



# Woodburn Croft

Crieff, Perthshire PH7 3RG

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# Introduction

Woodburn Croft, dating back to the late 1950s, is of Dorran construction with a block outer skin. As not all lenders will provide mortgage finance on a Dorran constructed property, we anticipate the purchaser will be a cash buyer. The property now requires some modernisation.

The expansive grounds cover approximately 2.6 acres, including a mature garden, and two paddocks and stabling.



Double doors open into a small vestibule, and then to the living room. The living room features a large picture window overlooking the garden and paddocks, with an additional side window. A log-burning stove sits on a stone plinth above a tiled hearth. An open archway connects to a family room with a window to the rear garden. Sliding patio doors provide access to a spacious, glazed conservatory, which also has sliding doors leading to the garden. Off the family room, there is a small rear hallway with a WC.

The kitchen, with a rear-facing window, offers a good number of base and wall-mounted units, ample space for a breakfast table and chairs, and room for a free-standing cooker, dishwasher, washing machine, and fridge/freezer.

A glazed door opens to the mid hallway, which leads to four bedrooms. The master bedroom includes an en suite shower room with a wash basin and window, which connects back to the hallway. Completing the accommodation is a family bathroom with a bath, WC, wash basin, and window.



The surrounding garden is well-established, featuring lawned areas, stocked borders, and mature trees. The driveway leads to a two-bay timber carport. Additionally, the garden includes a greenhouse, two timber huts, and a Nissan hut.

Beyond the garden, there are two paddocks and a timber stable block with two stables, a tack room, and a hay store.

#### Right of Pre-emption

There is a right of pre-emption in favour of a neighbouring property.







# Location

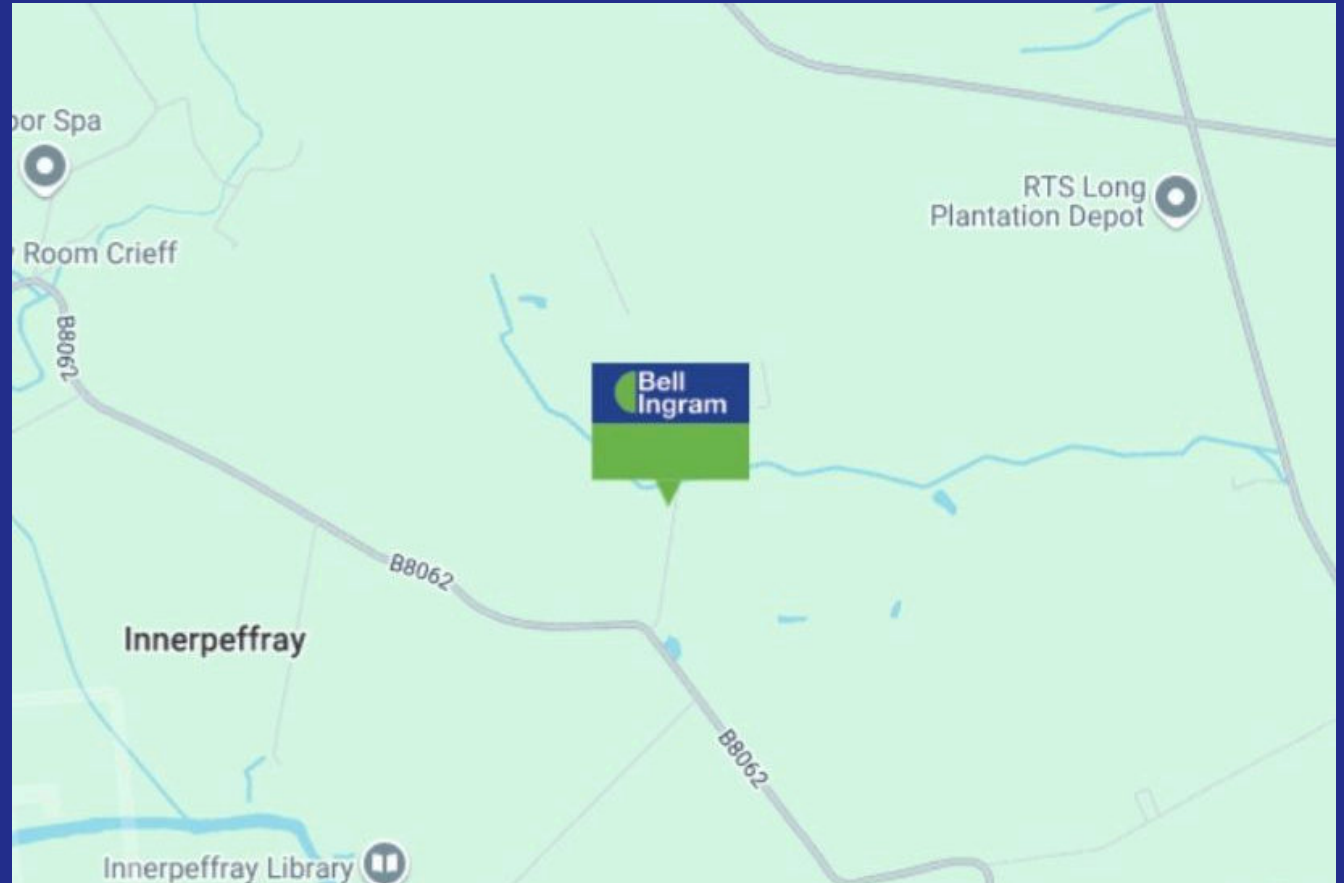
From Perth travel south on the A9 turning right signposted for Kinkell Bridge. Continue until reaching the T junction at Kinkell Bridge and turn right. Follow the B8062 for a further 2.57 miles and turn right at the bend in the road signposted Woodburn. Woodburn Croft is the second property on the left.

