



Mill of Ross, The Ross, Comrie, PH6 2JR
Offers Over £450,000

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Description

Stunning south-west facing, C-Listed detached property located on the Banks of the River Earn and privately situated within 'The Ross', a most highly-desirable hamlet on the Western edge of the award-winning Perthshire conservation village of Comrie. This substantial stone-built property has been developed by the current owner adding two bedrooms, bathroom and a particularly spacious studio/office. The accommodation with central heating throughout comprises on the ground floor: Store/Utility Room, Dining Kitchen, Dining Room, Sitting Room, Bathroom, two Double Bedroom (master en-suite shower). Upper accommodation consists of four Double Bedrooms (Bed 6 located off Bed 5), bathroom and studio/office. Externally the Mill boasts a most attractive garden to the rear laid mainly to lawn and overlooking the River Earn, a substantial vegetable plot to the side, an attractive courtyard to the front and additional seating area overlooking the River. Properties such as this are particularly rare to the market and early viewing is recommended.

Store/Utility Room (17' x 10'4")

Large area, plumbed for washing machine and offering substantial storage.

Dining Kitchen (14'4" x 13'4")

Bright kitchen with a range of wall and base units. Oil-fired Rayburn, storage cupboard and ample room for dining suite.

Dining Room (18' x 14')

Spacious reception room located to the rear of the property. Polished floor-boards, access to sitting room and stair to upper landing. 2 feature 'niche' windows.

Sitting Room (20' x 14')

Spacious principal reception room with efficient 'Jetmaster' open fire, wooden floor & door to garden with open aspect to River. Large window with deep sill.

Bedroom One (15'8" x 12')

Master Bedroom with shower cubicle. Dual aspect with views of the river. Walk-in wardrobe/dressing room.

Bedroom Two (15'6" x 12'6")

Second double on ground floor, located to the front of the garden. Built-in wardrobe.

Bathroom (9'6" x 6'6")

Bright bathroom with suite comprising bath, WC and dual sinks.

Hallway

Bright hallway with tiled floor, attractive solid-wood staircase, access to bathroom, two bedrooms and front garden. Under-stair cupboard. Wood-burning stove.

Bedroom Three (15'4" x 12'6")

Good-sized double bedroom located on the first floor to the rear of the property. Dual aspect with attractive outlook over garden to river. Coombed ceiling.

Bedroom Four (15' x 13'5")

Adjacent to bedroom three, located to the front of the property. Coombed ceiling.

Studio/Office (35'4" x 14')

Particularly spacious room currently utilised as a home office but would comfortably suit a variety of uses such as a studio or games room. Coombed ceiling. Large airing cupboard housing water tank.

Bathroom (9'6" x 7'4")

Second bathroom comprising: roll-top bath, WC and wash hand basin. Eave storage. Coombed ceiling.

Upper Landing

Linking the studio to Bedroom Five and staircase leading to lower accommodation. Large airing cupboard housing water tank.

Bedroom Five (14'6" x 12')

Further double bedroom linked to bedroom six. Coombed ceiling.

Bedroom Six (14'6" x 11')

Located off bedroom six. Attractive dormer window overlooking the front.

Exterior

Surrounded by mature gardens with a most pleasant outlook. The rear garden laid to lawn overlooking the

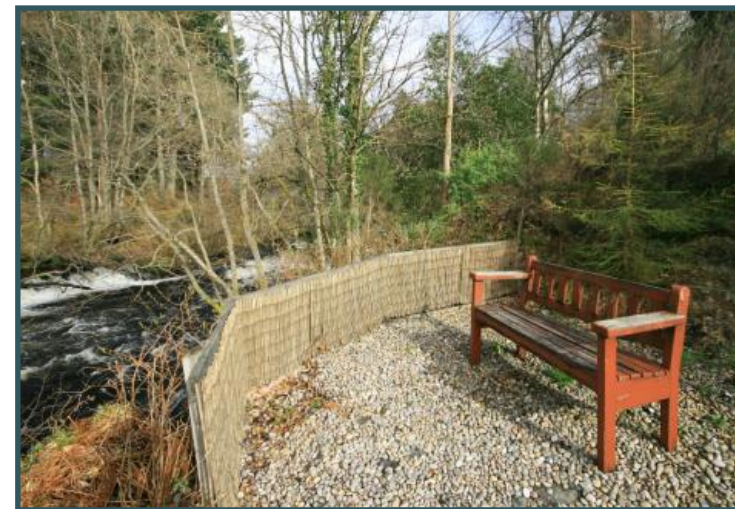
River Earn with timber potting shed. The right hand side comprising a large vegetable plot with greenhouse and the front courtyard laid with paving providing an ideal place in which to relax or socialise with family or friends. To left hand side provides access to a most private seating area adjacent to the original mill wheel, again overlooking the river.

Directions

To reach The Mill of Ross from the east continue through Comrie and cross over the arched bridge at The Ross, taking the first right. The property will be found approx 0.5 miles on the right hand side behind 'Bobbin Mill'.

Viewing

Through Irving Geddes W.S. 01764 653771 or 670325



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

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