

# Bridge House, Hayfield Road, Glenfarg



Law Location Life



# Bridge House, Hayfield Road | Glenfarg

Bridge House is an Outstanding 'C' Listed Period Dwelling House, situated in extensive gardens in excess of 1/3 of an acre, ideal for small free holding or similar.

The property is beautifully presented throughout, combining modern amenities with period features, such as timber finishes, period fireplaces, high skirtings, traditionally styled radiators and sash and case windows.

The spacious and flexible accommodation currently comprises; Entrance Vestibule, Reception Hallway, Sitting Room (with feature Bay window and fireplace), Family Room, Open Plan Kitchen/Dining Room, Utility Room with W.C, Hall/Boot Room, Split Level Upper Landing, Master Bedroom (En Suite Shower Room), 3 further Double Bedrooms and Family Bathroom (with roll top bath).

Externally the stunning rear gardens are predominantly laid to lawn, with large patio courtyard area, raised vegetable planters, trees, flowers and plants. There are outbuildings including a large workshop, summer house, greenhouse and chicken house/enclosed run. The front garden is laid to lawn with pretty borders of plants and flowers.







## Accommodation

### Entrance Vestibule

Entry is gained via a doorway to the front of the property into the entrance vestibule. There is traditional mosaic tiled flooring, coat hanging rail and door with etched glazed panel leading into the reception hallway.

### Reception Hallway

The reception hallway has parquet flooring and provides access to the main ground level rooms, an under-stair storage cupboard and gives direct access to hardwood staircase to the upper level. There is a small feature leaded window to the rear.

### Sitting Room

An imposing reception room with carpeted flooring, feature bay window formation to the front, ceiling coving, focal point fireplace with multi fuel burning stove, shelved Edinburgh Press, high skirtings and traditionally styled radiators (a recurring feature throughout the property).

### Family Room

An attractive reception room with traditional styled windows with window shutters to the side and front, carpeted flooring, focal point fireplace with wood burning stove and Ceiling coving.

### Open Plan Dining Kitchen

A recently upgraded open plan dining kitchen with traditionally styled hand painted solid wood kitchen storage units, with work tops, splash back tiling and Belfast sink. The kitchen has an induction hob, extractor fan, fitted oven and microwave and integrated dishwasher, space for a fridge/freezer and slate flooring. Additionally, there are two windows to the front and fireplace with range style wood burning stove/cooker. This room easily accommodates a dining table and other free-standing furniture and is very much a feature room of the property. A door provides access to the rear hall/boot room.

### Rear Hall/Boot Room

The rear hall/boot room has slate flooring, a door to the rear garden and a door providing access into the utility room.

### Utility Room with W.C

The utility room has a concealed w.c, Belfast sink, worktops, built in storage units, window to the rear and plumbing and space for a washing machine and tumble dryer. There is tiled flooring.

### Upper Level Landing

Upstairs is accessed via a traditional timber split carpeted stairway with doors to the bedrooms and family bathroom. There is a study area with window to the front.

### Master Bedroom

A spacious and attractive master bedroom with bay window formation to the front and carpeted flooring. Other features include original fireplace, ceiling coving and hatch to loft space. There is a door providing access into en-suite shower room and to a dressing area/wardrobe.

### En-Suite Shower Room

An attractively styled en suite shower room comprising; w.c, pedestal wash hand basin, tiled shower cabinet, chrome towel radiator, timber flooring and traditional window to the rear. There is a door into the walk in

wardrobe with generous hanging space and drawers.

### Bedroom 2

A well-proportioned double bedroom with carpeted flooring, focal point traditionally styled fireplace, shelved Edinburgh Press and double glazed window overlooking the side.

### Bedroom 3

Again, a double bedroom with window overlooking the side, focal fireplace, shelved Edinburgh Press and wood flooring.

### Bedroom 4

Fourth double bedroom with window to the side and carpeted flooring.

### Family Bathroom

The family bathroom comprises; w.c, pedestal wash hand basin, freestanding roll top bath with shower attachment, chrome towel radiator, tiled flooring and window to side.

### Loft

There is a good-sized loft area providing ample space for storage.

### Grounds and outbuildings

The property is set in substantial mature grounds approximately 1/3 of an acre. To the rear of the property there is a sheltered courtyard garden. Small steps lead up to an excellent mature enclosed garden with an array of flowering plants, small trees, fruit trees and lawns. The grounds benefit from a large shed/workshop with power, light and mains water, green house and timber summer house. The front garden is laid to lawn with pretty borders of plants and flowers.

### Heating

The heating is supplied by recently installed oil central heating with cast iron radiators throughout the property. The hot water system is mains pressure with a large cylinder.

### Parking

There is ample on street parking directly outside the property.

