

CLACH MHOR

ST FILLANS • PERTHSHIRE



 Knight
Frank



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*A contemporary and comfortable detached house
with spectacular south facing views overlooking Loch Earn*

Entrance vestibule • Hall • Cloak room • Sitting room with wood burning stove
Kitchen/with large dining • Utility room

Master bedroom suite shower room and dressing room • 4 double bedrooms, all with fitted wardrobes
Garden room • Bathroom and shower room

The house has excellent storage throughout

Integral garage

Beautiful mature and easy to care for gardens

In about 0.9 acres

Lochearnhead 6 miles • Crieff 13 miles
Perth 28 miles • Edinburgh 64 miles
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.



Situation

Clach Mhor occupies an enviable position with outstanding views overlooking Loch Earn. The house has been designed to allow for all of the principal rooms to enjoy the views. St Fillans is situated in the Loch Lomond National Park, The house is situated on the edge of the village of St Fillans which is a friendly and welcoming community for all ages, with its famous St Fillans 9 hole golf course being a big local and visitor attraction, local hotels, church and local shop and coffee shop, making this village both great to live and work in.

In addition, Loch Earn provides a wide range of water sports and sailing opportunities with the surrounding countryside being ideal for walking, mountaineering, skiing and other outdoor pursuits.

Both Comrie and Crieff are in close proximity, both serviced by a regular bus service and both offering local shops which are renowned for the quality of their produce -butchers, bakers, fruiterers, fish shop – and Crieff with two supermarkets and all professional services. The recreational facilities in the town are excellent. There is a leisure centre with a swimming pool and Crieff Golf Club provides both 18 hole and 9 hole courses. Crieff Hydro also has a recreational facility including riding and stabling, squash courts, swimming pool, gymnasium, sports hall and its own private golf course.

There is good local authority schooling in the area schools as well as private schools with Ardveck Preparatory School and Morrisons Academy attracting pupils from throughout Scotland.

Perth and Stirling provide more extensive facilities with Edinburgh and Glasgow being the main towns in Scotland with both Edinburgh and Glasgow Airports providing extensive UK and European services.

Description

Clach Mhor is a contemporary house which dates from the 1970s and occupies a spectacular setting overlooking Loch Earn. The house has spacious accommodation over 3 floors. The house is approached by a private lane from the public road which leads to a car parking area in front of the garage and close to the main entrance.





The front door leads via an entrance vestibule into the main hall which has glazed elevations to both the north and south making this a very light and welcoming area. There are stairs leading to the upper and lower levels. The sitting room has full width, floor to ceiling windows with superb views to the south over Loch Earn and the hills beyond. A door leads to the fully fitted modern kitchen with a large dedicated area for the dining room .

A large utility room which is fitted with extensive storage lies to the rear with connecting door to an integral garage.

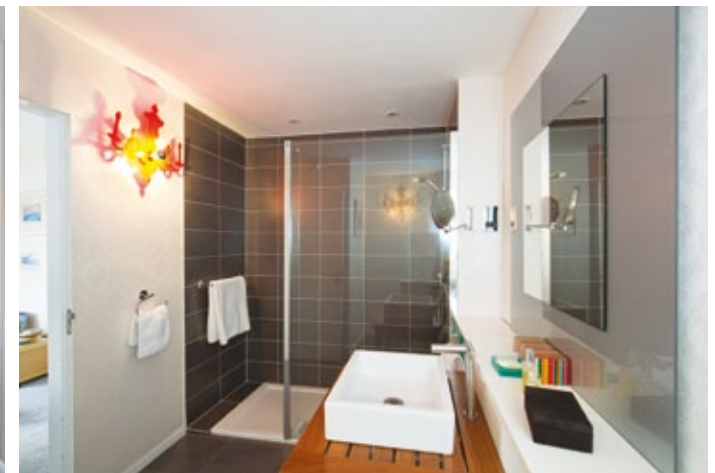
On the lower level there are two bedrooms with beautiful views over the terrace to the loch, a bathroom and a garden room.

On the upper floor there are two bedrooms with excellent views over the loch and a shower room.

The owners may by separate arrangement agree to sell some of the contemporary light fittings, furniture and curtains.

