

IRVING
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THE STEADING & WILDGRASS COTTAGE

WESTERLIX, KILLIN, PERTHSHIRE FK21 8RD

OFFERS OVER £450,000





Steading House with Adjoining Holiday Cottage and Optional Smallholding

Irving Geddes are delighted to offer this unique opportunity to purchase a fully mod-ernised traditional steading with adjoining holiday cottage with an additional option to purchase an adjacent smallholding (c.5acres). The 3 bed steading is owned by resident artists, who operate a studio & run photography workshops (www.wildgrass.co.uk). The property occupies an enviable position within an area of stunning natural beauty, set amongst the hills & woodlands of rural Perthshire, yet easily accessible.

The main part of the steading comprises on the ground floor; TWO DOUBLE BED-ROOMS, STUDY, CLOAKROOM/SAUNA, CONSERVATORY and BATHROOM. The upper floor houses the MASTER BEDROOM with EN-SUITE SHOWER and substantial open plan KITCHEN and LOUNGE which has an attractive exposed stone gable with multi-fuel stove and French doors leading out to a decked terrace providing a stunning as-pect over the rear grounds. Whilst attached, the two bed holiday cottage enjoys a high degree of seclusion and privacy with it's own outdoor space and stunning outlook.

There is a neighbouring property to the front, private parking for up to 6 cars to the side & the beautiful private grounds lie predominately to the rear measuring c.1.7acres. A level area of lawn sits behind the property with part of a Lochan to the south. Woodland sits to the south west and there is a large wooden workshop a short distance from the property.

The adjacent smallholding is certified for housing animals & borders the ground to the east. Comprising an area of around 5 acres with an open field and woodland. Further details are available from Irving Geddes or through the owners during a viewing.

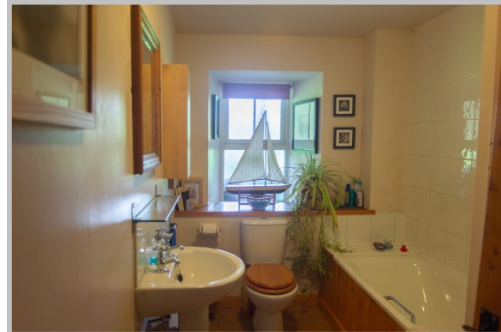
Located at the end of a 1/2 mile track, with unrestricted walks straight from the prop-erty, the Steading & Cottage is situated in Glen Dochart within the Loch Lomond and Trossachs national park. The picturesque village of Killin is 3 miles away & is home to the famous Falls of Dochart & has a good range of amenities. There are numerous out-door activities to enjoy including mountain biking, golf and walking, with fishing, boating and other watersports available on the nearby Loch Tay.

Steading Dimensions

Lounge/Kitchen	10.0m x 4.2m	Study	4.1m x 2.1m
Bedroom One	4.2m x 3.0m	Bedroom Two	4.3m x 3m
Bedroom Three	3.2m x 2.5m	Conservatory	5.5m x 4.1m







Wildgrass Cottage

Adjoining the Steading is a very successful holiday let cottage with main door access. The spacious cottage is set over two floors and comprises; SHOWER ROOM, SAUNA, DINING KITCHEN, TWO DOUBLE BEDROOMS (both en-suite), BATHROOM and LOUNGE with a multi-fuel stove and French doors leading to a private terrace from which there is a wonderful outlook over the Lochan. The majority of contents are available through separate negotiation.

