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Rose Cottage & The Coachhouse Taybridge Road Aberfeldy PH15 2BH

Offers Over £950,000

Rose Cottage is a stunning five bedroom period property located in the town of Aberfeldy with a beautiful one bedroom holiday cottage, The Coachhouse, within its grounds.

Rose Cottage is a Grade C listed building which was originally built in 1848. It was rebuilt and refurnished around 1900 with the rear extension being added in 2003. There are many period features throughout the house including Victorian mosaic tiles in the vestibule and a cupola over the main staircase.

The house sits on approx. 1 acre of ground with attractive well kept gardens with the Coachhouse situated at the end. The Coachhouse is a much older building and would originally have housed the horses and carriage for the household. Currently the owners rent out The Coachhouse on short-term letting and with appropriate licences a new owner could take this over.



The main house can be accessed via several entrances, but the main vestibule is to the side adjacent to the parking area. There is a large living room with windows to the front and side and an open fireplace set in a traditional style fireplace. It has a recessed area to the rear which has an additional coloured glass door through to the hallway. Opposite, there is a lounge with a wood-burning stove. A large formal dining room leads through to the kitchen and through French doors into a beautiful, large, timber conservatory with tiled floor and doors to the side patio area.

The kitchen has a wide range of wall and floor units and an island unit in sage green with wooden worktops and tiled splashbacks. There is a range cooker and integrated dishwasher, fridge and freezer. A door leads into the rear extension of the house where there is a utility room which has a Belfast sink, space for a washing machine, the boiler, storage cupboards and an external door. There is also a rear porch to the parking area. The downstairs accommodation is completed by a shower room with shower cubicle, WC, WHB and a heated towel rail. A door leads into the garage.





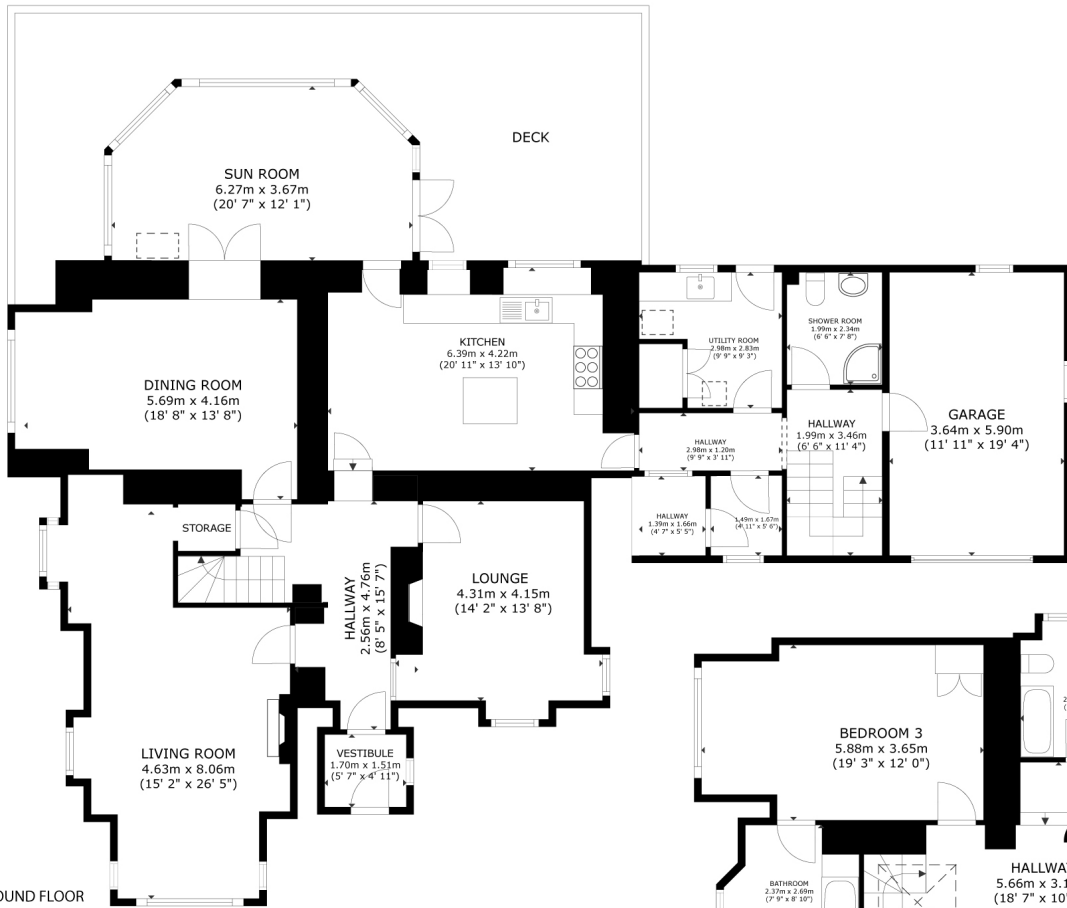
The first floor is accessed via two staircases. The rear extension has a curved wooden stair leading to a large double bedroom which overlooks the back garden and has an en-suite bathroom. The landing area has been left open, creating a bright and airy office space with a bank of rooflights allowing for plenty of natural light. This upper floor area is independent from the rest of the first floor of the house.