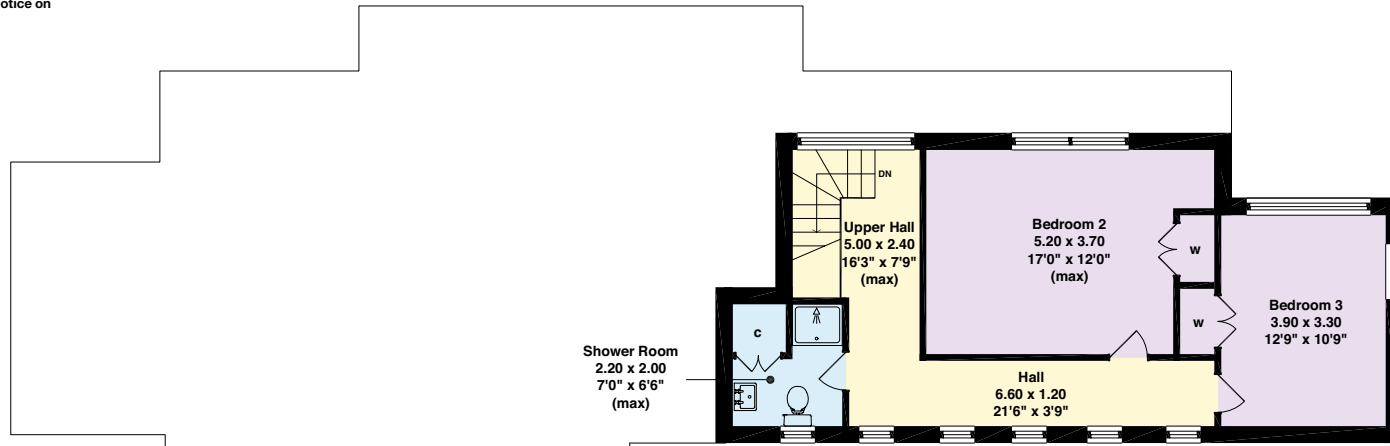
The gardens at Clach Mhor extend to approximately 0.9 acres and are a particular feature of the property. Situated on a bank, the garden and grounds stretch down from the house and include a double terrace at the front with extensive seating areas extensive trees and shrubs and pathways leading through the grounds. There are a large number of mature specimen trees.

There is wood store to the rear of the house.

