

Old Toll Cottage Main Street, Glenfarg



Law Location Life

Old Toll Cottage | Main Street | Glenfarg

The Old Toll Cottage is a charming 'C' Listed Traditional Detached Cottage situated in the sought after village of Glenfarg. Offered for sale in move in condition and a credit to the current owners, the cottage has historical importance with a canted porch indicating its function as a toll house and was probably built in 1832 when the new road came into use. It is even rumored that Queen Victoria visited the cottage, whilst on her tour of Scotland in 1842. The cottage still boasts many traditional period features throughout and provides spacious family accommodation.

The accommodation currently comprises; Entrance Vestibule, Hallway, Inner Hallway, Sitting Room, Dining Kitchen, Conservatory, 2 Double Bedrooms and Family Bathroom.

The property further benefits from attractive enclosed rear tiered garden, detached garage, parking and oil central heating.

Viewing is highly recommended and is strictly by appointment only.





Accommodation

Entrance Vestibule

Entry is from the front into the entrance vestibule. There are two windows to the side, vinyl flooring and door into the hallway.

Hallway

A welcoming hallway with timber flooring and doors to the dining kitchen, bedroom 2 and open access into the inner hallway. There is a hatch to the attic space.

Inner Hallway

The inner hallway has timber flooring and provides access to the sitting room and master bedroom. There is a window to the front and shelved alcove.

Sitting Room

A light and spacious reception room with timber flooring, fireplace and windows to the front and side.

Dining Kitchen

A cottage style kitchen with storage units at base and wall levels, ceramic 1 1/2 bowl sink and drainer and fitted oven and electric hob, with extractor over. There are spaces and plumbing for appliances, timber flooring and windows to the front and side. There is ample room for a dining table. Access is provided into the bathroom and via a few steps into the conservatory.

Conservatory

The conservatory overlooks the rear garden, has vinyl flooring and has a door to the side.

Master Bedroom

A double bedroom with carpeted flooring and window to the rear.

Bedroom 2

A further double bedroom with carpeted flooring and window to the rear.

Family Bathroom

A Victorian style bathroom with roll top bath with shower over, attractive tiling, wash hand basin, wc and towel radiator. There is a window to the front and timber flooring.

Gardens

The property benefits from substantial attractive tiered gardens to the rear, separated into levels by railway sleepers, plant borders and raised decking, providing ideal spaces for

enjoying the sunshine, outside dining and bbq's.

Garden & Parking

There is a single detached garage with windows to the front and side, door into the garden and up and over door to the side. There is space for parking two vehicles outside of the garage.

