







### 3 Glen Derby

Occupying a magical setting in picturesque woodland grounds with river frontage, this bespoke, detached log-built house enjoys three bedrooms and spacious open plan living accommodation, with a terraced patio, parking and outside storage. Situated close to the historic village of Kirkmichael, it offers a rustic retreat, or a perfect holiday let, in this idyllic enclave of the Vale of Strathardle.

This distinctive property, built from solid, interlocking, Norwegian pine logs, nestles privately within a woodland clearing. The front door opens via a porch, with useful storage for coats and muddy boots, and into a central hallway, which gives access to all the accommodation. The bespoke construction is showcased throughout, blending beautifully with naturally finished doors and practical, honey-coloured, wood floors.

The superb, dual aspect, open-plan kitchen/living/dining room forms the heart of the accommodation. Here a soaring ceiling, with impressive, beamed rafters, frames a generous floorspace, with natural zones for seating and dining areas, creating an inviting room perfect for relaxing and socialising. Set against a contrasting stone hearth, a large Jotul multi-fuel burner provides a cosy focal point for cooler evenings. A near-full height window frames the south-easterly views, with sliding doors to a patio, creating a wonderful indoor/outdoor space for warmer days. Discretely separated by the stone feature wall - an inspired broken-plan design - is the traditionally styled kitchen. The U-shaped sweep of fitted cabinets provides ample storage and workspace, incorporating room for a freestanding cooker and fridge/freezer.

The property offers an exceptionally spacious master bedroom, a further double bedroom and a large single bedroom. Each continue the warm Scandinavian-styled décor, share the open, south-easterly outlook, and boast cleverly designed storage within fitted wardrobes. Completing the accommodation is a three-piece family bathroom, complete with a bath with an electric shower over, and a WC suite. The property benefits from electric storage heating and double glazing.

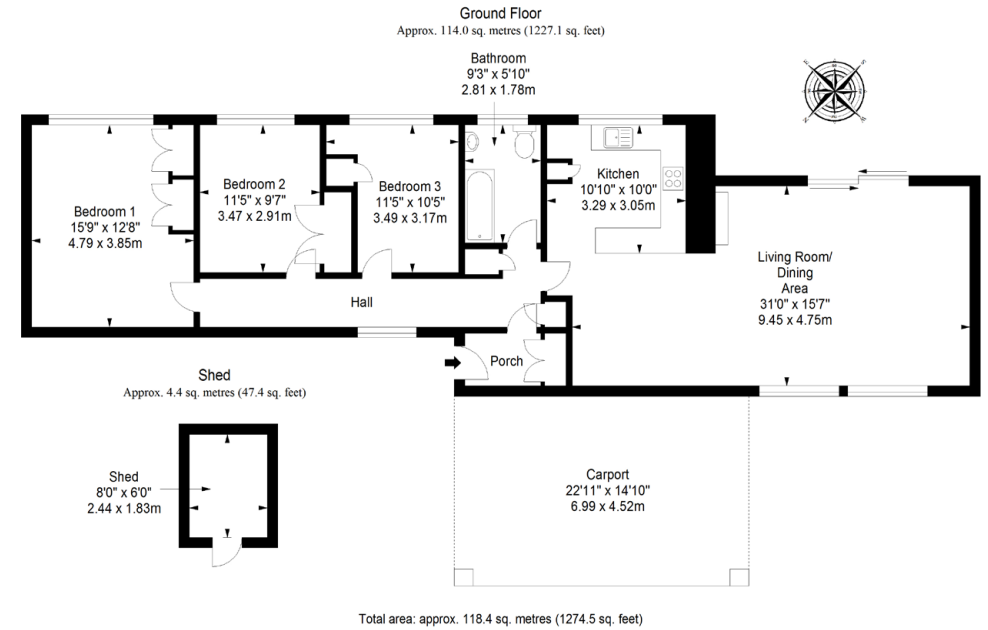
The property enjoys over 4 acres of woodland grounds and 150 metres of river frontage. To the rear, the adjoining carport provides useful undercover parking and storage, with further external storage in a traditional shed. To the front of the house, the elevated patio affords a wonderful outlook over this magical woodland setting, with the ground gently falling away to The Balnald Burn. Further afield, the Cateran Trail runs along the nearby valley, whilst there are local facilities, including at the Log Cabin Hotel. EPC Rating - G.

Extras: The curtains, light fittings, cooker and fridge/freezer are included in the sale. Some furniture may be available by separate negotiation.









## FEATURES

- Norwegian pine-built house
- Magical, rural woodland setting
- Entrance porch with fitted storage
- Central reception hallway
- Open plan living/dining room
- Adjoining open-plan kitchen
- Two double and one large single bedroom
- Three-piece family bathroom
- Extensive, well designed fitted storage
- Electric storage heating and double glazing
- Large carport and traditional shed
- Terraced patio with open outlook
- Over 4 acres of woodland grounds
- 150 metres frontage to Balnald Burn

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