The main staircase leads up to four large double bedrooms, two with en-suite shower rooms and one with an en-suite bathroom. The fourth bedroom is adjacent to the family bathroom.

Externally, the front garden is laid mainly to lawn with small trees, shrubs and flower borders. There is a driveway to the side of the house which leads to a parking area and access to the single garage and the opposite side of the house has a patio area adjacent to the conservatory.



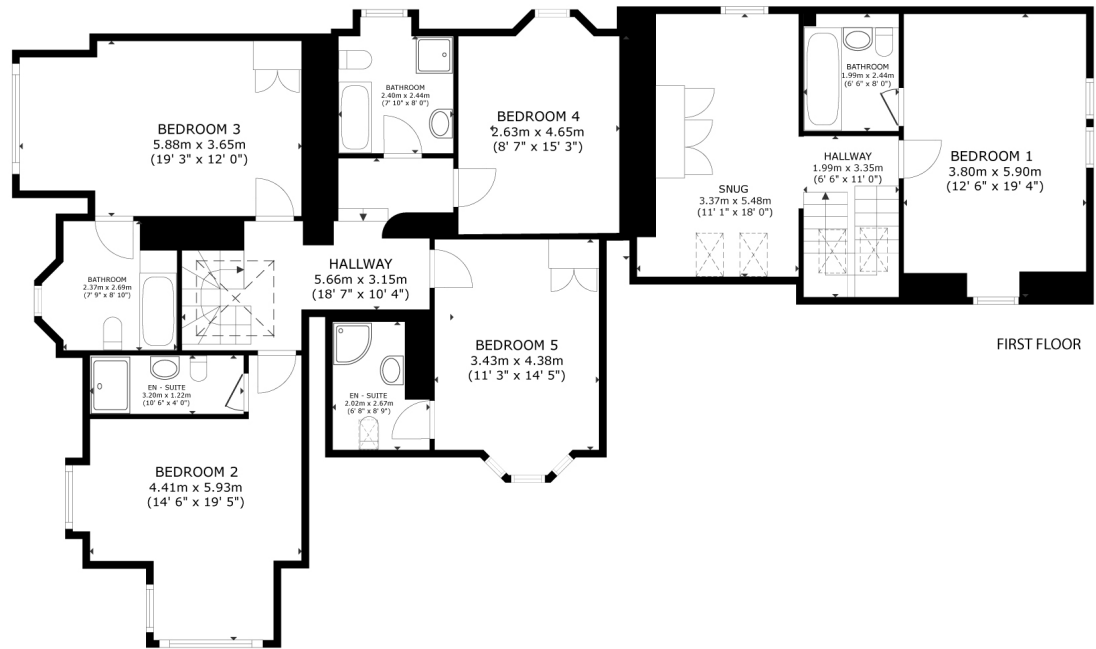
The rear garden of the house has a large lawn surrounded by shrubs and tall hedges. There is a rockery, pond and seating areas positioned to maximise the light around the garden. A woodland garden off to the side has a meandering path through the trees leading to an area of raised beds, a greenhouse and a storage area.



