 To view the HD video click here



Presented to the market in exceptional condition throughout is this professionally extended four bedroom farmhouse with sizeable detached steading building.

Balnacroft Farmhouse is situated on the hillside between Grandtully and Aberfeldy. The property has an exceptional view over Strathtay and the surrounding countryside. Grandtully which is on the banks of the River Tay, has a growing reputation for its hospitality with its Highland Chocolatier, The Inn on the Tay and the Grandtully Hotel.

Although modernised and significantly extended, the farmhouse has lots of traditional character and fits comfortably in its rural surroundings. Accommodation is formed over two floor levels, measures 2163 sqft and in full comprises; charming entrance vestibule with cloakroom WC, welcoming reception hallway, front facing sitting room with wood burning stove, comfortable family room with wood burning stove and French doors leading to the superb garden room, impressive open plan farmhouse kitchen with dining area and flagstone flooring. A well appointed bathroom with separate bath and shower enclosure completes the ground level accommodation. Stairs from the hallway lead to the upper landing and impressive principal bedroom suite with en suite facilities and balcony. There are two further double bedrooms and a single bedroom on the upper level.

AT A GLANCE

Detached farmhouse

Detached steading building

Four bedrooms (principal bedroom suite with en suite facilities and balcony)

Front facing sitting room with wood burning stove

Family room with wood burning stove and French doors leading to the superb garden room

Open plan farmhouse kitchen with dining area and flagstone flooring

Well appointed bathroom with separate bath and shower enclosure

Long sweeping gravel drive leads to a multi-car parking area

THE FINER DETAIL

Professionally extended

Detached steading building (currently utilised as a workshop log store and car garage)

Traditional character

Cloakroom WC

Exceptional view over Strathtay and the surrounding countryside

Garden grounds extend to circa 1.25 acres

Wildlife pond

EPC Band E













Externally, the impressive garden grounds extend to circa 1.25 acres. A long sweeping gravel drive leads to a multi-car parking area. A wildlife pond is a central feature to the immediate garden. Beyond the steading is a larger section of lawn which offers the perfect spot for a summer garden party or for children to safely play.

The detached steading is currently being utilised as a workshop, log store and car garage. There are a number of possibilities for further conversion to a granny annexe, studio or home office area. The usual planning consents would be required.

Aberfeldy is the nearest main centre and has all essential services, including a medical centre. The town has a great selection of independent shops, cafés and restaurants and Breadalbane Academy provides nursery to sixth year secondary education.

The area is surrounded by some of Scotland's most beautiful countryside. There are many opportunities for cycling, walking and climbing and there are several munros nearby. There are local golf courses at Strathtay, Aberfeldy, Kenmore and Taymouth Castle and opportunities for water sports on nearby lochs and rivers. The rapids on the River Tay at Grandtully are popular for canoeing and rafting and there is a water sports centre at Loch Tay. Fishing is available on the rivers Lyon, Tummel and Tay, and shooting and stalking can all be taken locally.

Balnacroft Farmhouse enjoys all the benefits of a highland location, while remaining very accessible: Perth, Edinburgh and Glasgow are all easily reached via the A9 and Pitlochry railway station has direct links to Inverness and London.