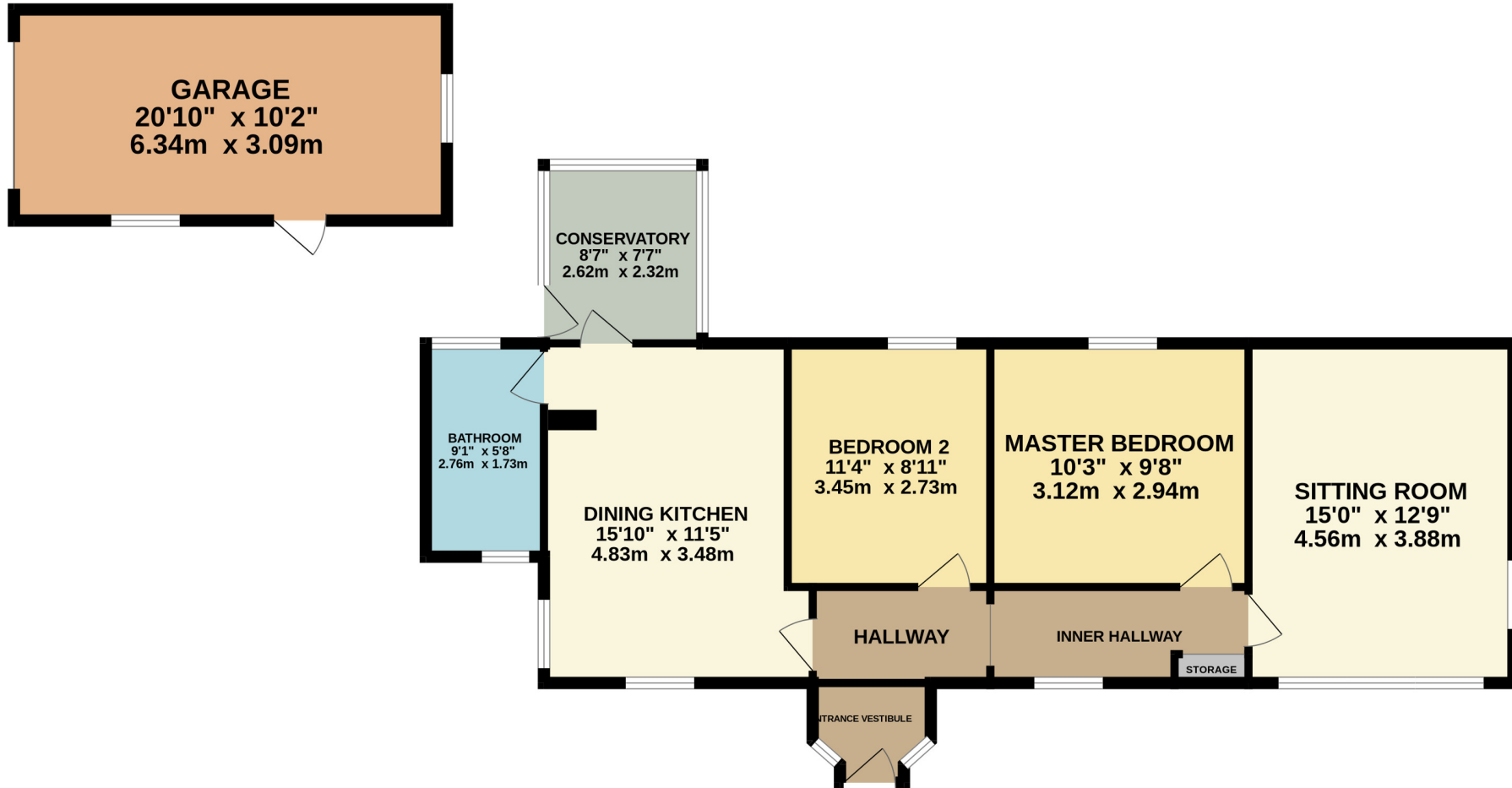
Heating

Oil Central Heating.

Extras

The property has recently added traditionally styled solid oak doors throughout.

GROUND FLOOR



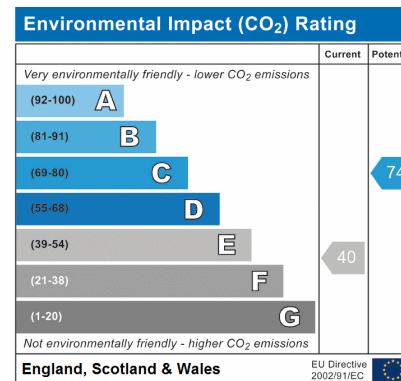
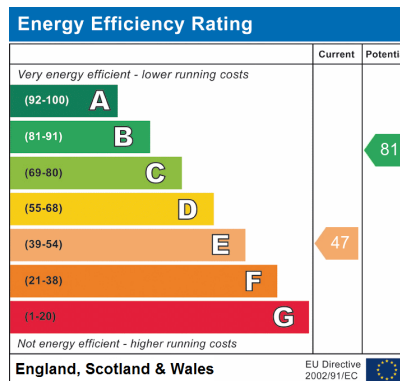
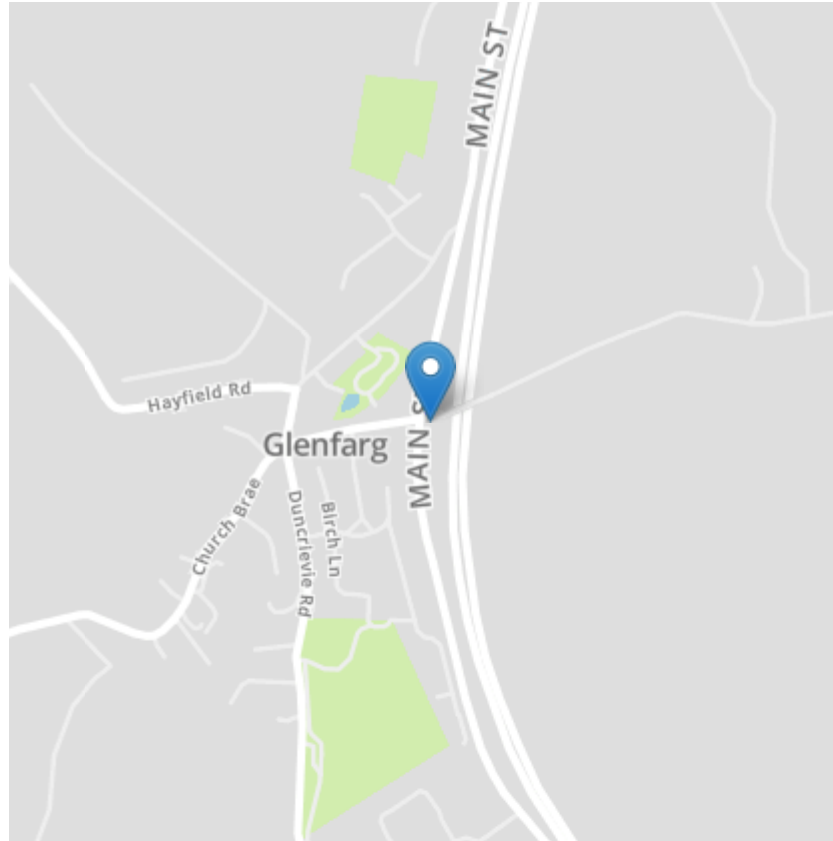
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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MAIN STREET, 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, 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.



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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.

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