



lindsays

Wellspring House,
14-16 Willoughby Street, Muthill, PH5 2AB

*"Wellspring House - A Charming,
Characterful Family Home in Muthill"*

- Large Living Room with cloakroom/WC
- Vestibule
- Kitchen/Dining
- Garden Room
- Two Bedrooms with en-suite
- Third Bedroom
- Two additional Shower Rooms
- Garden
- Parking
- Natural features

EPC Rating D

OFFERS OVER £435,000



Description

Lindsays is delighted to present this stunning and unique family home, full of character and situated in the highly sought-after conservation village of Muthill. Steeped in history, Wellspring House was once a mini-market, flat, and stable before being expertly transformed into the exceptional home it is today. Ideally located, it offers easy access to local amenities, including public transport, schools, and the popular Coorie Inn Restaurant. A wider range of facilities is just three miles away in the vibrant town of Crieff. This charming property is in move-in condition, benefitting from oil heating, double glazing, and oak flooring throughout. Included in the sale are all floor coverings, light fittings, blinds (where fitted), and the kitchen's white goods.

Spanning two levels, the home is thoughtfully designed for both comfort and style.

Ground Floor:

- **Kitchen & Dining Room** – A spacious and contemporary area with ample counter and cupboard space, a pantry, and bi-fold doors opening onto the garden.
- **Garden Room** – A bright and welcoming space, also featuring bi-fold doors for seamless indoor-outdoor living.
- **Shower Room & Laundry Cupboard** – Conveniently housing laundry appliances.
- **Living Room** – The heart of the home, this bright and inviting space blends oak beams, natural sandstone, and modern design. A log-burning stove adds warmth and charm, making it perfect for relaxing or entertaining. A cloakroom/WC is also located off this room.

First Floor:

- **Primary Bedroom** – A spacious retreat with a walk-in wardrobe and a stylish en-suite featuring a shower over bath.
- **Second Bedroom** – Generously sized with a modern en-suite shower room.
- **Third Bedroom** – The largest of the three, offering excellent storage.
- **Additional Shower Room** – Modern and well-appointed.

Outdoor Space

Externally, the property benefits from off-street parking to the side. The south-facing rear garden is fully enclosed and primarily laid to lawn with wildflowers and a patio area—perfect for year-round entertaining.

This truly special home must be viewed to be fully appreciated. Book your appointment today to avoid missing out!

Area

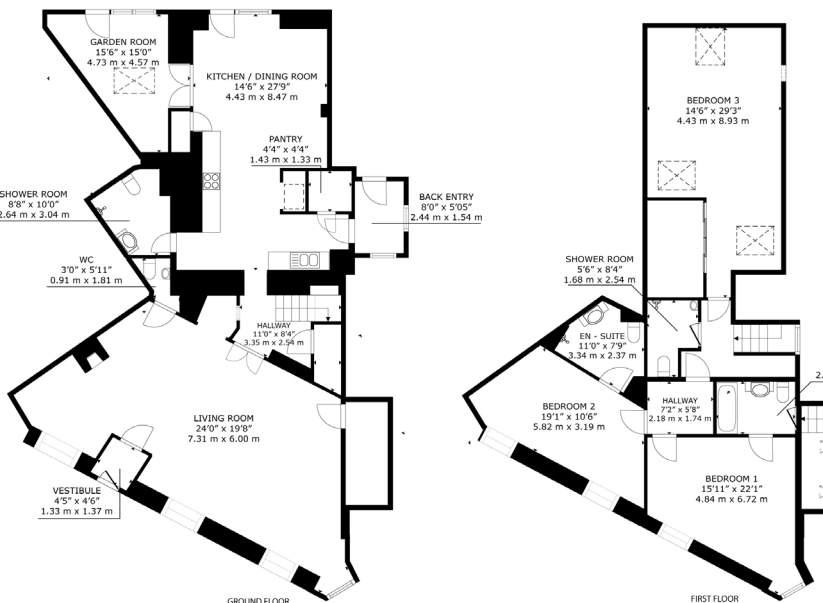
Muthill is a charming village with a church, primary school, and golf course located just over three miles from Crieff. The town, a short drive away, offers an extensive range of amenities, including primary and secondary schools, a supermarket, a pharmacy, a medical practice, cafes, pubs, and restaurants. Independent schooling is available at Morrison's Academy.

Crieff is also home to the prestigious Crieff Hydro Hotel and Resort, offering an array of leisure activities, including horse riding, archery, alpaca trekking, and golf.



Viewing

By appointment through Lindsays on 01738 630222 or perthproperty@lindsays.co.uk



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GROSS INTERNAL AREA
GROUND FLOOR 139.4 sq.m. (1,501 sq.ft.); FIRST FLOOR 102.2 sq.m. (1,100 sq.ft.)
TOTAL: 241.6 sq.m. (2,601 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

T: 01738 630222 E: perthproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.