





BROOMHILL FARMHOUSE

A very rare opportunity to purchase a traditional stone built Victorian farmhouse near the sought after conservation village of Forteviot, Perthshire. Broomhill farmhouse enjoys stunning views of the Perthshire countryside whilst being in a highly accessible location.

Perth - 7 miles

Stirling – 28 miles

Edinburgh – 50 miles

Glasgow – 54 miles

4/5 bedroomed traditional detached stone-built farmhouse

Double garage and carport

Private driveway

Mature gardens

Potential building plot (subject to statutory consents)

Broomhill Farmhouse extends to approximately 2623 sq feet (243.68 sq metres)

Garage and storeroom 455 sq ft (42.27 sq m)

Carport 998sq ft (92.71 sq m)

In all approximately 0.75 acres (0.3Ha)



LOCATION

Broomhill Farmhouse lies one mile west of the conservation village of Forteviot and two miles from Dunning in the Strathearn valley. The house is within 3 miles of the A9 affording easy access to the north and south and is 41 and 62 miles respectively to Edinburgh and Glasgow airports.

The area is well served with schools having some of the best independent schools in Scotland nearby, including Strathallan and Craigclowan Preparatory School.

Perth City has most high street shops and supermarkets as well as a concert hall, museums, hotels and restaurants. The village of Auchterarder is 8 miles away with a vibrant high street and Gleneagles Hotel with world class golf courses, spa and one of only two Michelin starred restaurants in Scotland .

Perthshire is famous for offering an extensive range of recreational activities for those who enjoy the outdoors, from walking and climbing to golf, fishing and shooting one is never far from opportunity and with the A9 trunk road nearby, accessing all areas of Scotland is easy.





PROPERTY

Broomhill Farmhouse is a Victorian, stone built farmhouse. Although the property would arguably benefit from internal updating, the fabric of building itself is in a generally sound condition and the purchaser will be afforded the opportunity to reimagine the spacious rooms from a blank canvas. The Home Report is available upon request.

The house extends to approximately 2623 sq ft - 243.68 sq m, though there may be potential to extend further subject to planning. In addition to the house there is a double garage with store room to the rear of the property which is approximately 455 sq ft - 42.27 sq m and a covered car port area of approximately 998 sq ft - 92.71 sq m.

The house is accessed via a private driveway with mature garden ground on each side.



GROUND FLOOR

Rear Porch 8'10" x 6' 2.69m x 2.57m
UPVC door and double-glazed windows, tiled floor,
doorway to left leading to

Utility/Boot Room 11'7" x 8'5" 3.53m x 2.57m
Logic Heat 30 boiler (mains gas CH). Sink and draining board,
plumbing for washing machine.
Radiator.

Dining Kitchen 21'6" x 13'9" 6.55m x 4.9m (including pantry area)
Light and airy dining kitchen with high ceiling and four windows.
Sink and draining board, dishwasher, cooker (electric hob and oven)
with extractor above, radiator, xpelair, double windows with potential
to open up to exterior patio area. Pantry area providing useful extra storage
space or could potentially be brought into the existing kitchen area.

Shower Room 15'4" x 4'5" 4.67m x 1.35m
Electric shower, wash hand basin and WC.

Sitting Room 19'9" x 15'6" 6.02m x 4.72m
Dual aspect room with raised open fire and log store. Stone feature wall,
2 radiators, fitted cupboard and niche. Hallway leading to front door and