### Note

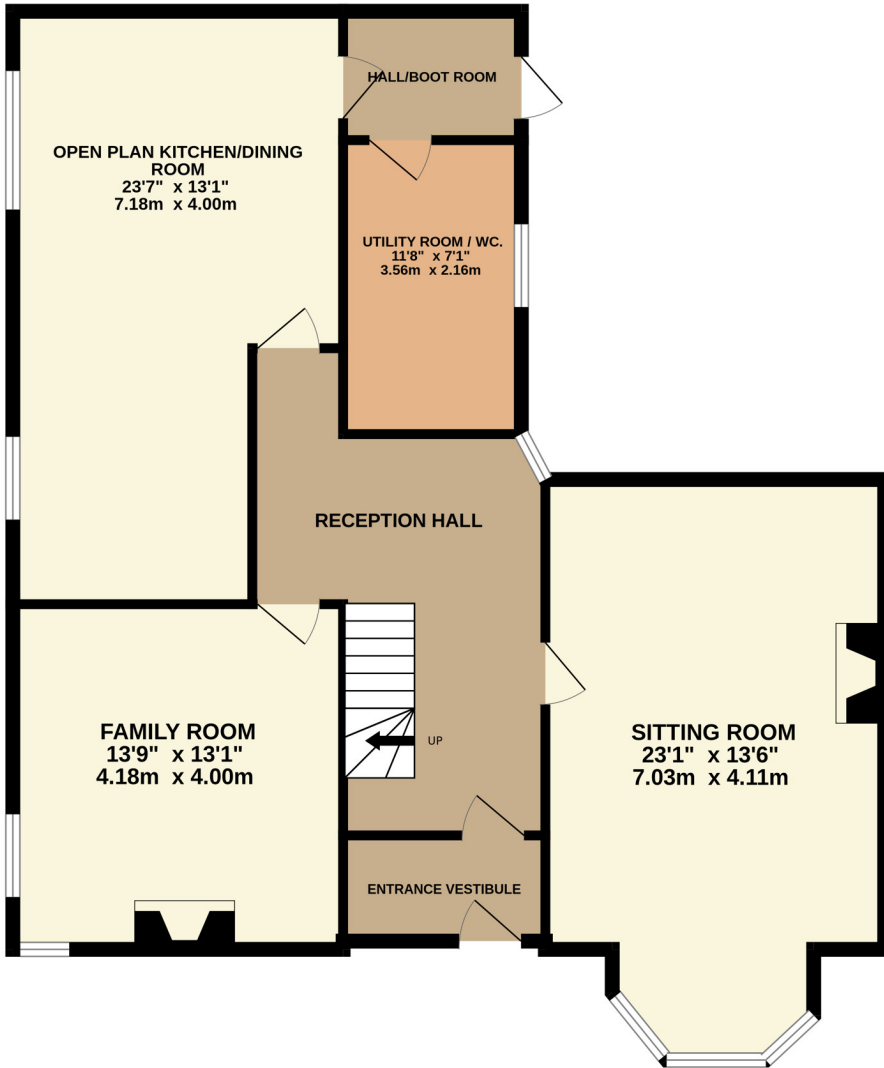
The property has been refurbished with sash and case style windows, some being double glazed. Damp proof courses and other remedial works have taken place in recent years. The property is predominantly detached being joined at the far corner to an outbuilding conversion. The property is category 'c' listed.

### Extras

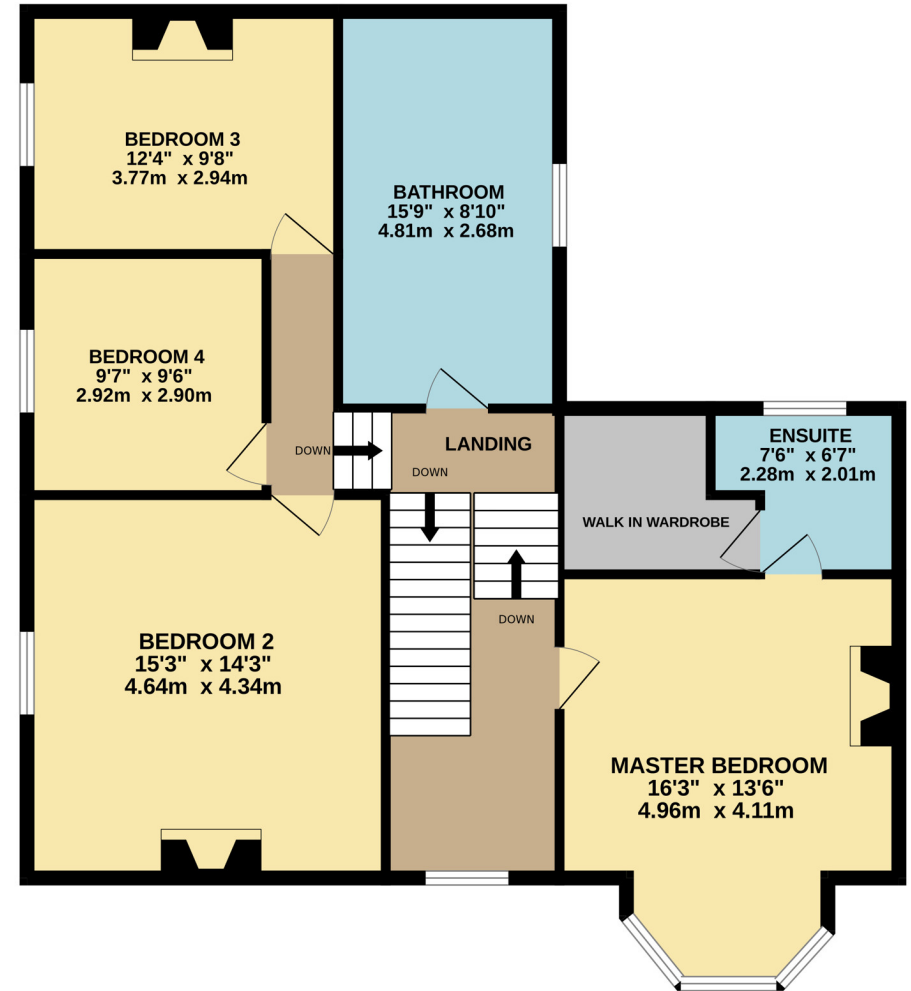
Fitted floorcoverings and integrated kitchen appliances will be included.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



