

TILLYWHALLY HOUSE

MILNATHORT • KINROSS





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Kinross 2 miles, Dollar 12 miles, Perth 18 miles, Edinburgh 28 miles, St Andrews 28 miles

SUPERB VICTORIAN HOUSE SET IN ABOUT 22 ACRES OF PRIVATE GROUNDS WITH EXTENSIVE OUTBUILDINGS

Vestibule, drawing room, dining room, orangery, study, snug, kitchen / dining room, pantry, utility room, 3 WC

5 bedrooms (2 en suite), dressing room / bedroom, bathroom

Courtyard, stabling, 4 loose boxes, riding arena, coach house with potential

About 16 acres of grazing (including about 6 acres of woodland grazing)

About 21.7 acres in all

EPC Rating = E

Savills Edinburgh

Wemyss House, 8 Wemyss Place
Edinburgh EH3 6DH

0131 247 3700

EDINBURGHRESI@SAVILLS.COM



Directions

From Edinburgh take the M90 north and exit at Junction 6. Follow the signs towards Kinross and take the turning on the left signposted to Milnathort. At the mini roundabout in Milnathort, continue straight on into Wester Loan which in turn leads into North Street and follow this road up the hill, out of the village and over the motorway.

Take the first turning on the left signposted to Tilyrie. The gates and driveway to Tillywhally House are on the left hand side.

Situation

Tillywhally has a highly accessible but private setting in about 22 acres of its own grounds. The house is protected by woodlands to the front which shield the property and it has open views to the Ochil Hills to the west.

Milnathort is an attractive village with a good range of shops and services including a local primary school. Kinross (2 miles) offers a wider range of local facilities, including shops, professional services, an excellent new secondary school which opened in 2010, restaurants, a supermarket and two golf courses. There are a good number of private schools within easy reach including Dollar Academy (which provides a bus service), Glenalmond, Strathallan, Craigclowan, Kilgraston and St Leonards.

The M90 gives quick access to both Perth and Edinburgh. There is a train station at Inverkeithing with services into both Haymarket and Edinburgh Waverley, as well as a park and ride service. Edinburgh Airport, situated on the western periphery of the city, is 24 miles away and has regular domestic flights as well as flights to a growing number of international destinations.

The surrounding countryside provides a wonderful setting for the property. There are ample opportunities for the outdoor enthusiast. Loch Leven is renowned for its first class trout fishing and the local countryside provides excellent walking, cycling, and riding opportunities. Gleneagles Hotel, 18 miles away, is recognised as one of the best hotels in Scotland and is known internationally for its beautiful setting and golf courses. St Andrews with its golf courses is only 28 miles away and Glasgow also has good access routes via the Kincardine Bridge.







Accommodation

Tillywhally is an impressive country house which dates from the 1850s. The house has undergone a renovation program in its more recent years meaning that the accommodation is in a very good condition throughout. It originally belonged to the Black family who were major landowners in Kinross-shire. Over a period of time, the estate was subdivided and Tillywhally retains about 22 acres of gardens, woodlands and parkland grazing.

The house has an imposing entrance façade with a battlemented porch carrying a date stone above the arched front doorway. It is built of stone under pitched slate roofs with front facing gables and bay windows which are typical of Victorian architecture. A special feature of the house is the south facing orangery which overlooks the gardens. Along with the house there is a large courtyard with extensive outbuildings which offer excellent development potential subject to the necessary consents.

