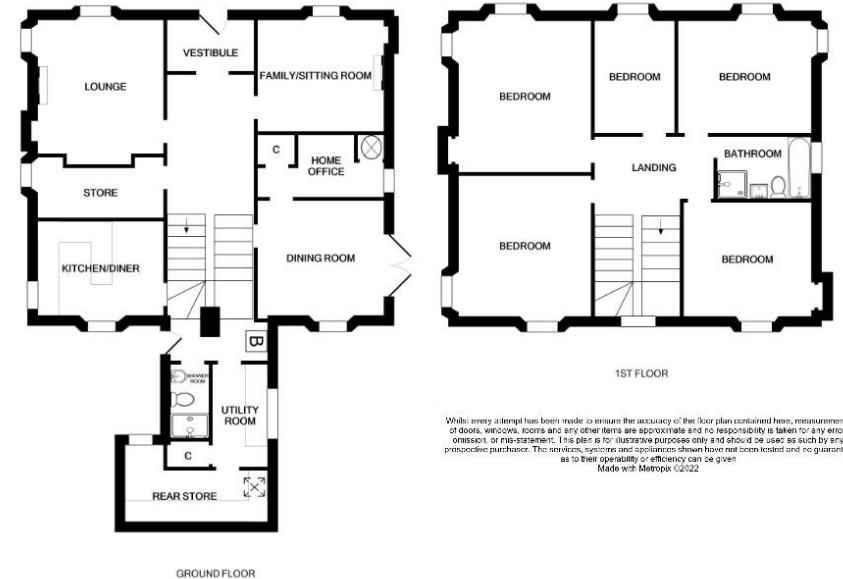
Council Tax: Band G.

EPC Rating: Band E.

To View: Contact 01738 635300.

McCash & Hunter Ref: PRM/EA/BRFH.

PSPC Area: Dundee.



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here may not be installed and no guarantee as to their operability or efficiency can be given.
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