





Cockerhall
Glencarse, Perth

An impressive property with modern styling and bright living space, in a stunning setting eight miles from Perth.


A stylishly appointed detached family home, located in a stunning rural position within easy reach of Perth and the banks of the River Tay. The property is set within beautiful and extensive gardens with views across the surrounding countryside, while inside the accommodation is airy, spacious and finished in clean, neutral tones complimented by understated modern fittings.




3 RECEPTION ROOMS




4 BEDROOMS




4 BATHROOMS




GARAGE




1.5 ACRES




FREEHOLD



RURAL



2762 SQ FT



£595,000 OFFERS OVER



The property

Cockerhall is a stunning detached family home, occupying a peaceful, private rural setting three miles from the small village of St. Madoes and within easy reach of bustling Perth. The property has attractive white rendered elevations outside and sits within beautiful gardens, while inside there are four bedrooms and three well-presented reception rooms with contemporary styling, plenty of natural light and views across the garden and beyond.

The main reception rooms flow together in a semi open-plan layout, and include the 33ft dining room across the rear of the house, with its sunny south-facing aspect and dual bi-fold doors opening to the rear terrace and creating a connection to the outside space. Adjoining the dining room is the comfortable drawing room with its feature fireplace, as well as the breakfast area, which flows into the open-plan kitchen. The breakfast area provides space for informal dining, or additional space in which to relax, while the kitchen itself has modern fitted units, a central island and an Aga. The utility room and laundry both

provide additional useful storage and space for home appliances. Also on the ground floor is one double bedroom with an en suite shower room and French doors opening directly to the garden, with the family room providing additional everyday living space, and the option for use as a further bedroom if required.

Stairs rise from the ground-floor entrance hall to the first floor, which offers two additional double bedrooms, including the end suite principal bedroom. This level also provides access to an impressive south-facing roof terrace, enjoying views over the garden and the stunning surrounding countryside.

The accommodation is completed by a second-floor bedroom and a family bathroom featuring a bathtub and separate shower.

Outside

At the entrance to the property, gates open onto the block-paved driveway, which provides plenty of parking space and access to the detached garage.



A gravel courtyard area in front of the house provides additional parking space, while the gardens wrap-around the house, offering rolling lawns on all sides. At the rear there is gravel terracing and elevated decking providing space for al fresco dining, with an area of lawn beyond and various mature trees and established shrubs and hedgerows to the borders. The south-facing roof terrace provides further space in which to relax and enjoy the surroundings, as well as take in the views across the surrounding landscape.

Location

The property lies in a magnificent rural setting, close to the small village of St. Madoes and within five miles of historic Perth. St. Madoes offers various everyday amenities, including a village shop and a community centre, while popular Perth is a vibrant small city and a friendly community with plenty of leisure and cultural facilities. The city centre offers various high street shops and independent retailers, while there are also numerous restaurants, pubs and cafés. You can find several large supermarkets in the city as well as a wide choice of schooling, both state and

independent. The area is surrounded by beautiful rolling countryside, with the banks of the River Tay nearby and the stunning east coastline also easily accessible. In addition, the mountain landscapes of the Cairngorms National Park are around an hour away by car. The region is well connected by road, with the M90 within easy reach, while Perth's mainline station provides regular services towards Edinburgh, both direct and via Stirling.



Distances

- St. Madoes 3.2 miles
- Scone 7.5 miles
- Perth 8.5 miles
- Dundee 13.5 miles
- Edinburgh 48 miles

