

DRUMCHORK FARMHOUSE

COMRIE, PERTHSHIRE PH6 2JF



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Irving Geddes are delighted to bring to the market this charming traditional farmhouse set within c.21 acres of grazing & woodland. Enjoying a beautiful south-facing aspect, the farmhouse enjoys fully-enclosed mature gardens extending to c.0.75 acres and is located c.2 miles south of the highly sought after conservation village of Comrie.

Set over two floors, the spacious and flexible accommodation comprises on the ground floor; front VESTIBULE/HALL, DINING KITCHEN, LOUNGE open to DINING ROOM. UTILITY ROOM, PANTRY/STORE, DOUBLE BEDROOM and rear HALL with W.C. off. There are THREE further BEDROOMS on the upper floor and a FAMILY BATHROOM.

The garden provides much privacy and lies to the front of the property with large areas of lawn, mature trees and shrubs, and post & wire fence border. The additional land lies to the south & east of the farmhouse. Located some 500m along a private access, the property is located off the Langside Road (between Comrie & Braco), sharing access with one neighbour, an adjacent new build villa & former steading (converted to two holiday homes).

An extremely rare opportunity to purchase a most attractive & characterful home enjoying an enviable setting in one of Scotland's most desirable areas. The farmhouse requires a programme of modernisation and refurbishment, offering purchasers a blank canvas on which to place design ideas & develop to suit their needs. Likely to have broad appeal and early viewing advised.