Rose Cottage Taybridge Road Aberfeldy PH15 2BH

GROSS INTERNAL AREA
 FLOOR 1 175.8 m² (1,892 sq.ft.) FLOOR 2 168.5 m² (1,813 sq.ft.)
 EXCLUDED AREAS : GARAGE 21.5 m² (231 sq.ft.) DECK 45.2 m² (487 sq.ft.)
 TOTAL : 344.2 m² (3,705 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



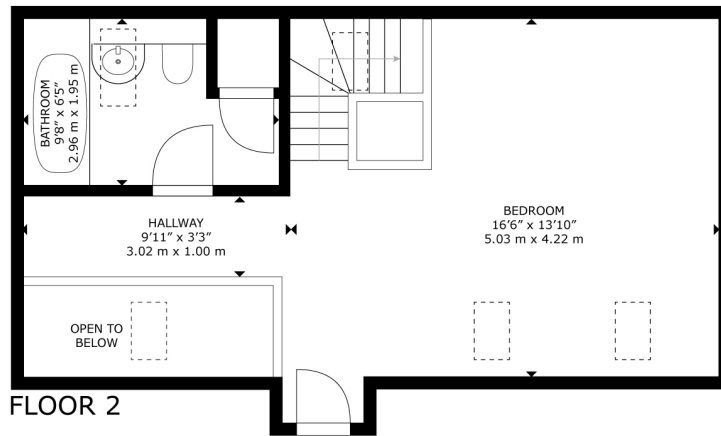
The Coachhouse

The Coachhouse is a luxury self-catering cottage which has been finished to a very high standard and again retains some of the original features including the coach doorway, originally wood pillars from the old stall and external ironwork.

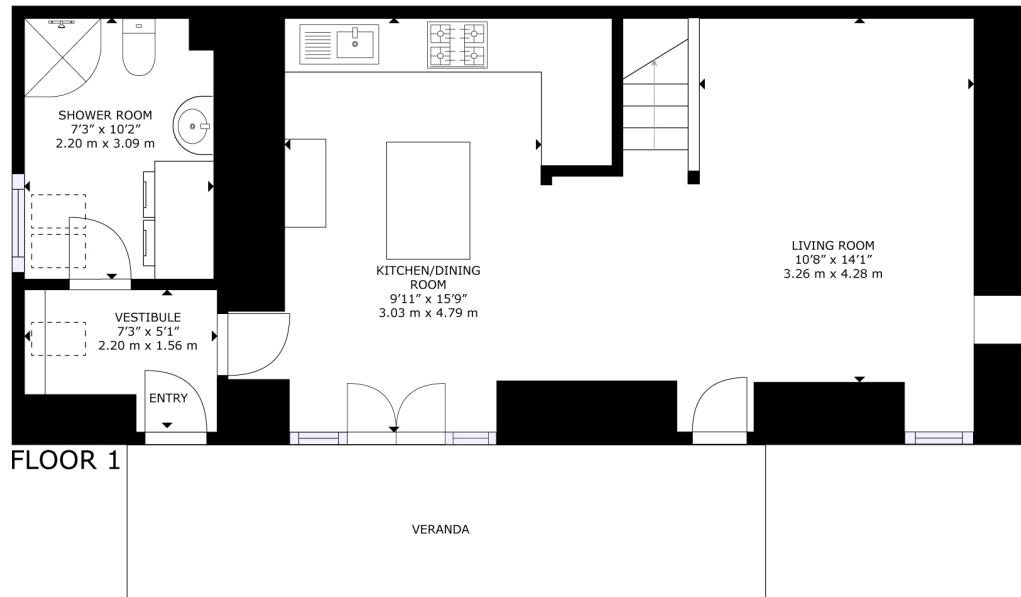
The ground floor is open plan with a fully tiled floor throughout. There is an attractive modern kitchen with an integrated electric oven, gas hob and fridge. A partially vaulted ceiling above the doorway and dining area maximises the light. The living area is tastefully designed to create a snug area and there is a shower room which doubles as a utility room. Upstairs there is a large bedroom with a Juliet balcony and rooflights providing lots of natural light. A beautifully decorated bathroom completes the accommodation.

Externally The Coachhouse has its own area of gravelled garden where guests can enjoy complete privacy from the main house.





Rose Cottage is conveniently located within a short walk or drive of Aberfeldy town centre. Aberfeldy is a popular town situated in the heart of Highland Perthshire. It benefits from having both primary and secondary schools, a health centre, a community cinema, distillery and various sports facilities, including a golf course and tennis courts. The Breadalbane campus offers further sporting opportunities including swimming and a sports hall. The town also benefits from a variety of independent shops, hotels, cafes and a supermarket.



Directions

From our office in Aberfeldy, head west on A827 Bank Street. At the crossroads, turn right signposted Weem. Rose Cottage is on the right immediately after the church.

The Coachhouse Taybridge Road Aberfeldy PH15 2BH

GROSS INTERNAL AREA
 FLOOR 1: 582 sq. ft., 54 m², FLOOR 2: 332 sq. ft., 30 m²
 TOTAL: 914 sq. ft., 84 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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