Woodburn Croft is in the picturesque, rolling farmlands of Strathearn. This part of Perthshire has long been a favourite due to its accessibility, scenic rural surroundings, and a wealth of amenities.

Auchterarder has a variety of retail services and amenities including Gleneagles Hotel which has three renowned golf courses and a wide array of leisure and recreational facilities. Crieff offers additional retail services and amenities, including the Strathearn Community Campus.

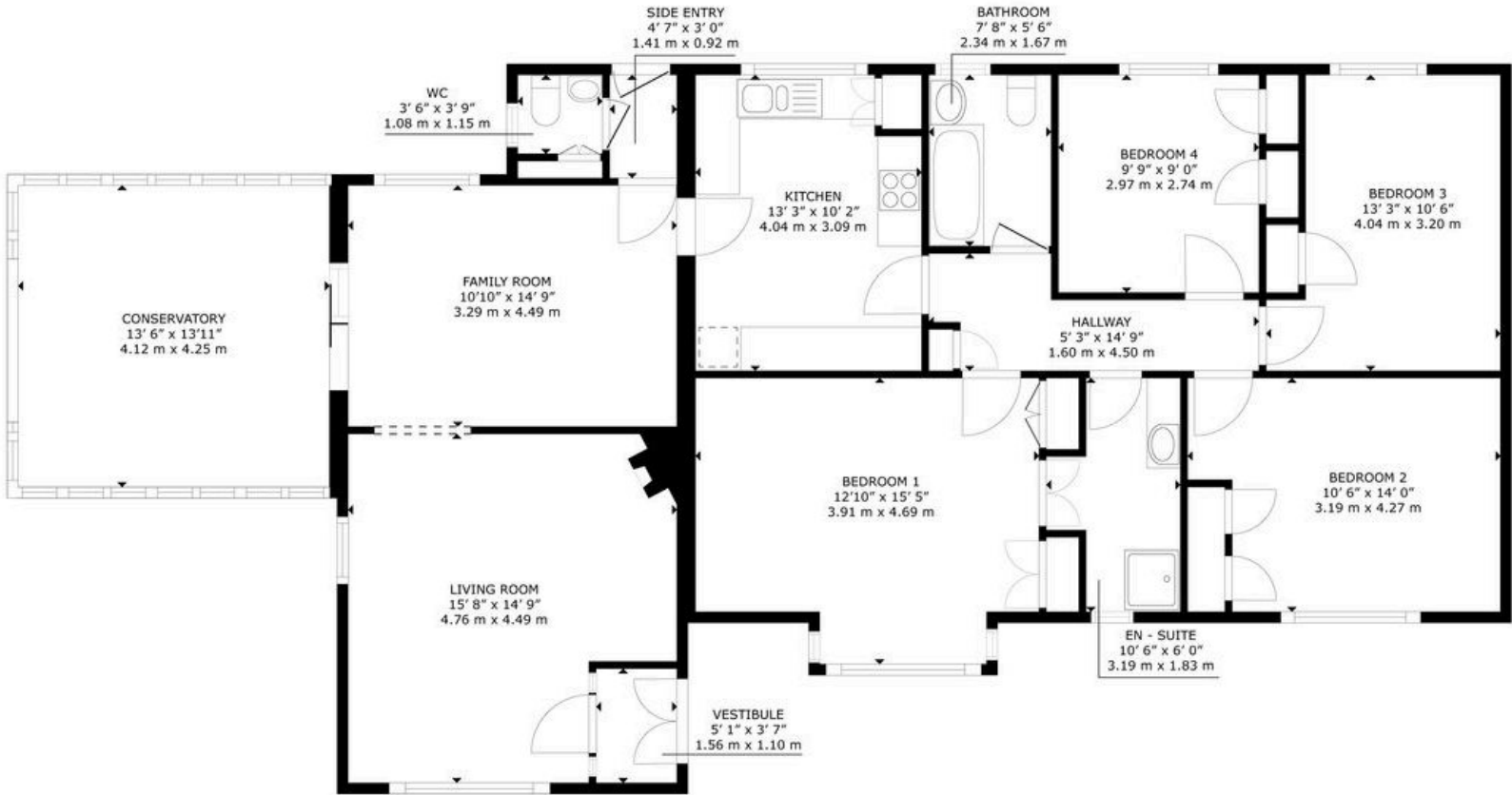
Perth provides a range of retail, professional and leisure services. The countryside around the cottage is excellent for walking, cycling and horse riding. Other outdoor opportunities include salmon fishing, pheasant and grouse shooting on nearby estates, and roe and red deer stalking. Perthshire offers an excellent selection of private schools, including Morrison's Academy, Ardvreck Preparatory School, Strathallan and Glenalmond Schools.

The A9 provides dual carriageway links to Perth and Stirling, with rail connections at Gleneagles and Perth. There are international flights from Edinburgh and Glasgow and Dundee Airport offers daily flights to London.