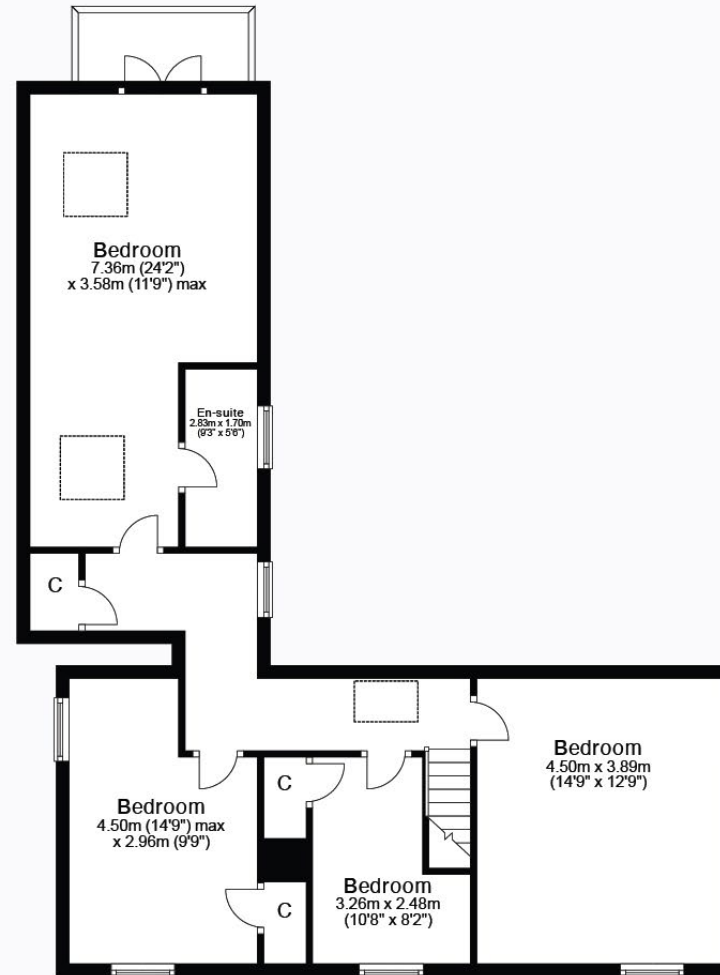
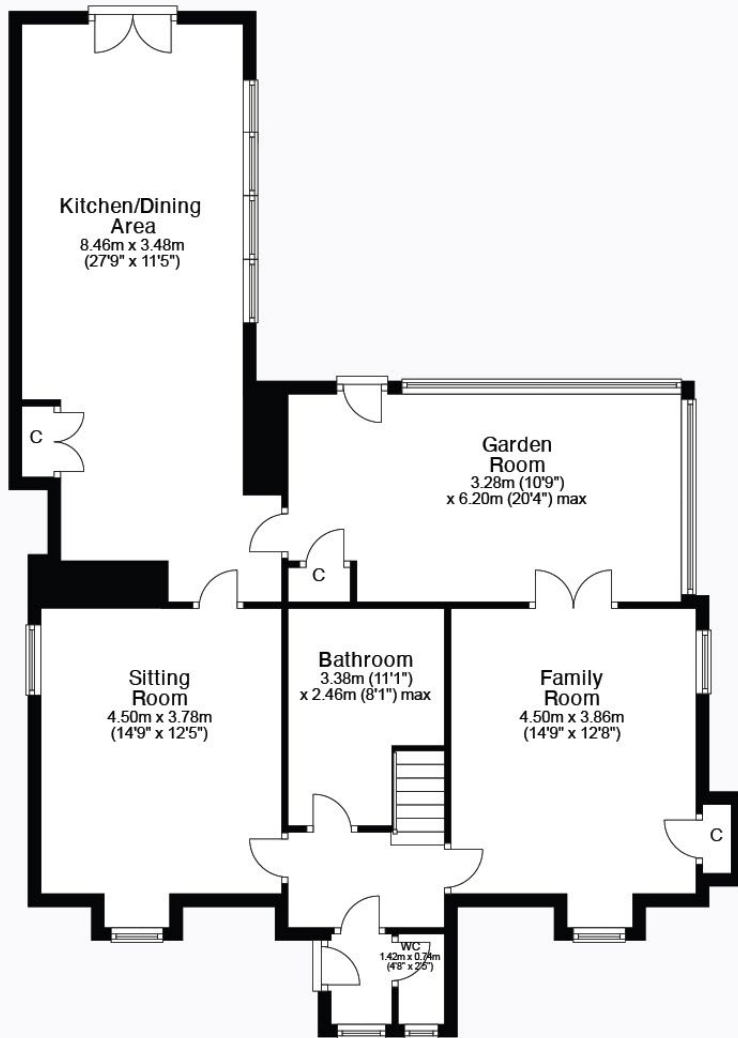












BALNACROFT FARMHOUSE
GRANDTULLY
ABERFELDY PH15 2QS

EPC Band E

Approx gross internal area 2163 sqft | 201 sqm

Property reference XG2203

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.







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