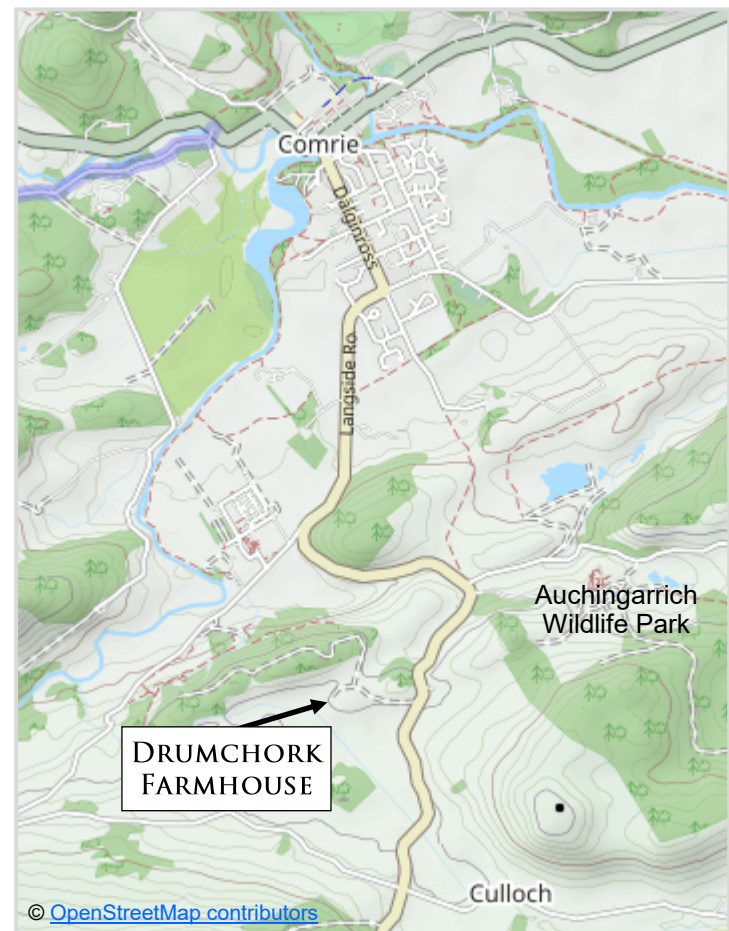
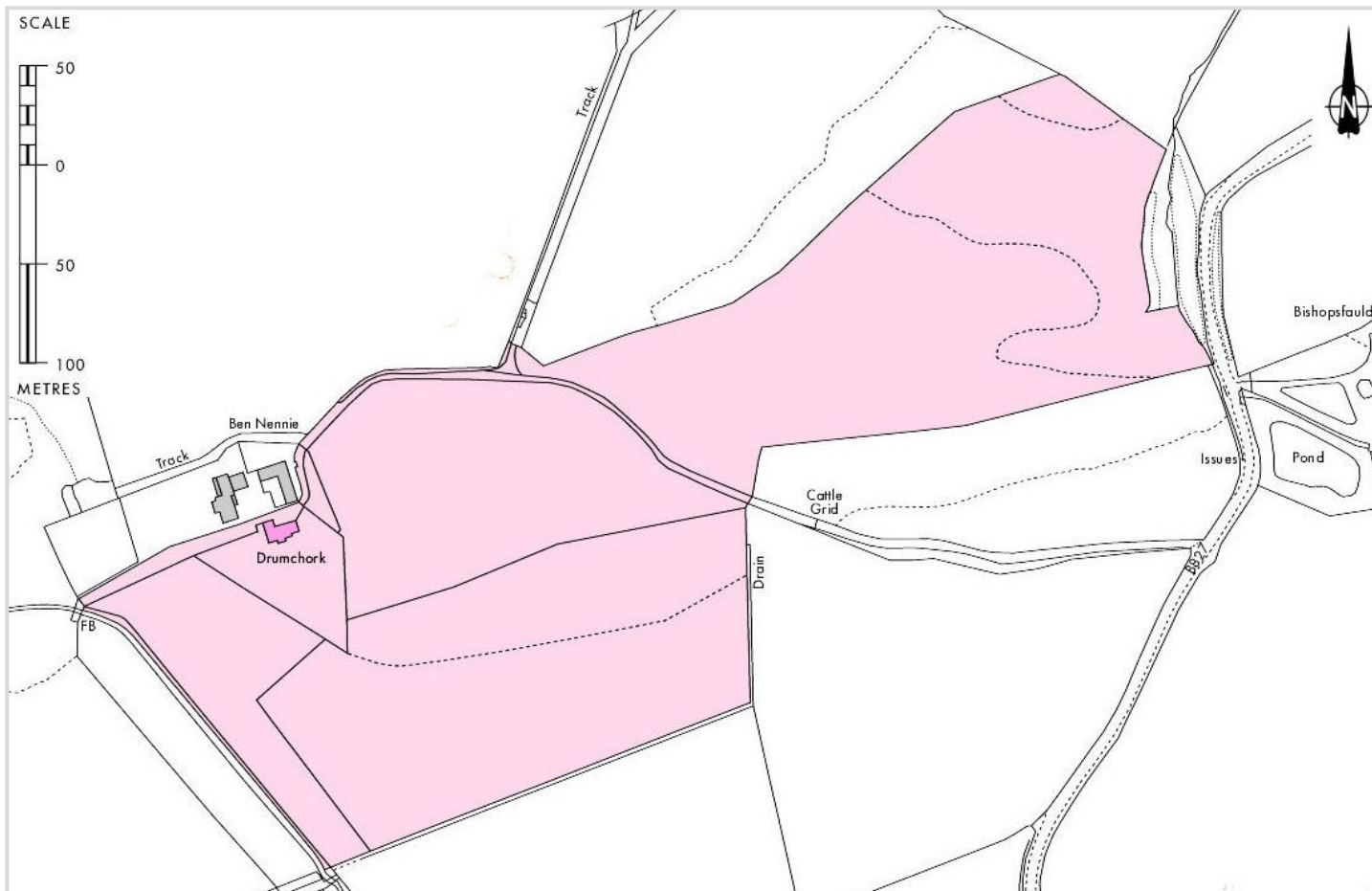






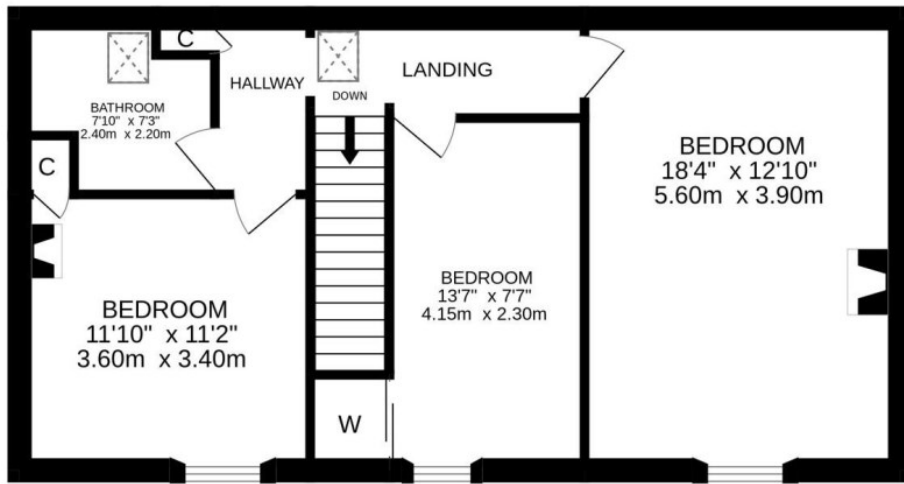






These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.