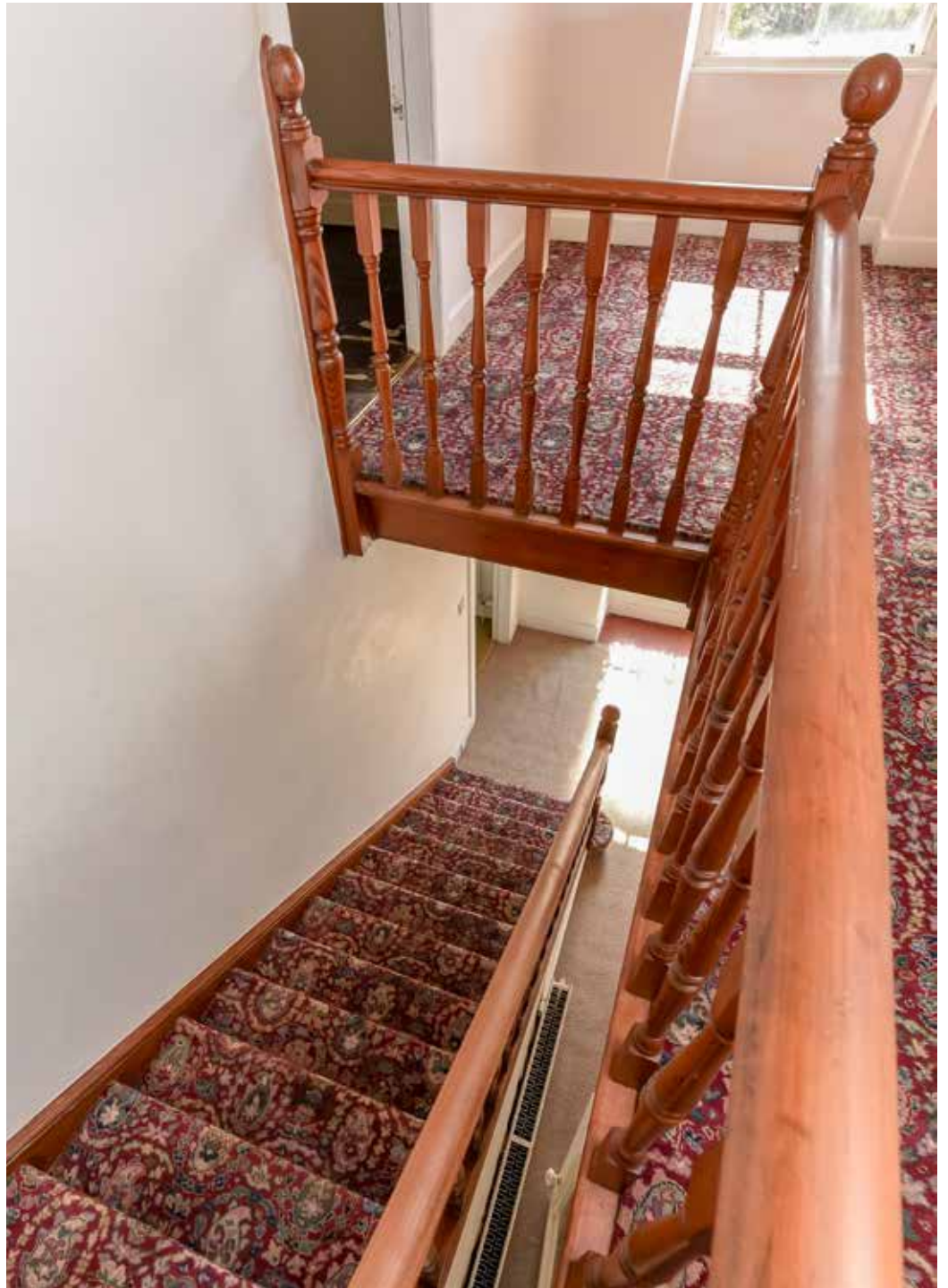
Dining Room 15'4" x 15'4" 4.67m x 4.67m
Open fireplace with tiled surround. Wall niche.

Bright hallway with original pitch pine staircase and banister.
Stairs leading to half landing and

Family bathroom with bath, W/C and wash hand basin.







FIRST FLOOR

Light and very spacious landing leading to

Bedroom 1 15'2" x 13'3" 4.62m x 4.04m

Bedroom 2 15'9" x 14'7" 4.8m x 4.44m

Cupboard, access to eaves, header tank and hot water tank.
Potential to extend the size of the room. Combed ceiling.

Bedroom 3 15'5" x 10'8" 4.7m x 3.25m

Bedroom 4 15'4" x 8'8" 4.67 x 2.64m







OUTBUILDINGS

Garage (and storeroom) 24'7" x 18'7" 7.49m x 5.66m (8'9" x 8' 2.67m x 2.44m)
Brick built double garage with two separate up and over garage doors.
Storeroom is accessed from a side door. This space could possibly be taken into the footprint of the main house subject to statutory consents.
Carport 40.8" x 24.5" 12.4m x 7.44m

This was originally an old pole barn when Broomhill Farmhouse was within a working farm. It is a large area on the boundary and has many possible uses.





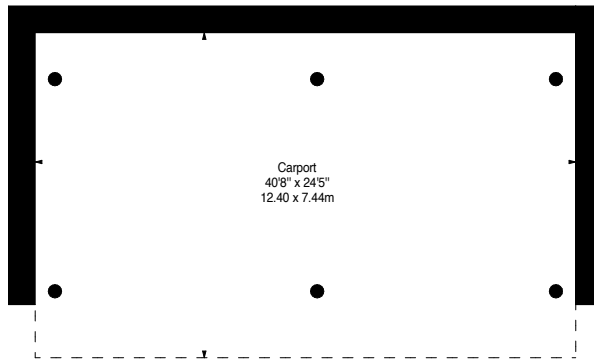
GARDEN

Broomhill Farmhouse has a large garden, dissected by the private driveway and original "estate railings". In front of the house there is a paved area with the front lawn extending to the property boundary adjacent to the public road. This area contains mature trees and shrubs including a mature Monkey Puzzle tree. There is another paved/patio area east of the house and opposite the double kitchen window which (subject to consents) could be opened up to give direct access to this area for outside dining/entertaining.