The front door sits under a stone arched entrance and leads into a vestibule with a cloakroom and WC to the side. The entrance hall is overlooked by a large window half way up the staircase to the first floor galleried landing. The drawing room has a large bay window to the front of the house overlooking the east gardens and a further south facing window. A wood burning stove is set into a fireplace with Adam style marble mantel and there is a shelved alcove in the corner. The dining room has decorative circular ceiling plasterwork, wood panelled walls and a large south facing window. There is a cast iron open fireplace with white marble inset. A door from the dining room leads into the bow ended, south facing, Victorian orangery. It has terrazzo flooring and a terrazzo fireplace with stone thistle emblems. Also off the reception hall is the office. It has windows to the north and east, both with working shutters and a fireplace with tiled surround. A further door from the reception hall leads into the kitchen / dining room. The dining area has stone flooring, good storage units and a separate shelved pantry. The bespoke Chalon kitchen is fitted with a range of bespoke units with solid wood surfaces. There is a Belfast sink set in front of a window overlooking the side garden and integrated appliances include a Britannia range cooker with two ovens, hob with seven burners and an extractor fan over, a freestanding American style Whirlpool fridge freezer and a Kenwood dishwasher. An opening leads into the snug which connects back through to the dining room. It has double French doors leading out into the rear garden. There is also a door from the kitchen to a small wine cellar. A rear corridor leading from the kitchen / dining room leads into the utility / boot room. This is fitted with units incorporating a sink, plumbing for a washing machine and tumble dryer, fitted coat hooks and a separate WC. There are further doors here, one into the boiler room and the other into a large store room. A door at this rear passage leads out to the back of the house where stone archways lead into the courtyard and a gate into the garden.









The staircase leads up from the entrance hall to a split before continuing up to the galleried landing above. A corridor from the split in the staircase leads to a bedroom with two fitted cupboards. Set off the corridor leading here there is a bathroom with a separate WC and a linen cupboard. The staircase continues up to two double bedrooms one of which has its own en suite. Two further bedrooms sit off main landing. The master bedroom is a superb room with an abundance of natural light thanks to a large bay window overlooking the front garden and a further south facing window. It has an en suite bathroom with Jacuzzi bath and shower overhead, a sauna, WC and twin wash hand basins. The dressing room for the en suite is fitted with a range of wardrobes and this could also be used as a separate bedroom as it has a door onto the landing. At the end of the landing is a further double bedroom with windows on two aspects overlooking the beautiful surrounding gardens.

Outside

Tillywhally House sits in the heart of its mature but well maintained gardens which are protected by the surrounding mature woodland. The tarmac driveway passes through wrought iron gates before sweeping through the front gardens and up to the front of Tillywhally House. The drive continues into the courtyard through wrought iron gates set between stone pillars. The principal gardens sit to the south, east and west of the house with a variety of mature broadleaf trees including beautiful copper beeches interspersed throughout. There are large lawned areas on all three sides, however the garden to the rear is especially beautiful due to an excellent range of well stocked flower beds containing a mixture of shrubs and plants. There is an outdoor entertaining area, a fitted hot tub and an area of terraced flower beds where the greenhouse once sat. Set in the stone wall in the main rear garden is a green wooden gate leading into the woodland and paddocks beyond.

