



Knockintober Farmhouse Ballinluig PH9 0LN

Offers Over £525,000

Knockintober is a beautiful, traditional style three bedroom house set in large grounds which include two substantial outbuildings and a small woodland.

This lovely home was originally built in 1866 and has since had an attractive rear extension added. It benefits from having photovoltaic solar panels which supply power back to the National Grid.

The door to the front accesses the original house. Here there is a sitting room with woodburning stove which leads through to a large conservatory. There is a double bedroom and family bathroom. To the rear of the property there is a good sized kitchen/dining room.

The kitchen has a range of cream wall and floor units with tiles splashback. There is an electric Aga, separate eye-level oven and two gas hobs. There are cupboards to the side with fuse box and solar panel controls and space for a dining table.



A rear vestibule has a door to the rear garden, and access to a utility/laundry room with larder and store cupboards.

The first floor of the house is in two parts. The area within the original house is accessed via a stair at the front leading to two double bedrooms, one with en-suite bathroom.

To the rear there is a stair leading from the kitchen/dining to the rear extension where there is an impressive living room. This large room has a vaulted ceiling and full height windows to the side with a door leading onto a decked area and the rear garden.

Externally there is a large area of garden to the front of the house comprising lawn, a pond, shrubs, trees and raised beds. There is a polytunnel and an area with fruit trees. To the rear, the garden rises behind the house with stone steps leading to a raised area suitable for outdoor seating. To the side there is a small woodland.





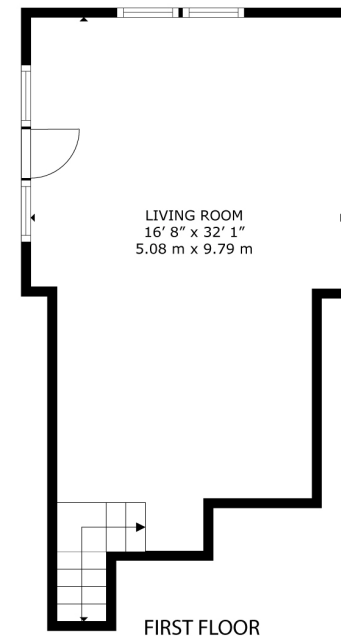
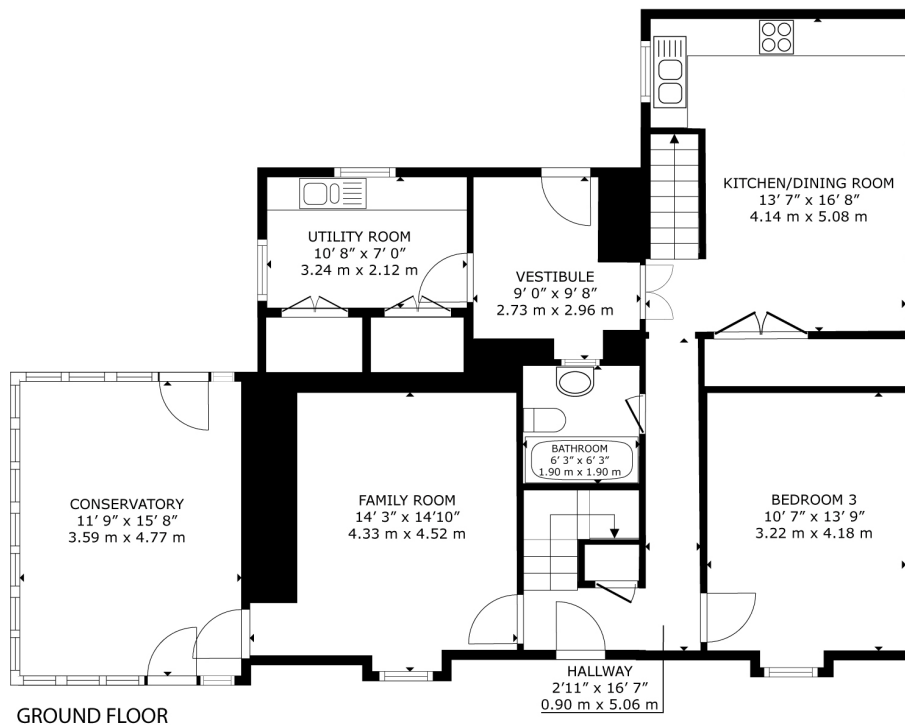
There are two outbuildings. The first is a good sized L-shaped barn which retains some of the old stable partitions. This currently used for storage and garage with a log store at one end but there is potential for alternative uses and/or development subject to appropriate planning permission.

The second outbuilding is an open fronted barn currently used as stabling with a fenced paddock to the side.

Knockintober Farmhouse is a little outside the village of Logierait on the road to Aberfeldy which is approximately eight miles further on and provides shops, schools and leisure facilities. It is a short drive to Ballinluig where there is a village shop and café and easy access to the A9. Pitlochry is approx. six miles to the north and provides additional shops, schools and leisure facilities as well as rail links to the Central Belt and the north.. Perth is a little over 20 miles to the south.