Lounge	5.5m x 3.6m
Kitchen	5.5m x 3.3m at widest
Bedroom One	3.8m x 3.7m
Bedroom Two	3.5m x 3.5m



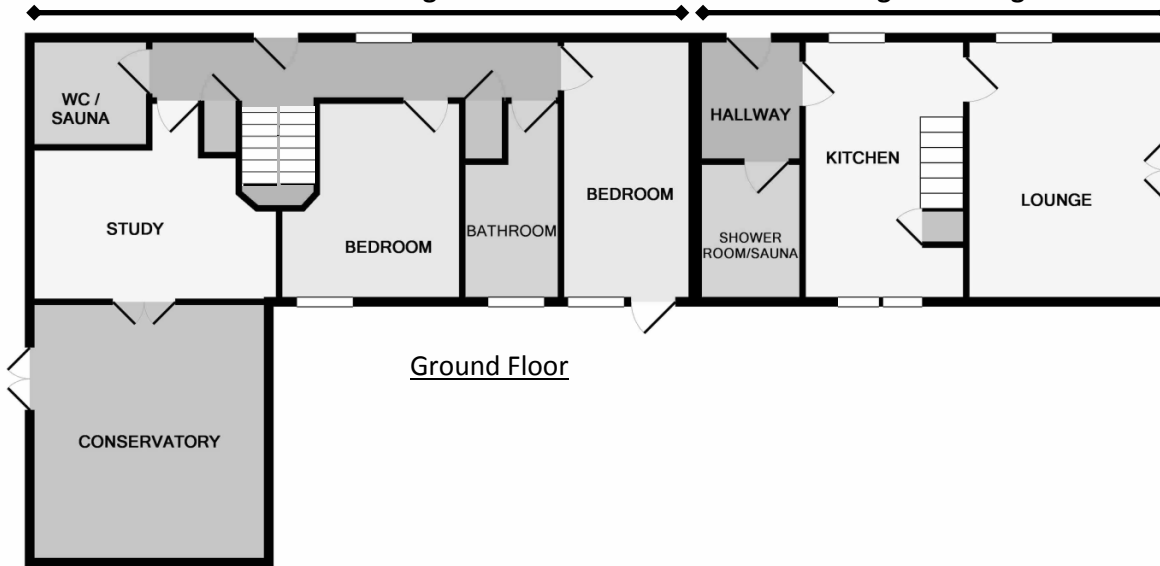




These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.

