



The Granary, Foss Home Farm, By Pitlochry, PH16 5NQ

Offers Over £425,000

J&H Mitchell are delighted to bring this beautifully presented 4 bedroom house located in the hamlet of Foss near Pitlochry to the market.

The house is located on the banks of Loch Tummel with its garden extended to the loch edge. In walk-in condition, it takes full advantage of the surrounding views.

Downstairs the house consists of an attractive kitchen and dining room, bedroom with en-suite, family shower room, large workshop, garage and study. The upper floor has a further three bedrooms, family bathroom and a beautiful living room with woodburning stove extending into a sunroom area with panoramic windows. This is a stunning elevated room providing uninterrupted views of Loch Tummel and the surrounding hills.

Externally there is a patio area to the front and the garden, which is laid mainly to grass with mature trees down each side, continues all the way to the lochside. There is a parking area to the rear with access to the garage.



Shower Room

(8' 10" x 6' 1") or (2.68m x 1.85m)

Kitchen

(12' 5" x 9' 0") or (3.78m x 2.75m)

Dining Room

(12' 5" x 10' 0") or (3.78m x 3.04m)

Bedroom 1

(14' 6" x 11' 9") or (4.41m x 3.58m)

En-suite shower room

(7' 5" x 4' 8") or (2.25m x 1.41m)

Workshop

(16' 2" x 15' 8") or (4.92m x 4.78m)

Garage

(16' 3" x 15' 5") or (4.95m x 4.70m)

Study

(13' 8" x 11' 6") or (4.16m x 3.50m)

Bedroom 2

(15' 7" x 11' 11") or (4.76m x 3.64m)

Bedroom 3

(13' 7" x 9' 10") or (4.15m x 2.99m)

Bedroom 4

(11' 3" x 10' 9") or (3.44m x 3.28m)

Living Room

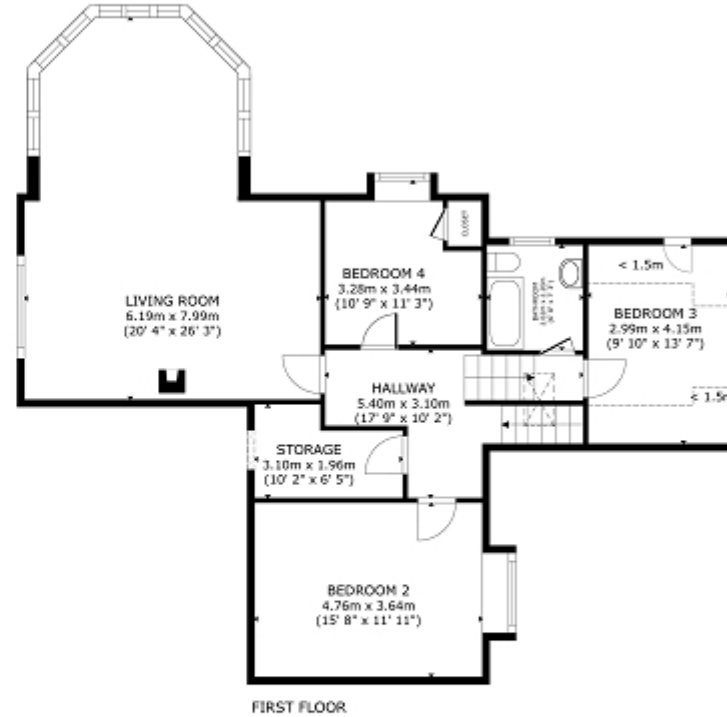
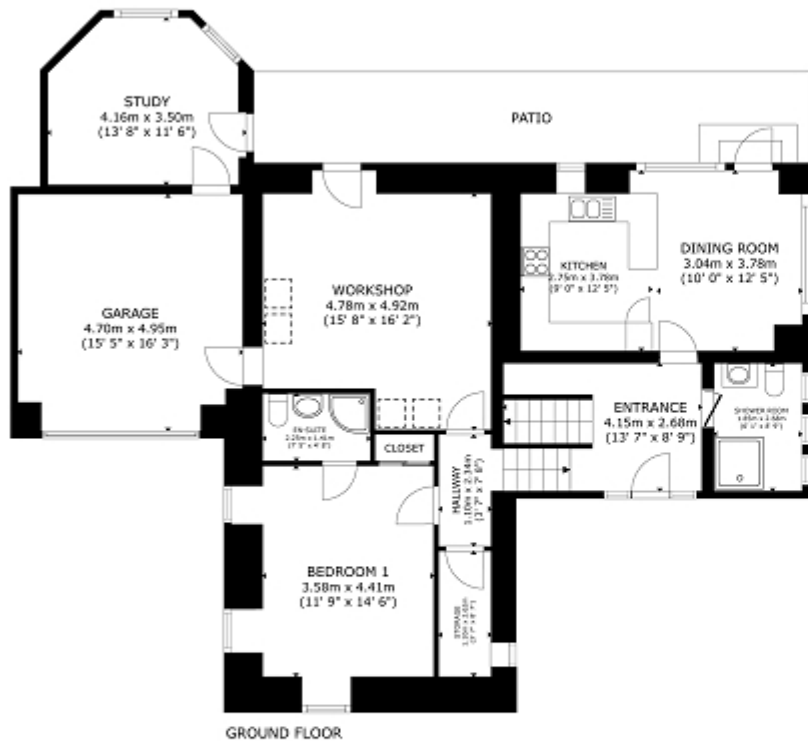
26' 3" Max x 20' 4" Max) or (7.99m Max x 6.19m Max)

Directions

From Pitlochry, travel north through town and turn left onto B8019 signposted to Tummel Bridge. Continue onwards to Tummel Bridge and turn left onto B846. Continue for just under 2 miles & turn left onto minor road signposted Foss. Continue for approx 2.5 miles & take turn on left which is signposted with house names. The Granary is to the right.







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GROSS INTERNAL AREA
 GROUND FLOOR 115.2 m² (1,240 sq.ft.) FLOOR 1 99.5 m² (1,071 sq.ft.)
 EXCLUDED AREAS : GARAGE 23.3 m² (250 sq.ft.) PATIO 22.2 m² (239 sq.ft.) REDUCED
 HEADROOM 5.5 m² (59 sq.ft.)
 TOTAL : 214.7 m² (2,311 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. J H Mitchell has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.