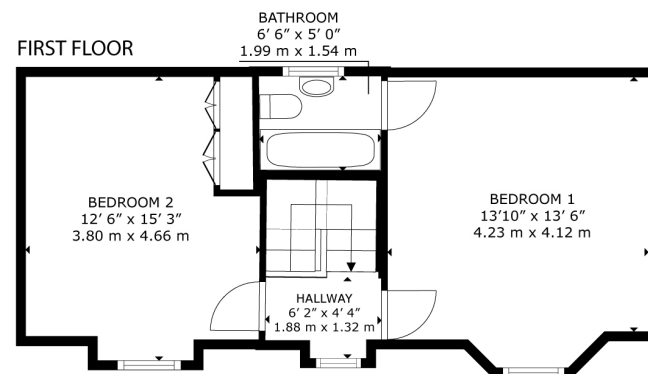






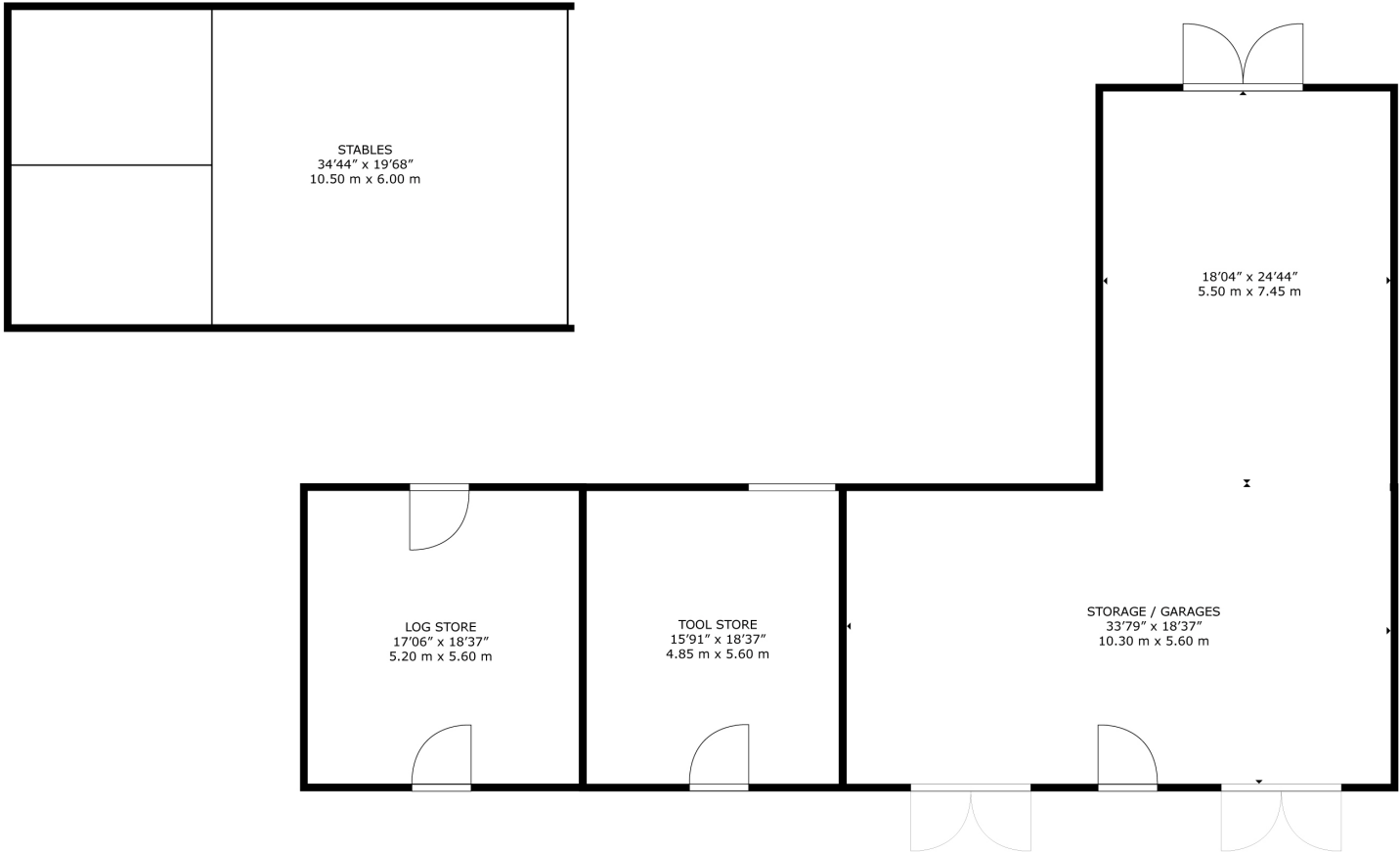
Knockintober Farmhouse, Ballinluig, PH9 0LN

GROSS INTERNAL AREA
FLOOR 1 87.5 m² (942 sq.ft.) FLOOR 2 83.6 m² (900 sq.ft.)
EXCLUDED AREAS : CONSERVATORY 17.1 m² (184 sq.ft.)
TOTAL : 171.1 m² (1,842 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Directions

From out Pitlochry office, head south on the A9 and turn off at the Ballinluig junction. Proceed on the A827 signposted to Aberfeldy passing through Logierait. The road continues with a few bends then comes to a long straight. Watch out for and pass Eastertyre farm on the right, Knockintober is the next building on the right with a gate between black fencing. The house is concealed from the road but you will see the barns.



Knockintober Farmhouse, Ballinluig, PH9 0LN - Outbuildings

GROSS INTERNAL AREA
STABLES TOTAL: 678 sq.ft, 63 m²; BARN TOTAL: 1667 sq.ft, 155 m²;
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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These particulars have been prepared in all good faith to give a fair overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise not that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matter prior to purchase. Any areas, measurements or distances referred to are given as a guide only. Purchasers must satisfy themselves as to all items included in the particulars.



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