

# Methven Tudor Cottage, Methven Castle, Perth, PH1 3SU



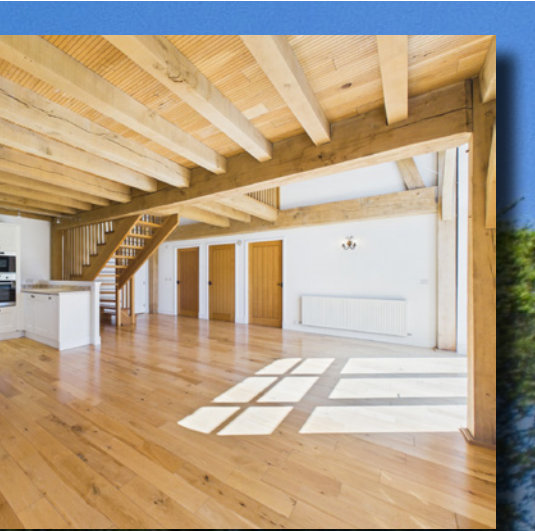
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## Methven Tudor Cottage, Methven Castle, Perth, PH1 3SU

- Secluded semi-rural location
- Two generous double bedrooms
- Stunning open-plan living space
- Exposed oak beams throughout
- Vaulted ceilings and mezzanine

- Stylish fitted kitchen with integrated appliances
- Wood-burning stove
- Principal bedroom with en-suite
- Grounds extending to over 2.5 acres
- Large outbuilding measuring over 3000sqft



Tudor Cottage is an outstanding, architect designed, award winning home combining contemporary comfort with remarkable character, set within secluded grounds extending to over 2.5 acres in total. Beautifully designed throughout, the property showcases impressive exposed oak beams, vaulted ceilings and a stunning open-plan layout that creates an immediate sense of space and quality.

The heart of the home is the magnificent kitchen, living and dining area. Filled with natural light, this expansive space features oak flooring, a charming wood-burning stove and a stylish fitted kitchen with integrated appliances, making it equally suited to everyday living and entertaining. Large glazed doors frame the surrounding gardens and provide a seamless connection to the outdoors.

The ground floor also offers a spacious double bedroom and a modern family bathroom, providing excellent flexibility for guests or single-level living. Upstairs, the generous principal bedroom benefits from an en-suite shower room, while

an impressive mezzanine overlooks the main living area below and offers an ideal space for a home office, reading area or additional sitting room.

Externally, Tudor Cottage enjoys beautifully maintained grounds with expansive lawns, mature trees, including an avenue of fruit trees, and peaceful surroundings, together with an abundance of private parking. The size of the grounds may offer potential for use as a paddock. It also features a useful storage shed and also a large, detached outbuilding extending to over 3000sqft and could be suited to a range of uses or simply fantastic external storage space. Offering the perfect balance of countryside tranquillity and excellent accessibility, this is a truly unique home finished to an exceptional standard



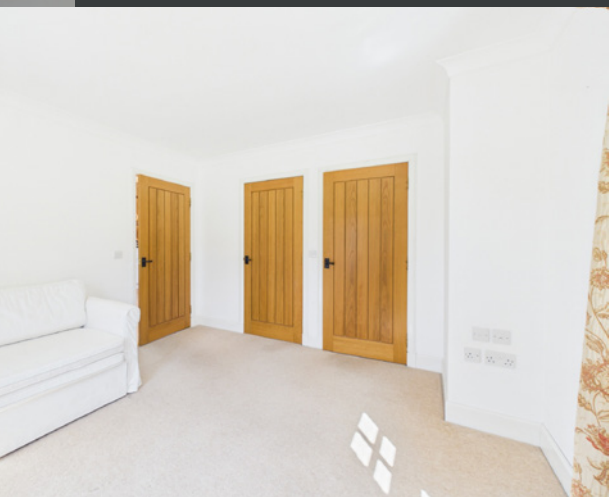


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## LOCATION

Tudor Cottage enjoys a most peaceful semi-rural setting just a short drive from Perth. The nearby village of Methven offers everyday amenities including local shops, cafés, a primary school and community facilities. Perth provides an excellent selection of shopping, restaurants, leisure facilities and secondary schooling, while the A9 offers convenient connections to Edinburgh, Glasgow, Dundee and Inverness. Surrounded by picturesque Perthshire countryside, residents can enjoy scenic walks, cycling routes and outdoor pursuits, all while benefiting from easy access to the city's amenities. This unique location perfectly combines historic charm with modern convenience.





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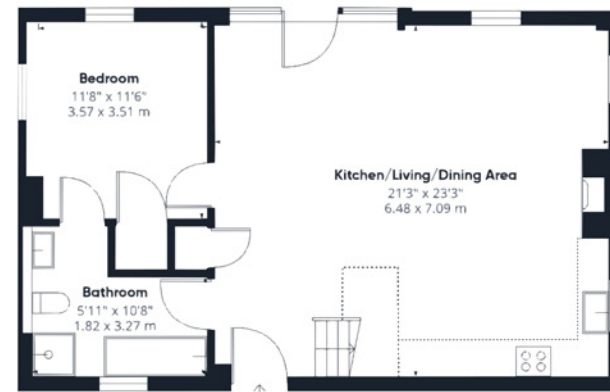
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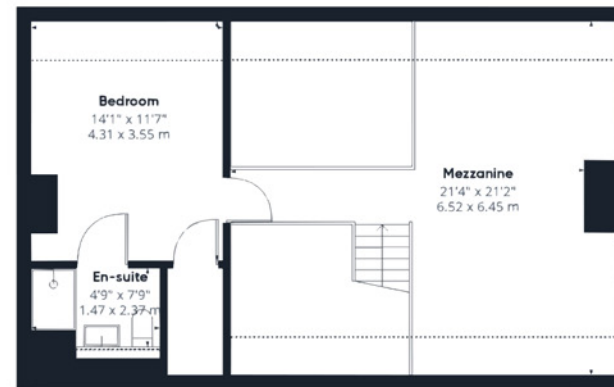


**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

All Measurements are Approximate Measurements are approximate. Not to Scale. For Illustrative purposes only.



Ground floor Building 1



Floor 1 Building 1



**Approximate total area\***  
 1233 ft<sup>2</sup>  
 114.5 m<sup>2</sup>  
**Reduced headroom**  
 100 ft<sup>2</sup>  
 9.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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