The Steading

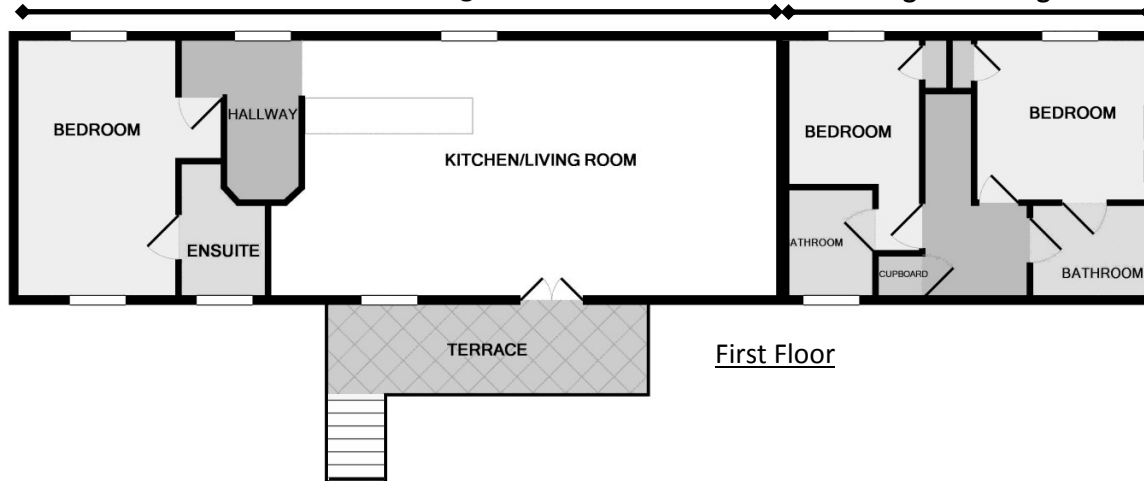
Wildgrass Cottage



Ground Floor

The Steading

Wildgrass Cottage



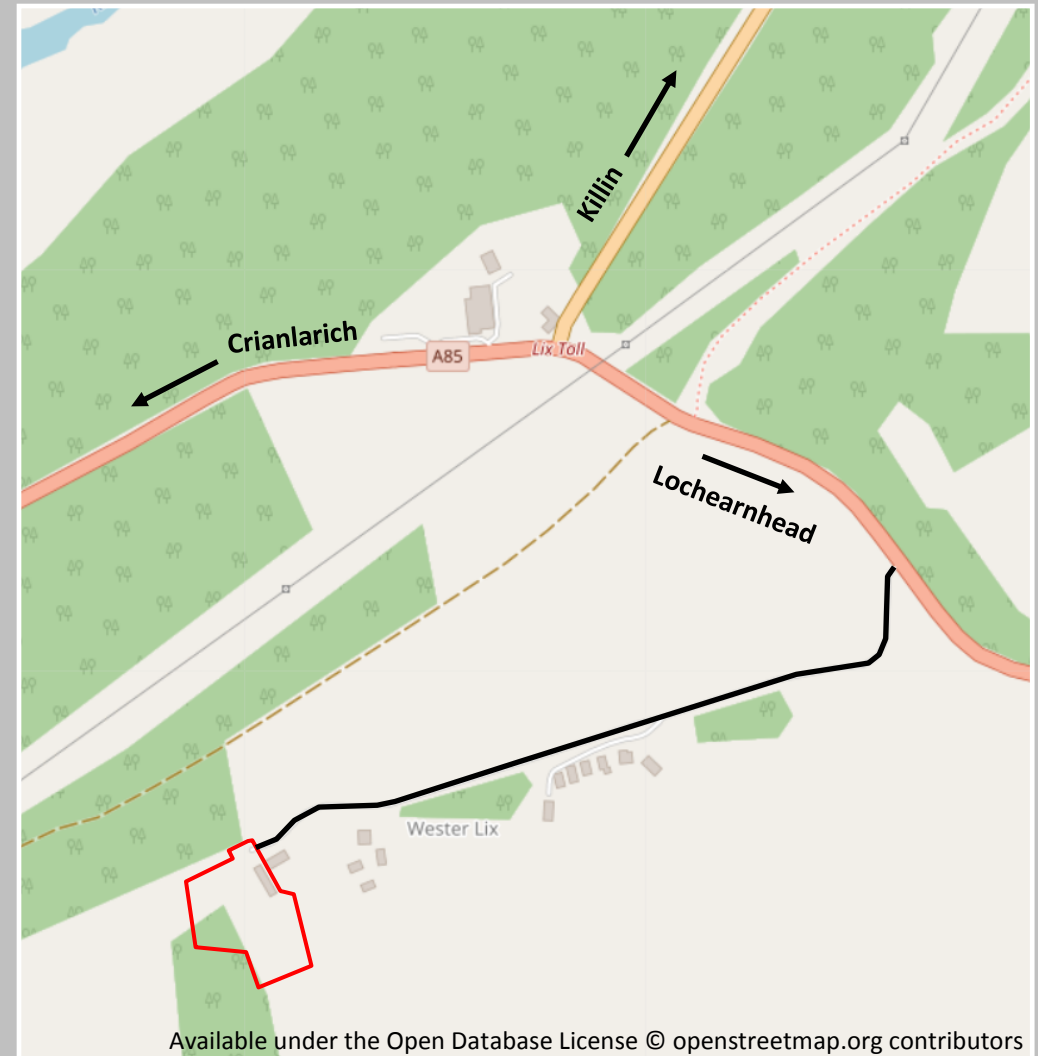
First Floor

Energy Performance (The Steading) Rated 'C' for efficiency.

Services Oil Heating, Drainage to Septic Tank, Private Water Supply, Mains Electric.

Viewing Strictly by appointment through Irving Geddes W.S. on 01764 670325





Directions

Travelling west on the A85 passing Lochearnhead, heading up through Glen Dochart. After approx. 5miles, shortly before the turn off to Killin, there is a large wooden signpost on the left for 'Wester Lix, Wildgrass Studio'. Take this turn and the Steading is the at the end of the track

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