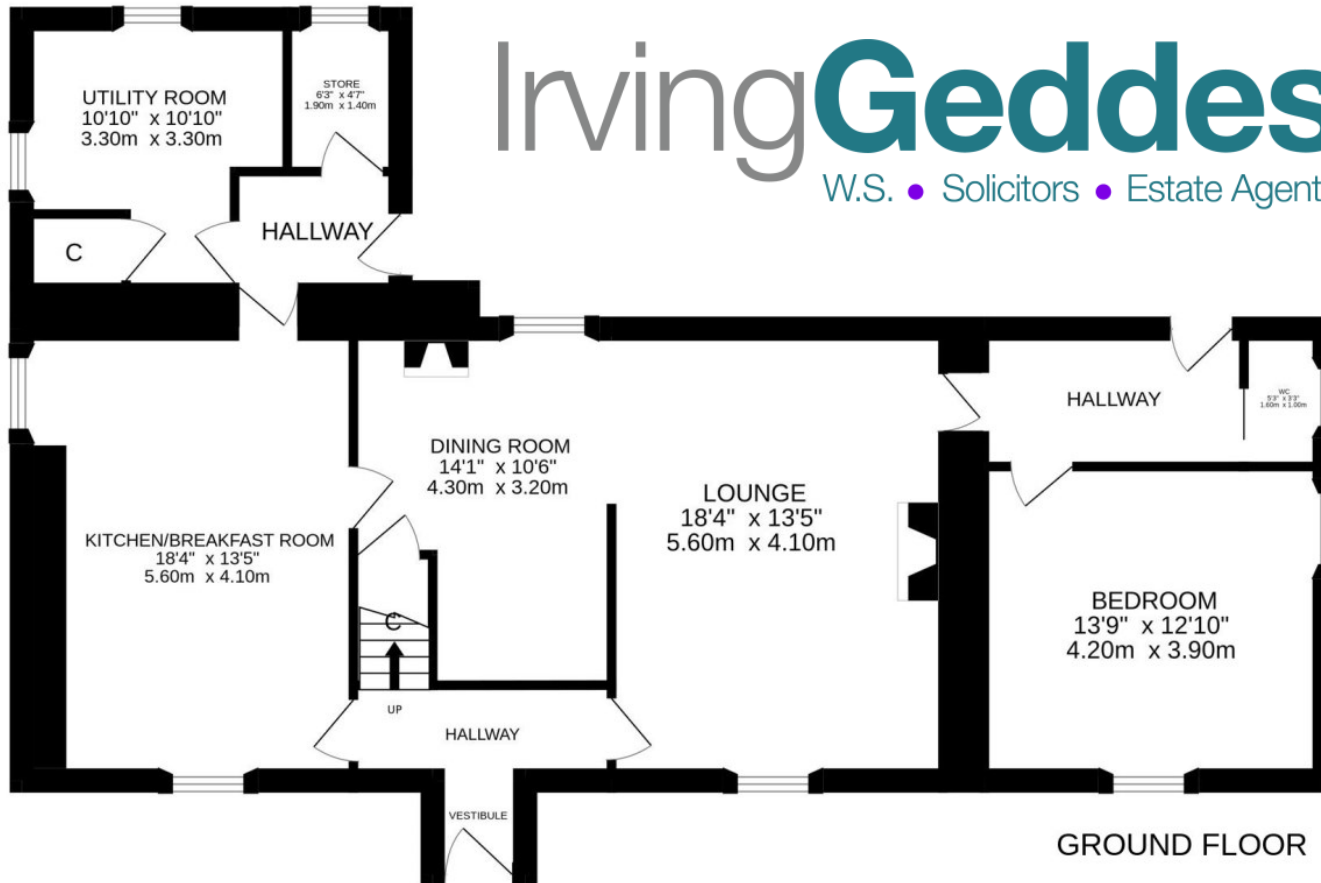
Video Tour <https://my.matterport.com/show/?m=MPfGqfTTKQf>

Energy Performance 'tbc' Rating Council Tax Band 'F'

Services Private water, mains electric, oil heating, drainage to septic tank.

Viewing Strictly by appointment through Irving Geddes.

1ST FLOOR



IrvingGeddes
W.S. • Solicitors • Estate Agents







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Tel: 01764 670326

Aberfeldy

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