



Aberfeldy  
Offers in the region of £385,000



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Large country house with commanding views!

Spacious family home consisting of 2 Reception Rooms, 5 Bedrooms, 2 Bathrooms, Kitchen/Breakfast Room, Utility, Linen Room, Easily accessible indoor cellar, Outside Cellar. Viewing essential. The ground floor layout allows flexibility for a Granny Flat, Office Space, Hobby Room etc. Carse House is situated approximately 4 miles west of the Victorian market town of Aberfeldy in a small hamlet which sits high above the Tay Valley to the South giving spectacular views over the valley and to the West overlooking Glen Lyon Mountain Range and Ben Lawers. The house is situated in beautiful garden grounds and is fully double glazed with electric heating which is currently being renewed, Aberfeldy offers Medical Practice, Cottage Hospital, Banking, Butcher, Various Shops, Petrol Station, Post Office , Birks Cinema, Library. Both Aberfeldy and Kenmore have primary schools, secondary school is Breadalbane Academy in Aberfeldy. Private schooling within easy reach includes Morrisons Academy, Glenalmond, Strathallan, Craigclowan, Ardvreck, Kilgraston.

Home Report Valuation - £450,000. A video of this property can be viewed at [www.reidestates.co.uk](http://www.reidestates.co.uk).



**Entrance Hallway Ground Floor 5.03 x 4.41 (16'6" x 14'6")**

Double glazed entrance door with large window to the left overlooking rear garden. In front is a very large picture window with spectacular views over the front garden and Tay Valley. The floor is laid with Rhodesian Teak and Wenge parquet flooring. There is a bespoke glazed display cabinet with shelves and optional interior lighting and drawers below, made by a craftsman - joiner, and forming the wall to the lounge. Power sockets, electric radiator, dimmer switch, centre light, room for free-standing furniture. There is a large coat cupboard with shelves. Stairs leading to upper and lower ground floors.

**Sitting Room Lower Ground Floor 7.51 x 4.90 (24'8" x 16'1")**

This large, bright room, facing South, has floor to ceiling double-glazed windows to take full advantage of the spectacular views across the river valley to the hills. On the west wall the floor to ceiling windows include a sliding door leading onto the side garden. A single double-glazed door in the east wall leads onto the raised terrace. There is a fireplace with floor to ceiling chimney breast of half-height, hand-made bricks. There are bespoke built bookshelves with cupboards below and downlighters above, two useful cupboards under stairs to the hall, further shelving under the display cabinet wall, two electric radiators, TV point, Power Sockets, Telephone Point, Carpet flooring, with ample space for entertaining.

**Dining Room Ground Floor 4.25 x 3.60 (13'11" x 11'10")**

Dual aspect windows facing north and east overlooking the rear garden and pathway to the house. Also you are still getting the magnificent views from the large lounge window as this room is galleried. Beamed ceiling, electric radiator, carpet flooring, two x four spotlights, ample room to accommodate at least 8 diners, unless it is a refectory style table which could easily take 10 diners.

**Kitchen/Breakfast Room Ground Floor 4.23 x 4.22 (13'11" x 13'10")**

Well proportioned room with solid maple wall and base units, integrated Neff dishwasher, Neff 4 burner electric ceramic hob, combination oven/microwave/grill and a new fan assisted oven, laminate worktops with tiled splashbacks, double bowl stainless steel sink with drainer and mixer tap, two pull out vegetable baskets, large picture windows with views to the Ben Lawers range, fridge, vinyl tile effect flooring, electric radiator, downlighters, and ample room for table and chairs. The stud wall could easily be removed if required to open up into the dining room.

**Utility Room Ground Floor 3.05 x 1.93 (10'0" x 6'4")**

Good sized room with range of cupboards for cleaning tools and aids, storing jams and preserves, etc. Cupboard housing electric meters, fuse boxes. Rack above hot water tank. Belfast sink with double cupboard below and laminate worktop above. Plumbing for washing machine and tumble drier, ample room for large chest freezer. Window facing North and overlooking rear garden, laminate flooring, power sockets, pulley which is useful for drying clothes.

**Hallway Ground Floor 1.59 x 2.39 (5'3" x 7'10")**

Doors leading to kitchen, utility room, store and WC, door to rear garden, vinyl flooring.

**Large coat cupboard with Shelf. 1.25 x 1.0 (4'1" x 3'3")**

Room for brooms, storage with shelf above and coat hanging, vinyl flooring.