Nearby Stations

- Perth
- Dundee

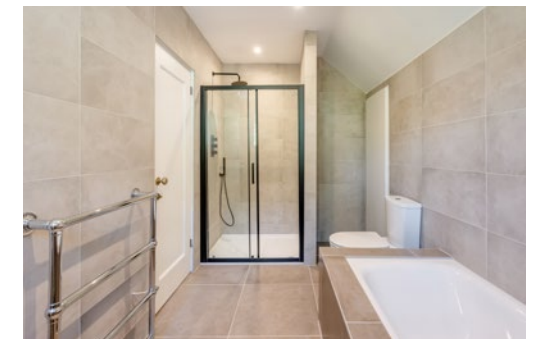
Key Locations

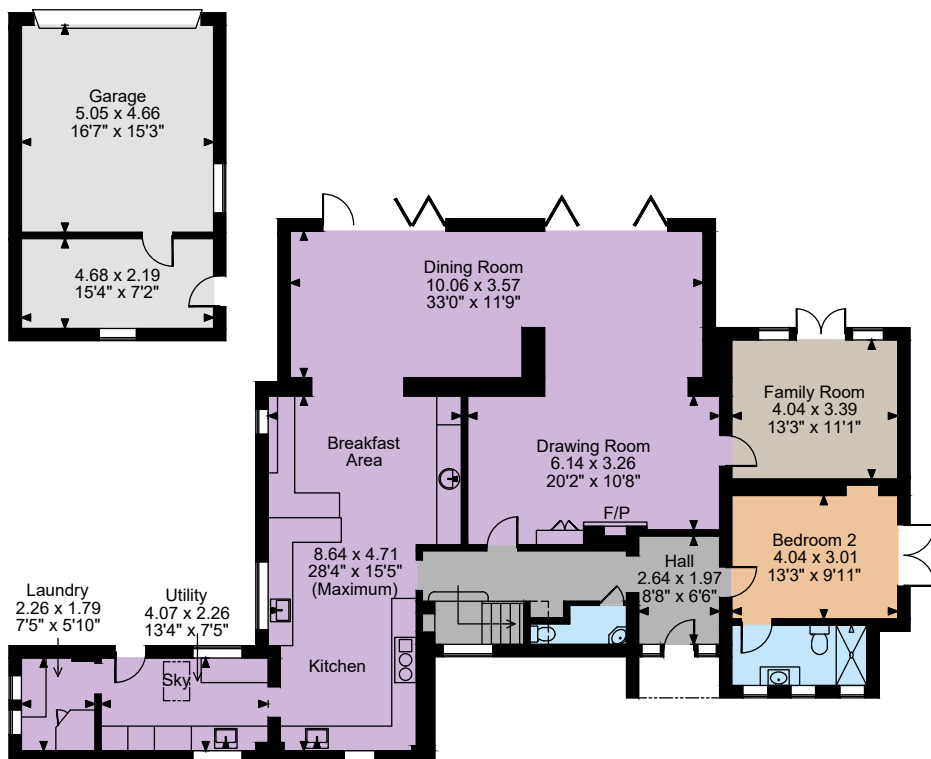
- Scone Palace
- The Black Watch Castle & Museum (Balhousie Castle)
- Perth Museum and Art Gallery
- Branklyn Garden (National Trust)
- Kinnoull Hill Woodland Park
- Huntingtower Castle
- Elcho Castle

- Dundee Museum of Transport
- Glamis Castle
- Falkland Palace & Garden (National Trust)

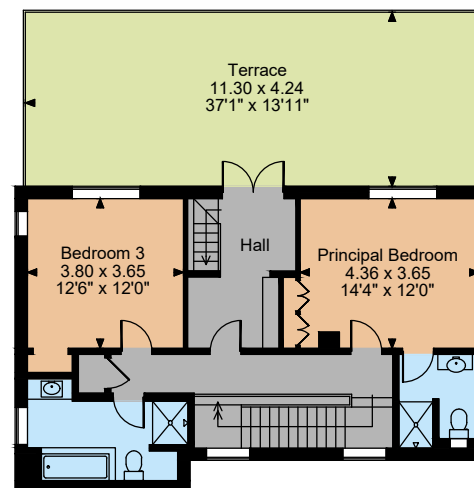
Nearby Schools

- Craigclowan Preparatory School
- High School of Dundee
- Strathallan School
- Glenalmond College

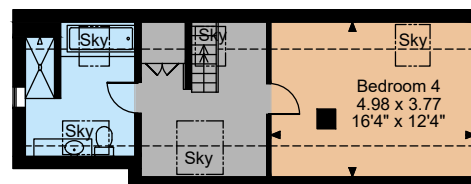




Ground Floor



First Floor



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Floorplans

Main House internal area 2,762 sq. ft (257 sq. m)

Garage internal area 372 sq. ft (35 sq. m)

Terrace external area = 516 sq. ft (48 sq. m)

Total internal area 3,134 sq. ft (291 sq. m)

For identification purposes only.

Directions

Post Code: PH2 7RQ

what3words: ///cove.regarding.spell

General

Local Authority: Perth & Kinross

Services: Mains water. Private drainage to septic tank.
Mains electricity. Heating via Mitsubishi Air Source
Heat Pump.

Mobile and Broadband checker: Information can be
found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

Fixtures and Fittings: The fixtures and fittings, as well
as the fitted carpets, are included in the sale.

Right of Access: Cockerhall benefits from a right of
access leading to the property.

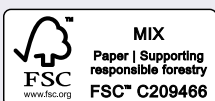
Wayleaves and easements: The property is sold
subject to any wayleaves or easements, whether
mentioned in these particulars or not.

Perth

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