

STONEBARN, ALICHMORE LANE  
CRIEFF, PH7 4HB



We are delighted to offer for sale this most attractive detached period cottage occupying a private location on the periphery of the ever popular Perthshire market town of Crieff. Extended by the previous owners in 2013, creating a superb public room with vaulted ceiling & exposed beams, this immaculately presented converted barn is a unique home likely to have broad appeal.

Spacious accommodation set over two floors comprising on the ground floor; VESTIBULE, fully fitted BREAKFASTING KITCHEN open to DINING ROOM, BOILER ROOM/PANTRY with WC off & excellent LIVING ROOM with French doors leading out to the garden. There are two DOUBLE BEDROOMS and a contemporary family BATHROOM on the upper floor.

The property is warmed by gas central heating with a Worcester combi-boiler (installed 2013) & is double glazed throughout (installed 2016). Externally there are very well landscaped, fully enclosed child & pet friendly gardens with an area of lawn, attractive paved patio & stone walling. Two timber sheds. Private parking to the front, laid with brick paviours.

Stone Barn is a charming property presented in true move-in condition and will be a welcome addition to the market. Early viewing is advised.

3D Tour: <https://my.matterport.com/show/?m=LfVKFhVP3xu>

Council Tax Band 'D'

EPC Rating 'C'























**Crieff**  
25 West High Street, PH7 4AU  
Tel: 01764 653771

**Directions**

From the offices of Irving Geddes proceed down Lodge Street to its junction with Burrell Street and turn left. Proceed for about half a mile crossing over the bridge. Alichmore Lane is the 2nd turning on the right hand side, immediately after the turn onto the South Crieff Road. Stone Barn is located straight ahead after the left hand bend.

**Viewing**

Strictly by appointment through Irving Geddes - 01764 670325/653771.



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