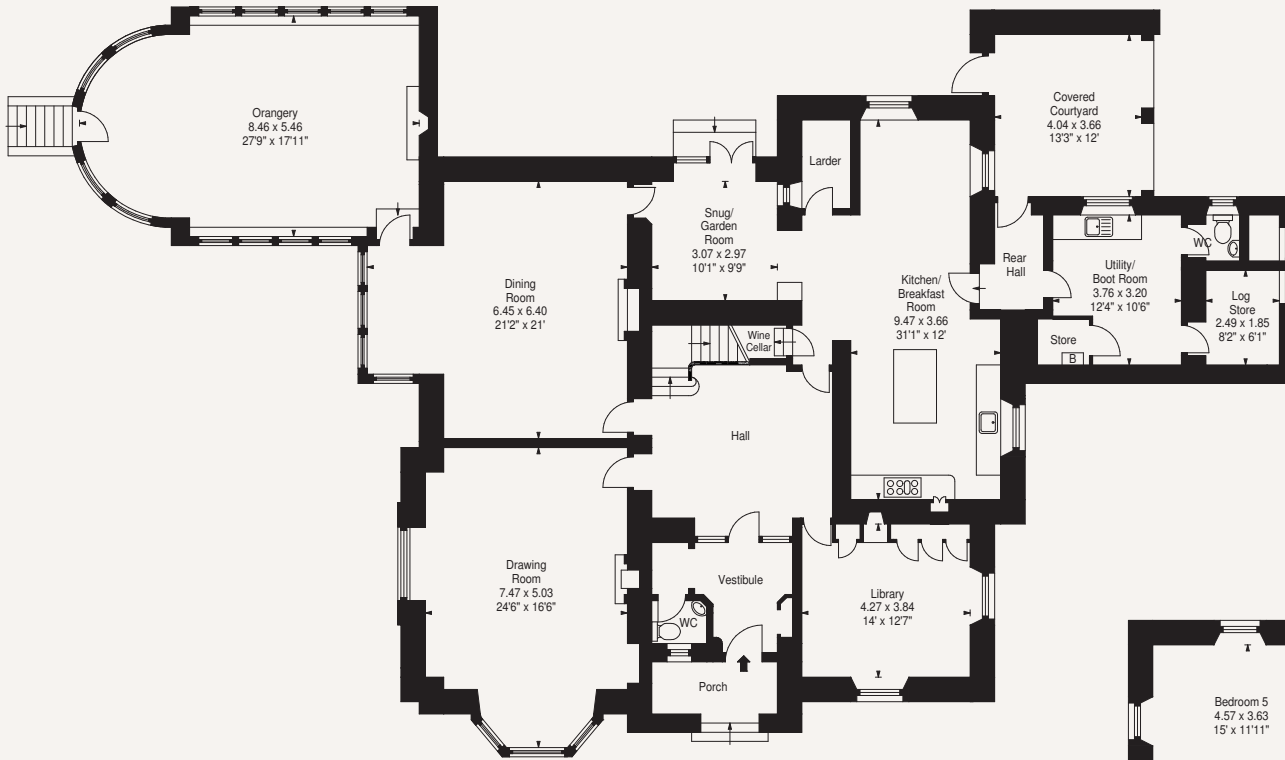
Outbuildings

The courtyard at Tillywhally House sits to the north and offers a fantastic range of outbuildings which could have promising development potential subject to required planning permissions. Here there is the original stone built coach house under a pitched slate roof. An 1858 date stone sits above four coach bays, three of which are arched, and a stone staircase to the side leads up to the large loft above. Across the courtyard is the stone built stable house with four large loose boxes (one of which is used as a dog kennel) and stores to the side. There is a large steel framed barn / indoor arena (about 25m x 14m) at the end of the courtyard.

Grazing

To the west of Tillywhally House is a scenic area of grazing which is split into three fields which extend to about 10 acres in all. They are protected to the south by mature woodland which has a series of walks and bridle paths throughout. There is thought to be about 6 further acres of established grazing in the woodland.