# Plans

142.5 sqm



## Woodburn Croft, Crieff PH7 3RG

GROSS INTERNAL AREA  
FLOOR PLAN 142.5 m<sup>2</sup> (1,533 sq.ft.)  
EXCLUDED AREAS : STABLES 40.25 m<sup>2</sup> (433 sq.ft.)  
TOTAL : 142.5 m<sup>2</sup> (1,533 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# Details

## Local Authority

Perth & Kinross Council

## Council Tax

Band = F

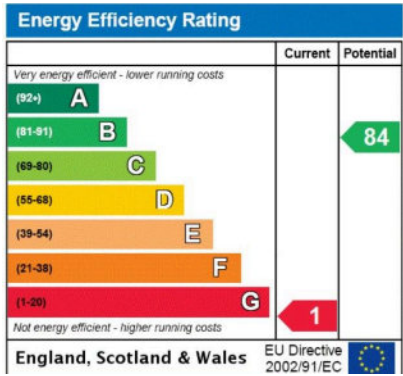
## Tenure

Freehold

## EPC

EPC Rating = G

Woodburn Croft



## Services & Additional Information

The property has mains electricity and water, LPG gas-fired central heating, timber casement double-glazed windows, and private drainage to a septic tank located in the garden.

### Anti-Money Laundering Compliance

Under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the selling agents are required to undertake due diligence on property purchasers. Once an Offer has been accepted, the prospective purchaser(s) will need to provide proof of identity and source of funds before the transaction can proceed.

Crieff, Perthshire PH7 3RG

Offers Over £325,000



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