**WC 1.22 x 1.78 (4'0" x 5'10")**

Opaque window facing East, WC, shelving for storage, coat hooks, vinyl flooring

**Upper Hallway 3.93 x 1.19 (12'11" x 3'11")**

Window with beautiful view over garden and forest, electric heater, centre light pendant, carpet flooring, power socket, glass doorway leading to hallway.

**Hallway 4.79 x 1.22 (15'9" x 4'0")**

Doors leading to master bedroom, bedroom 3, bathroom, and linen room. Carpet flooring, centre light.

**Upper Floor Master Bedroom 5.16 x 3.92 (16'11" x 12'10")**

Spacious room with floor to ceiling picture windows and spectacular views over the Tay Valley. Fitted deep wardrobes, one which has hanging space and cupboards above and the other with hanging space and pull out drawers and cupboards above. Bedhead to match fitted wardrobes, electric heater, carpet flooring, room for free standing furniture, power sockets, electric heater.

**Upper Floor Bedroom 3 4.47 x 3.91 (14'8" x 12'10")**

Bright room with floor to ceiling picture windows and also a window to the East giving incredible views of the countryside. Wash hand basin in vanity unit with mirror above. Electric heater, wall lights, power sockets.

**Upper Floor Bathroom 3.04 x 2.75 (10'0" x 9'0")**

A large bathroom with walk in shower in cubicle. Three piece suite consisting of WC, wash hand basin and bath all with solid brass fittings, opaque window facing north, heated chrome towel rail, electric heater, wood panelling to dado height, glass display shelves, opaque half glass door, carpet flooring, room for chest of drawers.

**Upper Floor Linen Room 1.90 x 1.64 (6'3" x 5'5")**

A good sized room with floor to ceiling cupboards of which one houses a hot water tank, window facing north over rear garden, centre light, carpet flooring.

**Lower Ground Floor Hallway 2.88 x 1.20 (9'5" x 3'11")**

Window facing north, centre light, carpet flooring, electric heater, door leading to hallway.

**Lower Ground Floor East Hallway 1.21 x 4.66 (4'0" x 15'3")**

Window facing north, double glazed door leading to pathway at rear garden and garage, centre light, electric heater, large book shelves,(easily removed if not required) carpet flooring, doors leading to study/bedroom 4, Bedroom 2, Bedroom 5 and bathroom.

**Lower Ground Floor East Study/Bedroom 4 4.17 x 3.79 (13'8" x 12'5")**

This room is currently used as a study/workroom but could easily be a Double bedroom. Large window facing south over the Tay Valley. Two large shelved cupboards with storage above, electric heater, downlighters, power sockets, satellite point, and carpet flooring, door leading to cellar.

**Lower Ground Floor East Cellar 2.4 x 2.0 and 3.0 x 1.6 (7'10" x 6'7" and 9'10" x 5'3")**

The cellar is in two sections and provides the perfect ambient temperature for storing wine. It has electric lighting and generous storage space- no need to scramble into an attic for the Christmas decorations!

**Lower Ground Floor East Bedroom 2 4.51 x 3.78 (14'10" x 12'5")**

Spacious double room with large picture window facing south with good views, also has a window to the east, large deep fitted wardrobes with cupboards above, bookcase, downlighters, electric heater, power sockets, carpet flooring, ample room for free standing furniture.

**Lower Ground Floor East Bedroom 5 1.55 x 2.51 (5'1" x 8'3")**

Single bedroom with window facing east down garden and driveway, centre light, electric heater, power sockets, carpet flooring, room for free standing furniture.

**Lower Ground Floor East Bathroom 1.55 x 2.51 (5'1" x 8'3")**

Three piece suite consisting of WC, wash hand basin, bath with shower over, fully tiled walls, window facing north over rear garden, carpet flooring, electric heater, expelair.

**Rear Garden**

Laid to lawn with greenhouse, garden shed and log shed. Fruit trees such as cooking apple, eating apple, plum tree, outside tap, shrub borders all well stocked. Gate from garden leading to forest walks.

**Side Garden**

Once the vegetable plot and can be easily be returned to that purpose. Currently grassed over with small flower bed, gooseberry bush, rhubarb patch and herbs. Views across a farm grazing field to the Ben Lawers range. A copper beech hedge edges the pathway to the house terrace and main garden via a small lawned area with large prostrate evergreen. A rowan tree carries a peanut feeder visited several times a day by a red squirrel..