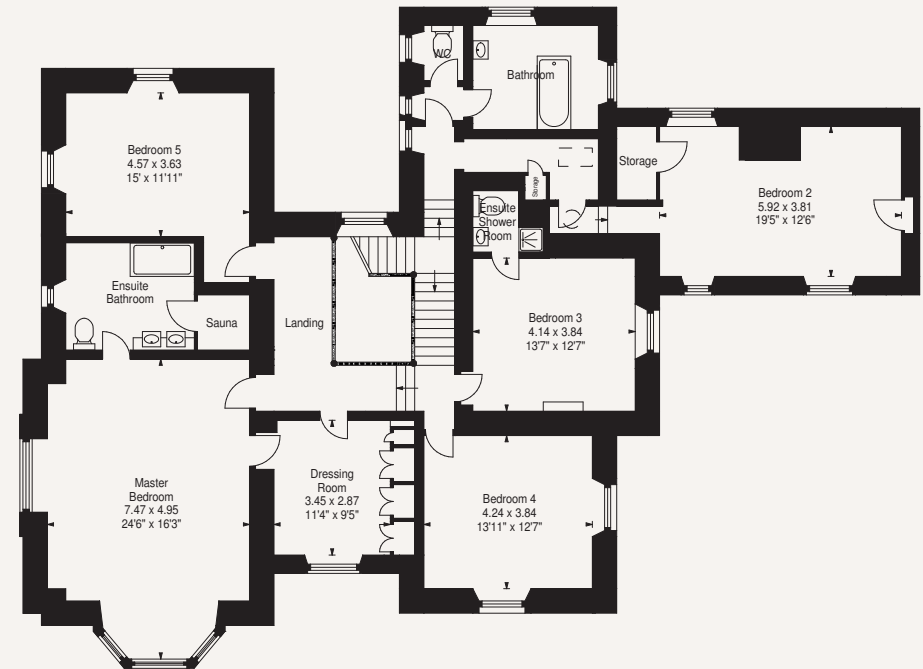


Ground Floor

Tillywhally House

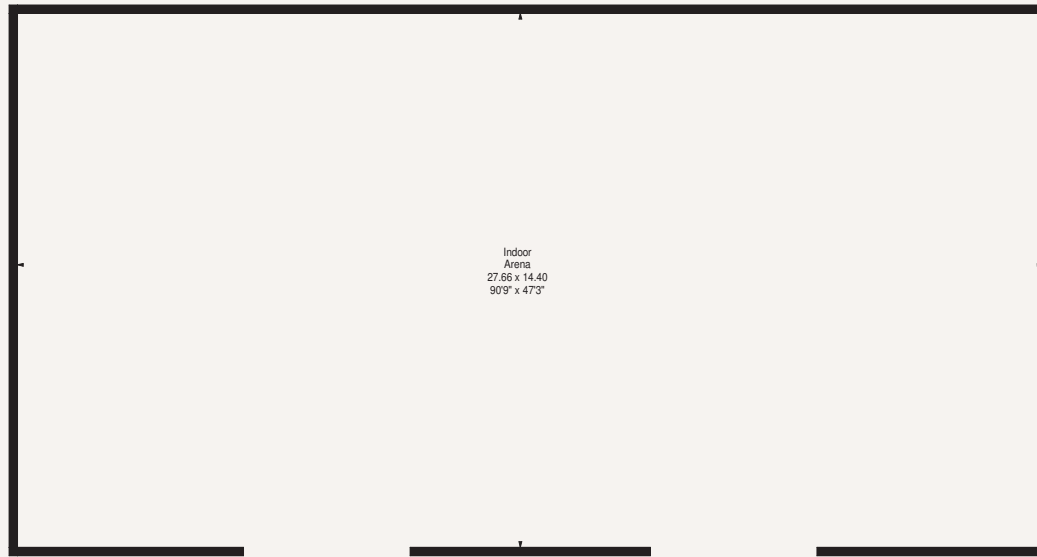
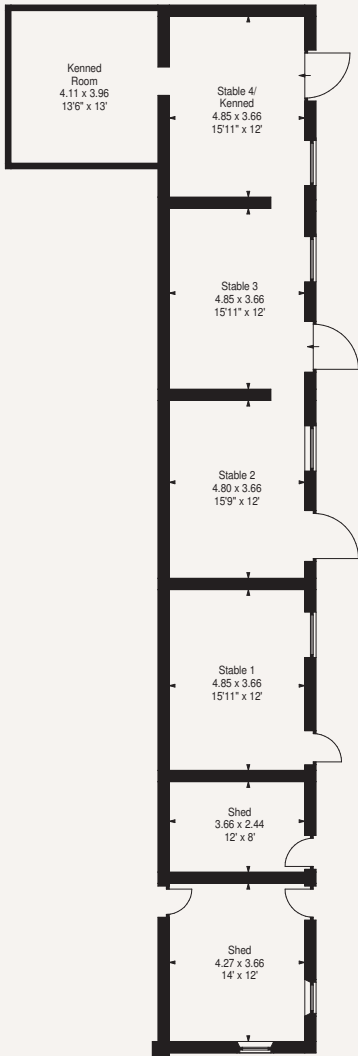
GROSS INTERNAL AREA (APPROX) 453.44 SQ.M (4881 SQ.FT)

FOR IDENTIFICATION PURPOSES ONLY



First Floor





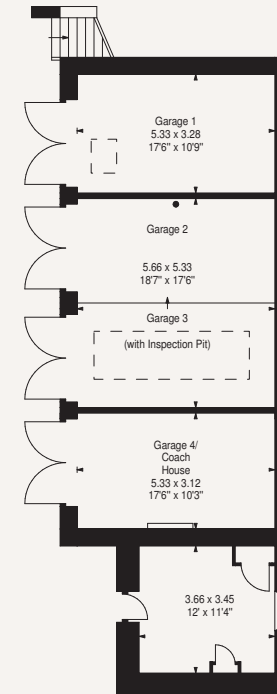
Ground Floor

COACH HOUSE – GROSS INTERNAL AREA (APPROX)
148.08 SQ.M (1594 SQ.FT)