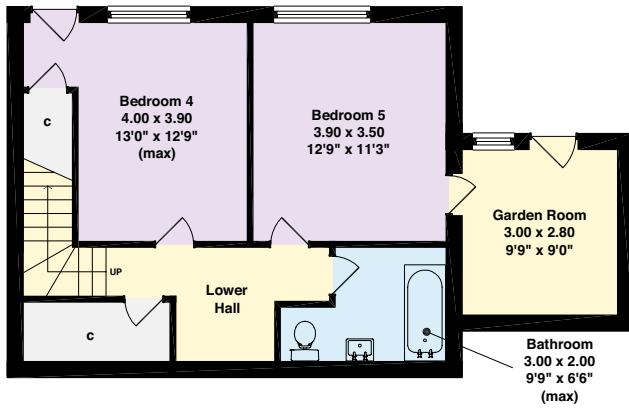




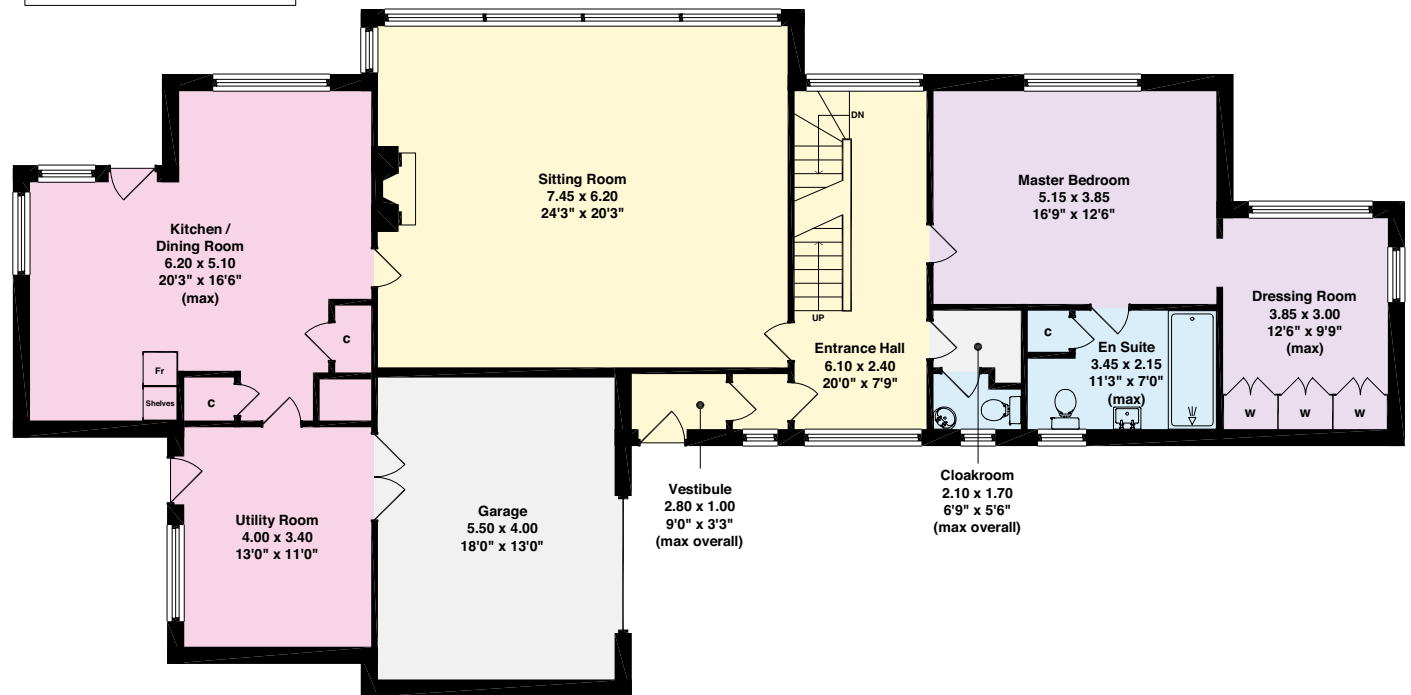
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



First Floor



Lower Ground Floor



Ground Floor



Services

The house is served by mains electricity and water with private drainage.

There is a new LPG central heating system with additional under floor heating in the kitchen and bathrooms. A bank of solar panels were installed in 2013 which are linked to the national grid and make the running costs for energy competitive..

St Fillans is served well for fast Internet connection, with many local residents living and working from St Fillans.

Council Tax

Clach Mhor is in Council Tax band G.

Viewing

Strictly by appointment through Knight Frank on 0131 222 9600.

Closing Date

A closing date for offers may be fixed and prospective purchasers are advised to note their interest in writing to the selling agents.

The seller reserves the right to conclude a bargain for the sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer.

