





Cloud Cottage

This traditional detached cottage, at Newton of Gorthy, enjoys a secluded rural setting and panoramic views across the rolling Perth and Kinross countryside. The characterful home enjoys three/four double bedrooms, two bathrooms, and generous reception space, and is accompanied by delightful mature gardens, a charming summer house, and a number of versatile outbuildings, including a detached single garage/workshop. A large gravelled driveway provides parking for multiple cars.

Accessed via glazed double doors, a welcoming entrance hall flows into a wide reception space, flooded with south-westerly light from triple-aspect glazing, and characterised by a classic neutral backdrop, handsome timber flooring, and a characterful multi-fuel stove.

Features

- Traditional detached cottage
- Tranquil rural setting
- Panoramic countryside views
- Triple-aspect sunroom/fourth bedroom
- Spacious living/dining room
- Contemporary kitchen
- Three double bedrooms
- Three-piece bathroom
- Modern shower room
- Extensive mature gardens
- Charming summer house
- Multiple versatile outbuildings
- Single garage/workshop
- Polytunnel
- OCH and DG

⬆⬆ A triple-aspect sunroom & a contemporary kitchen



Accompanied by built-in storage, the sunroom promises a delightful setting for everyday living, with a backdrop of stunning countryside views, and could be used as a fourth bedroom, if desired. Accessed from here, and enjoying an abundance of dual-aspect light, a further reception room provides a wonderful sweep of versatile floorspace, accommodating a comfortable living area and a space for seated dining. Luxury timber-styled flooring and a working open fire enhance this airy space, which opens onto a wide decked terrace, enjoying an enviable southeast-facing aspect and picturesque rural views. The sociable area also conveniently leads into a contemporary monochrome kitchen, with a pantry area, appointed with stylish cabinetry, a Rangemaster range cooker, a statement stainless-steel extractor hood, an integrated dishwasher, a freestanding fridge/freezer, and a washing machine.



Bedrooms & Bathrooms

Also accessed from the living and dining room, a central hallway, with a cupboard, leads to the remaining accommodation, including three airy double bedrooms, two with built-in storage and one enjoying garden access. The bedrooms are served by a modern three-piece bathroom with a shower-over-bath, as well as a similarly-styled shower room, with a glazed corner shower cubicle and a WC-suite. Oil-fired central heating and double glazing are found throughout.





Extensive mature gardens

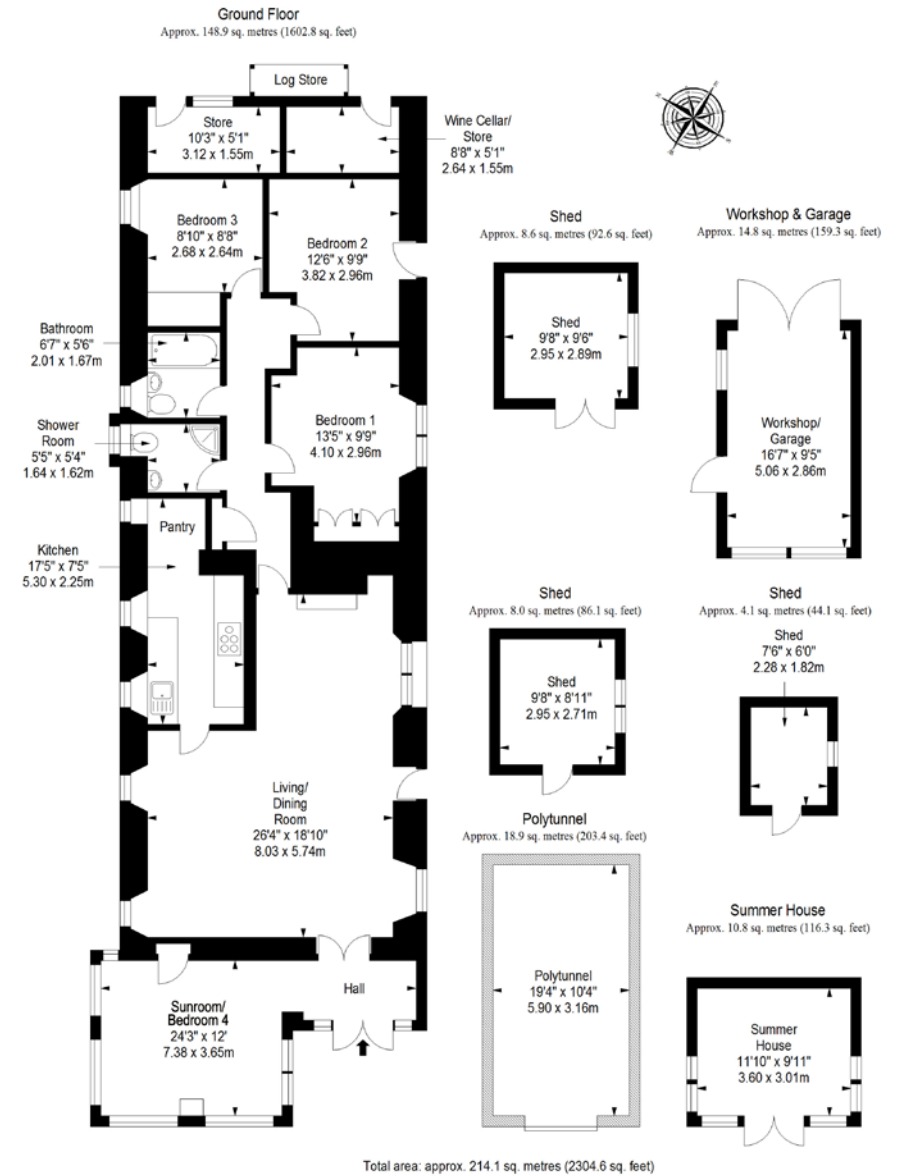
Externally, the cottage sits within delightful mature gardens, boasting a sunny decked terrace, two attached stores (one currently utilised as a wine cellar), three garden sheds, a polytunnel, and a summer house. A detached single garage/workshop is enhanced by a wall of full-height glazing and countryside views, and could alternatively provide an outstanding home office. A gravelled driveway provides parking for multiple vehicles.

Extras: Included in the sale are all fitted floor coverings, curtains and blinds, light fittings, integrated kitchen appliances, the fridge/freezer and the washing machine.

EPC Rating - D

Newton of Gorthy Madderty

The property is situated at Newton of Gorthy, around two miles from the village of Madderty and just under seven miles from Crieff. Madderty is home to a primary school and church, whilst everyday facilities can be found in Crieff. Well-known for its famous whisky and history of cattle droving, the market town of Crieff offers an extensive selection of shops, supermarkets, independent retailers, cafes, bars, restaurants, and takeaways, alongside daily essentials such as medical centres, pharmacies, Post Offices, hairdressers, and beauty salons. Crieff Hydro is a well-known hotel resort with a spa, a number of eateries, fantastic leisure facilities including golf, a gym, swimming pool, and tennis courts, and an adventure park with outdoor activities for the whole family. Strathearn Community Campus also offers a swimming pool, fitness classes, and a gym. For lovers of the outdoors, the property is surrounded by picturesque rolling countryside, offering no shortage of walking, running, and cycling routes, as well as spectacular far-reaching views. Schooling in the area is provided at Methven Primary School, followed by secondary education at Perth Grammar School. Despite its tranquil, rural location, the area enjoys close proximity to nearby road links, making travelling by car easy, as well as a bus service nearby.



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