



Lincroft, Golf Course Road

| Blairgowrie | PH10 6LF

Thorntons 
Let's get a move on!





Lincroft, Golf Course Road

| Blairgowrie | PH10 6LF

Description

This impressive B listed Art Deco detached villa is set amidst extensive landscaped, mature grounds and is located on Golf Course Road within the desirable and highly sought after Rosemount area on the outskirts of Blairgowrie.





Description

The property affords generously proportioned accommodation spread over three levels. An entrance vestibule opens onto a superb, wood panelled reception hallway. To the left is the grand wood panel staircase with picture window. The ground level boasts large formal lounge with feature curved window and stone mantle open hearth fireplace. The reading room and dining room are all linked by internal doors and also boast curved windows along with feature open fireplaces. To the right on the ground level is the substantial master suite with impressive bedroom and curved window which leads to recently fitted his and hers ensuite shower rooms both complete with stylish wall tiling and linked by the wood panel dressing area. To the front is the office complete with wood panel and curved window to the rear. The inner hallway leads to the cloakroom area with W.C and wood panel wall length storage. The left ground floor boasts access to the elevator facilities and rear hallway leading to the staff quarters and through to the family kitchen. The kitchen is fitted with a range of wall and base units along with double oven and central island with integrated hob and ceramic deep fat frier. The original servant bells are featured on the back wall. The kitchen is open into the breakfast room with double aspect windows and French double doors out to the rear garden. The utility room is located off with laundry area and boiler room with W.C, Coal room and butlers office along with door to outside. The large double garage is integrated and offers remote controlled electric access with large workbench, socket points and attic storage along with wheelchair access.



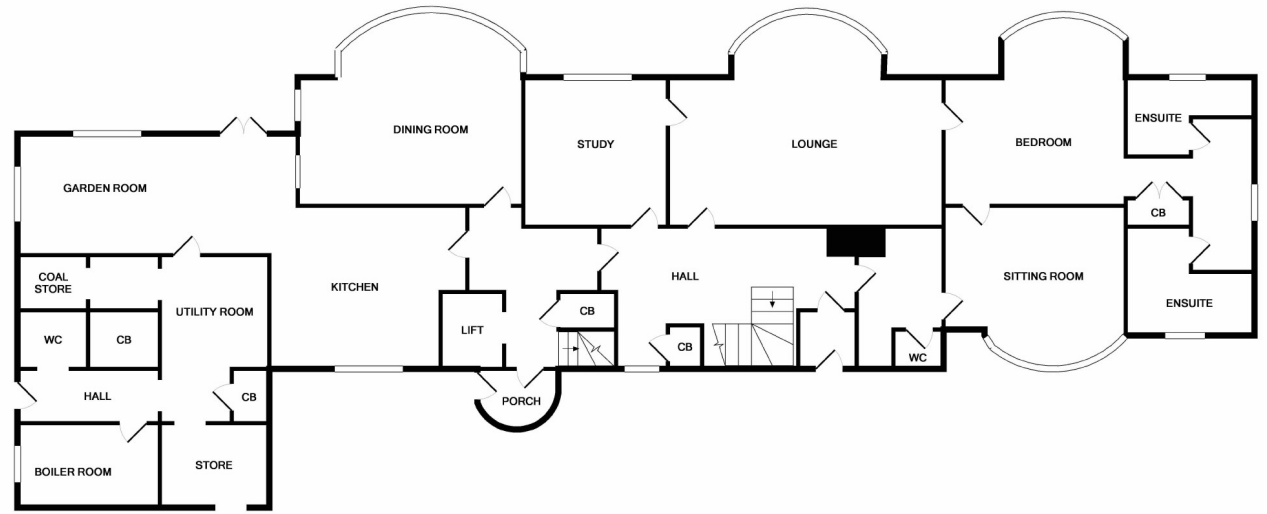
The first floor boasts three substantial bedrooms each with feature curved windows and double doors out onto the veranda and each with their own sink and fireplace. The master suite offers a walk in ensuite bathroom with art deco sunken spa bath and gold leaf taps. There is also wall length mirrored storage wardrobes. There is a large shower room with double enclosure and further family bathroom with mint coloured suite and art deco wall mirror along with walk in linen cupboard.

The second floor is accessed via the rear stairwell and had been utilised as the staff quarters with 4 further double bedrooms and further bathroom with traditional white suite. There is ample storage space built into the eaves throughout the second level.

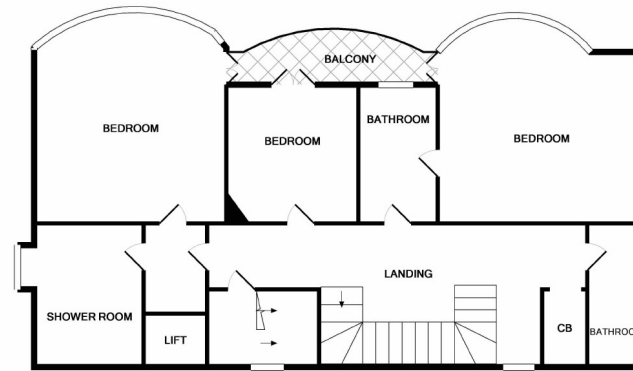
Outside there is a curved in and out driveway onto Golf Course Road and is lined by mature trees and shrubs and leads to a large double garage and further garage to the rear along with various greenhouses and sheds. The large landscaped gardens back onto the golf course and the boundary trees offers a high degree of privacy. There is a paved patio area along with side seating area, arbour and further extensive plot to the side. Properties of this nature are rare to the market and early viewing is highly recommended. EPC - D



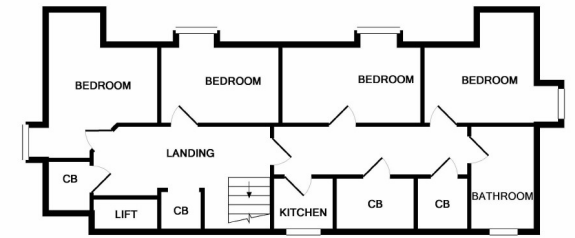




GROUND FLOOR



1ST FLOOR



ATTIC

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2018

Formal Lounge	23'6 x 23'2	7.16m x 7.06m
Dining Room	16'6 x 21'4	5.03m x 6.50m
Reading Room	19'6 x 13'10	5.94m x 4.22m
Office	15'10 x 15'4	4.83m x 4.67m
GF Master Suite	23'4 x 16'	7.11m x 4.88m
Ensuite Shower	8'10 x 8'5	2.69m x 2.57m
2nd Ensuite Shower	8'5 x 11'9	2.57m x 3.58m
Kitchen	14'10 x 12'7	4.52m x 3.84m
Breakfasting Room	16'10 x 9'2	5.13m x 2.79m
Bedroom 2	14'11 x 21'7	4.55m x 6.58m
Shower Room	11'3 x 8'4	3.43m x 2.54m
Bedroom 3	14'3 x 10'8	4.34m x 3.25m
Master Bedroom	19'1 x 23'7	5.82m x 7.19m
Ensuite Bathroom	12'4 x 9'10	3.76m x 3.00m
Family Bathroom	8'7 x 11'5	2.62m x 3.48m
Bedroom 4	17'3 x 10'10	5.26m x 3.30m
Bedroom 5	10'4 x 10'3	3.15m x 3.12m
Bedroom 6	11'4 x 10'1	3.45m x 3.07m
Bedroom 7	11'4 x 14'2	3.45m x 4.32m
Bathroom	9'1 x 7'5	2.77m x 2.26m