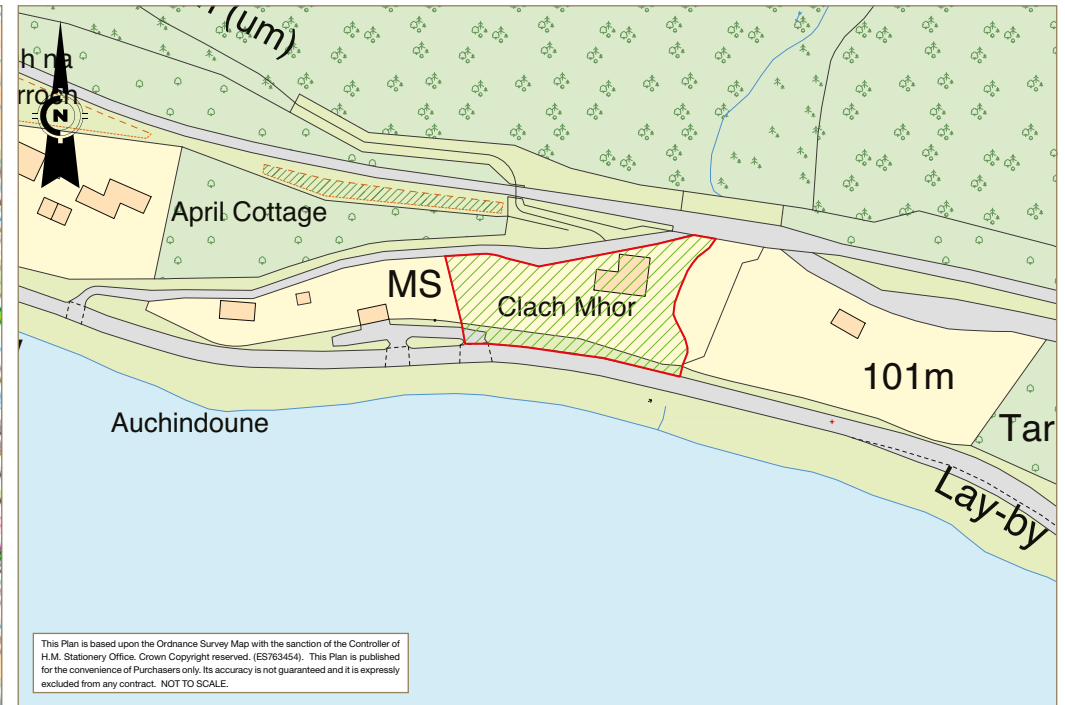
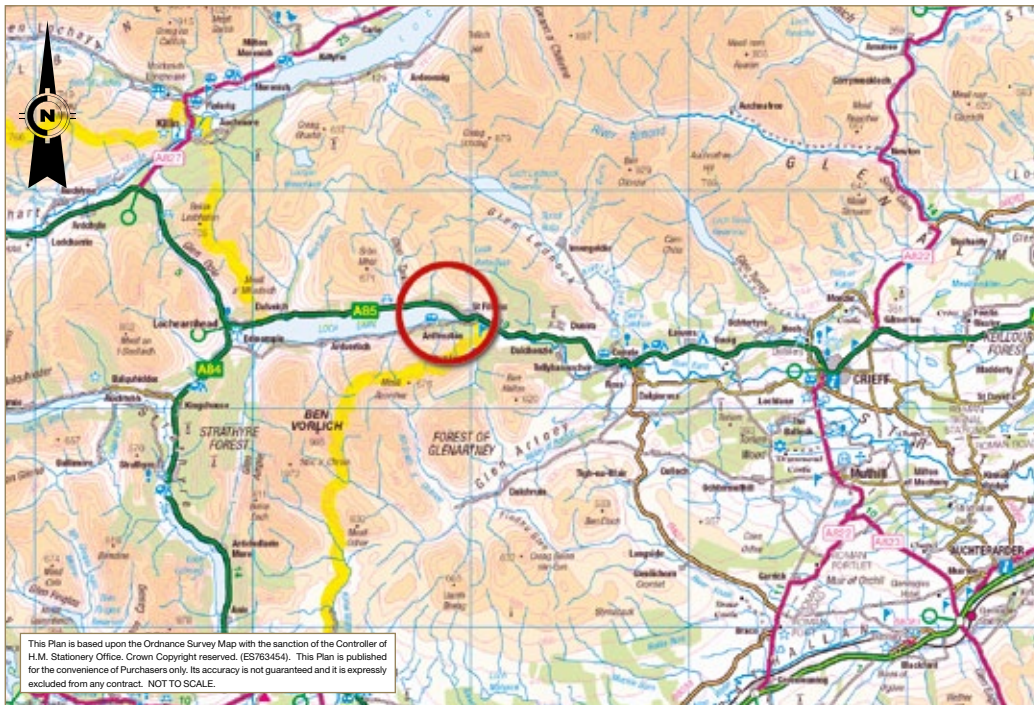
Conditions of Sale

1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

2. Deposit

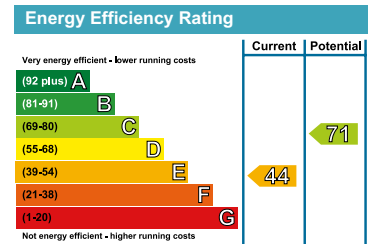
On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.





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