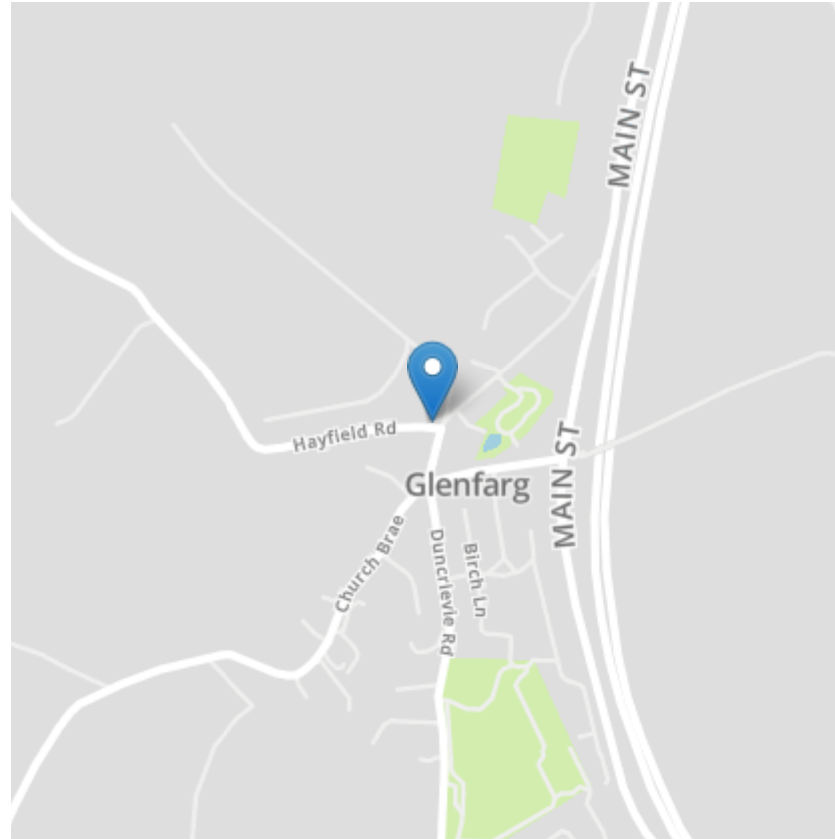






# BRIDGE HOUSE, HAYFIELD ROAD, GLENFARG - A BETTER PLACE TO LIVE

Glenfarg lies in the Ochil Hills in the picturesque Perthshire countryside. The village provides a number of local amenities, Village Shop, Garage, Village Hall, Public Park and local Primary School. There are also a number of leisure activities, including a Bowling Club and Tennis Courts, with endless opportunities for cycling, walking, horse riding and golfing. Commuting to larger more extensive amenities can be found at Kinross/Milnathort which are only 4/5 miles away and Perth 12 miles or thereby. For the commuter Edinburgh only lies 30 miles away with access to the M90 Motorway being found alternatively at Mawcarse 3 miles or Bridge of Earn 8 miles or thereby. There are a number of schooling options with Arngask Primary School within walking distance, whilst the catchment area includes Kinross High School. Private schooling is also available at nearby Dollar Academy, Strathallan School, Forgandenny and Kilgraston School for Girls in nearby Bridge of Earn.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	46	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Andersons LLP  
40 High Street  
Kinross  
KY13 8AN

LP-2, Kinross

T: 01577 862405  
F: 01577 862829  
E: [property@andersons-kinross.co.uk](mailto:property@andersons-kinross.co.uk)  
[www.andersons-kinross.co.uk](http://www.andersons-kinross.co.uk)

#### Partners

John Wellburn LL.B DIP L.P N.P  
Lorna E. Miller LL.B DIP L.P N.P

#### Notes of Interest and Offers

All offers for this property should be submitted in Scottish legal terms to our Property Department. If you are interested in this property you are advised to "note interest" with Andersons via your solicitor.

Andersons LLP is a limited liability partnership (No. 300983) having their registered office at 40 High Street, Kinross KY13 8AN