**Front Garden**

This beautiful and interesting garden has the most amazing views over the lawn to the Tay River valley. Borders are well stocked with mature rhododendrons in a wide variety of colours, azaleas, conifers, hostas, iris, and numerous other perennials. A rockery has two small ornamental pools. As well as the indigenous pines and conifers, other trees include a magnificent Japanese Maple, Monkey Puzzle Tree, Holly Tree, Corylus Contorta (Harry Lauder's walking stick). Decorative shrubs include a well-established wall-trained Actinidia and Japanese Quince.

**Driveway**

The approach from the main road up to the driveway is a tarmac road administered by the Forestry Commission which stops at the gate into their Dull Wood Forest. The private driveway to Carse House is also tarmac road. On the righthand side, there is a raised bed above a stone wall, which is well stocked with a wide variety of plants and mature and new shrubs watched over by a magnificent Himalayan Cherry with decorative bark. The rear bed features a dry-stone wall.

**Double Garage**

Located at the top of the driveway, this has electric up-and-over doors, electric power and light, and shelving. Double glazed window to the South and a double glazed door leading to rear garden and house. The garage houses the mains cold water tank and electric pressure pump.

**Septic Tank**

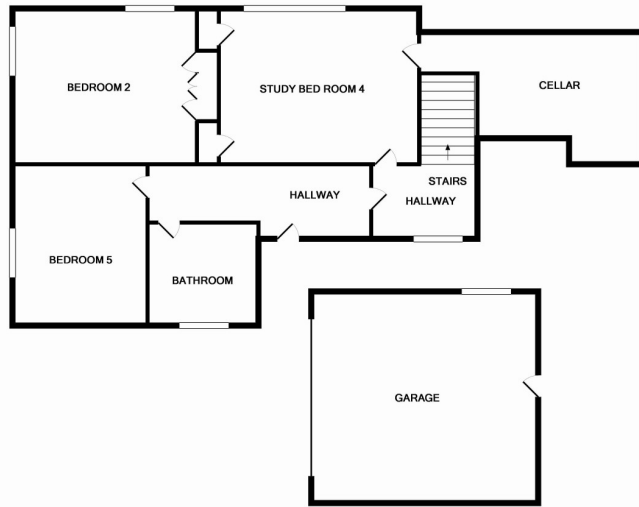
The septic tank is situated south of the approach road and its emptying cycle is done annually.



View a video of this  
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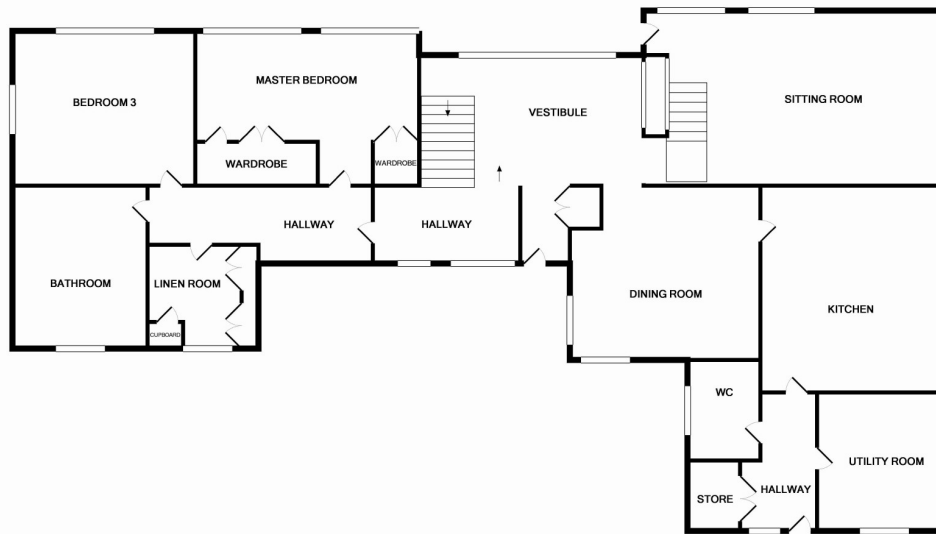




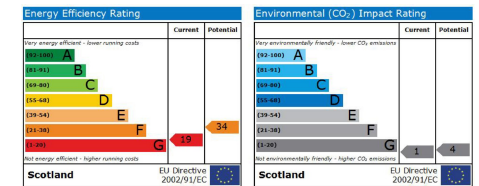


GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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