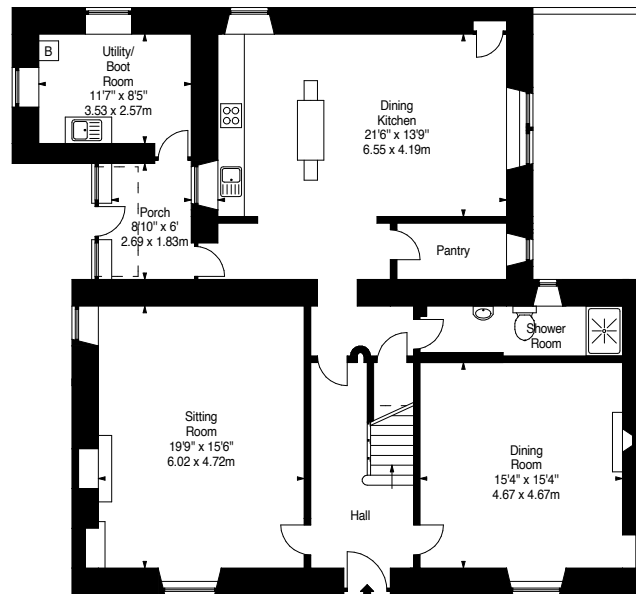
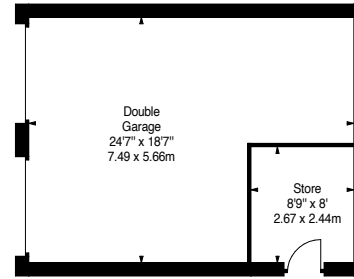
On the other side of the driveway there is a large lawned area, enclosed by a beech hedge. There is evidence of an old kitchen garden here and there are several fruit trees. This is an attractive flat and free draining area suitable for many leisure uses.

Furthermore, this area provides the possibility for the purchaser to build a separate dwelling, subject to statutory consents – further information can be obtained from the selling agents.

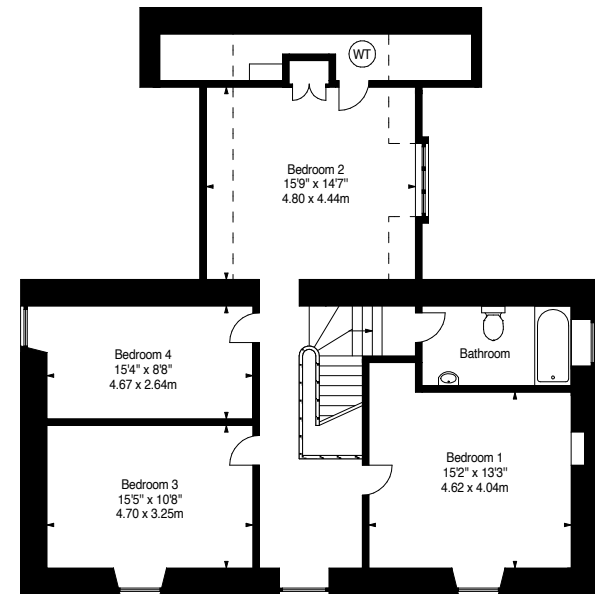
FLOOR PLAN



Ground Floor



Ground Floor



First Floor

**Broomhill Farmhouse,
Forteviot,
Perth and Kinross, PH2 9BU**



Approx. Gross Internal Area
2623 Sq Ft - 243.68 Sq M
Garage & Store

Approx. Gross Internal Area
455 Sq Ft - 42.27 Sq M
Carport

Approx. Gross Internal Area
998 Sq Ft - 92.71 Sq M

For identification only. Not to scale.
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PROPERTY BOUNDARY



Promap
LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4



ADDITIONAL INFORMATION

Services - Mains water, gas, electricity. Private drainage.

Local Authority and Tax Band - Perth and Kinross Council, Band F

Fixtures and Fittings - standard fixtures and fittings are included in the sale.

Servitude rights, burdens and wayleaves - The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and stipulations or not. The Purchaser will be held to have satisfied themselves as to the nature of all such servitude rights and others.

Tenure: Freehold.

Offers - Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately as soon as possible.

Deposit - A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

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