



# Meikle Fardle Farm

Meikleour, Perthshire, PH2 6EF



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**Rarely available, stunning former Georgian farmhouse with beautiful garden grounds, double garage & driveway**

- Impressive sitting room
- Open plan kitchen/dining/family room
- Formal dining room & sun room
- Large utility room & workshop
- 4 spacious double bedrooms
- Stylish bathroom & shower room
- Exceptional grounds (approx 1.5 acres)
- Large driveway & double garage
- Garden store, shed & 2 greenhouses
- LPG heating, double/secondary glazing



**Offers Over: £595,000**

**EPC Rating: G**

**Council Tax: G**

**Tenure: Freehold**

Further information can be found in the home report.



# About the Property

This is a wonderful opportunity to acquire a stunning, extended former Georgian farmhouse with beautiful, established garden grounds (approx 1.5 acres) located in a secluded setting close to the village of Meikleour in rural Perthshire. This exceptional property offers lovely open views, a peaceful setting, double garage, outbuildings and large driveway. Although the property has been extended and refurbished to a high standard over the years it offers great potential to extend further if required (subject to consents).

The stylish and tastefully presented interior offers ideal family accommodation filled with charm and character and laid out over two levels. The public rooms are cleverly split into relaxed and formal spaces whilst the spacious bedrooms are separated into two 'wings' with each wing having two bedrooms and a bathroom or shower room.

This charming property represents an outstanding opportunity for those seeking a very special home in one of Scotland's most attractive countryside settings.





## Location

Meikle Fardle Farm enjoys an idyllic setting in the heart of rural Perthshire in the peaceful conservation area of Meikleour. The property is surrounded by rolling farmland and woodland and offers easy access to some of Scotland's most loved countryside landscapes. The property is conveniently positioned between the picturesque village of Meikleour and the larger market town of Blairgowrie (approx. 5 miles), providing a superb balance of tranquil country living with practical amenities nearby. Within Meikleour itself you'll find the acclaimed Meikleour Arms, an award-winning country pub and restaurant that serves seasonal Scottish dishes and a welcoming bar environment right on your doorstep. A short drive into Blairgowrie opens up a wider selection of restaurants, cafes and bars. These offer a vibrant yet relaxed local food and drink scene within a short drive of the property. The delightful village of Dunkeld is also within easy reach (approx. 10 miles) and has a top notch food scene, local shops and a thriving village community.

For everyday shopping and groceries, Blairgowrie hosts supermarkets including Tesco and Lidl, while further afield in Perth you'll find additional options such as Morrisons, Tesco Extra, ALDI and Asda Perth Superstore, all suited for broader weekly





## Location contd.

...shopping and services. The location combines serene rural living with convenient connectivity, being approximately 12 miles north of Perth and within comfortable reach of Dundee, while local amenities, schools and transport links are close by, making it a highly desirable setting for country living in Scotland.

## Extras

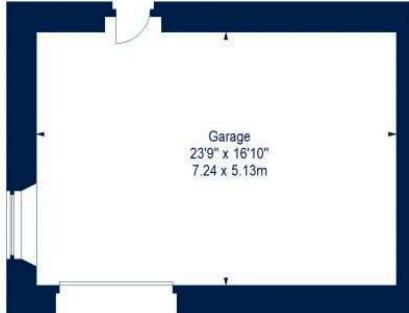
All fitted floor coverings, curtains, curtain poles, blinds, light fittings, hob, oven, combination microwave oven, extractor hood, dishwasher, fridge/freezer, washing machine, tumble dryer, separate freezer (in workshop) and hall mirror are included in the sale price.

The 2 greenhouses are also included in the sale price.

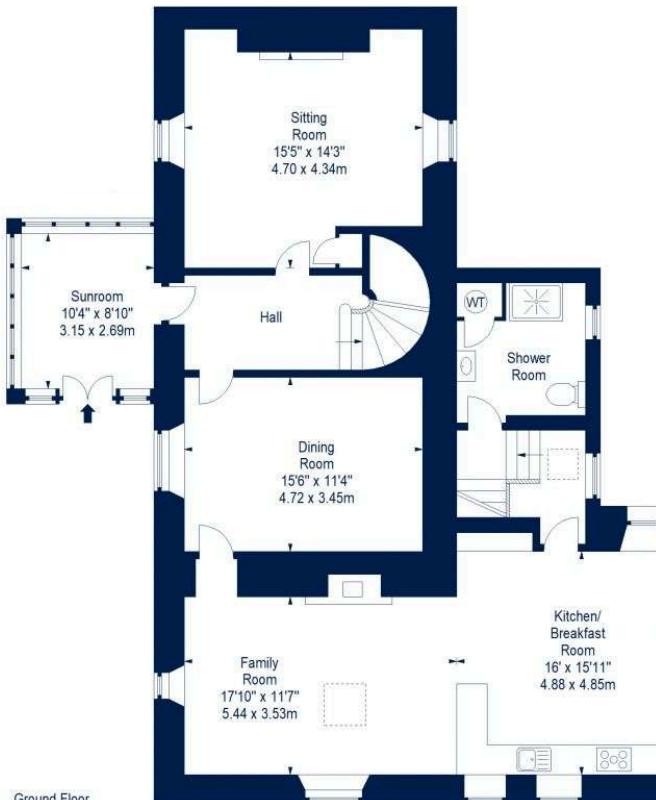
Some items of furniture and garden equipment may be included in the sale price or available by separate negotiation.

**Note** - please note the warming plate forming part of the combination oven is currently not in working order. The property is being sold as seen.

# Meikle Fardle Farm, Meikleour, Perth and Kinross PH2 6EF



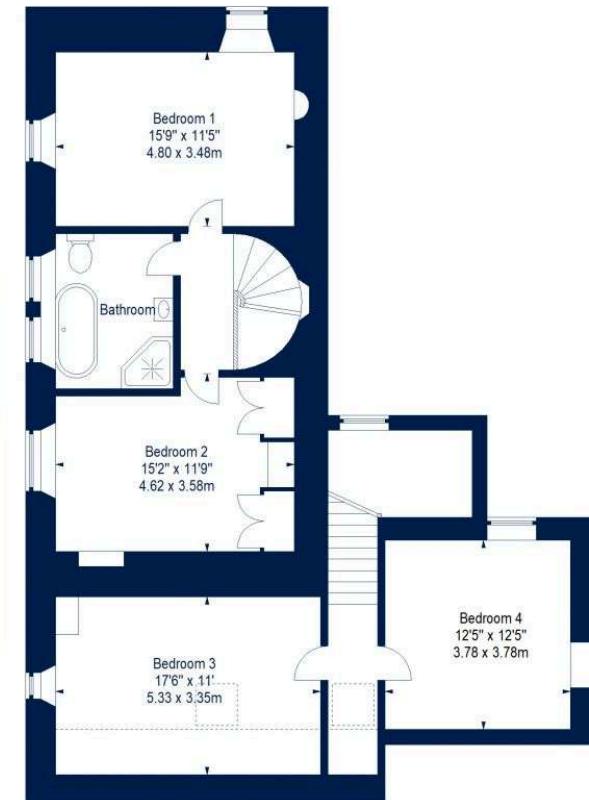
Ground Floor



Ground Floor

House - Approx. Gross Internal Area - 2896 Sq Ft - 269.04 Sq M  
(Including Garage/Workshop)

Shed & Garden Store - Approx. Gross Internal Area - 641 Sq Ft - 59.55 Sq M



First Floor





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