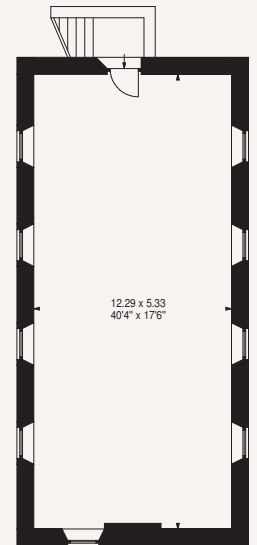
STABLES – GROSS INTERNAL AREA (APPROX)
120.40 SQ.M (1296 SQ.FT)

INDOOR ARENA – GROSS INTERNAL AREA (APPROX)
398.36 SQ.M (4288 SQ.FT)

FOR IDENTIFICATION PURPOSES ONLY



Ground Floor



First Floor



General Remarks

Viewing

Strictly by appointment with Savills - 0131 247 3700.

Services

Mains water, mains gas, mains electricity and private drainage to septic tank.

Local Authority

Tillywhally House is in Perth and Kinross Council Tax Band H.

Solicitor

Sneddon Morrison, Linbar House, 48 North Bridge Street, Bathgate. Tel: 01506 635590.

Fixtures and Fittings

All fitted carpets, curtains, blinds, light fittings and integrated white goods are included in the sale.

Others

There is a pipe for crude oil or petroleum passing underneath the grazing land to the west of Tillywhally House.

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

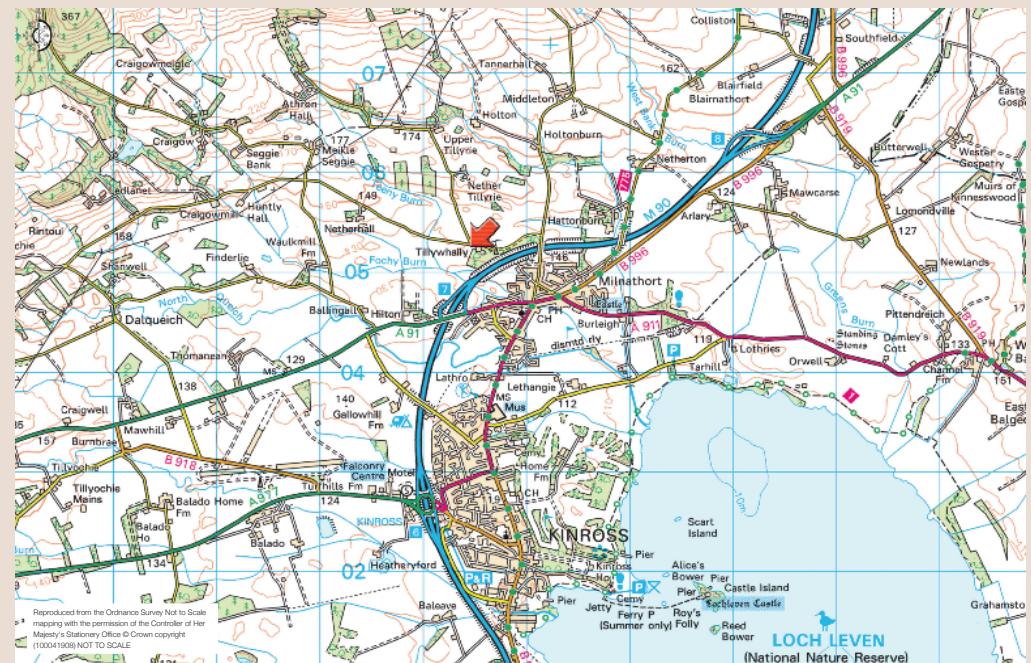
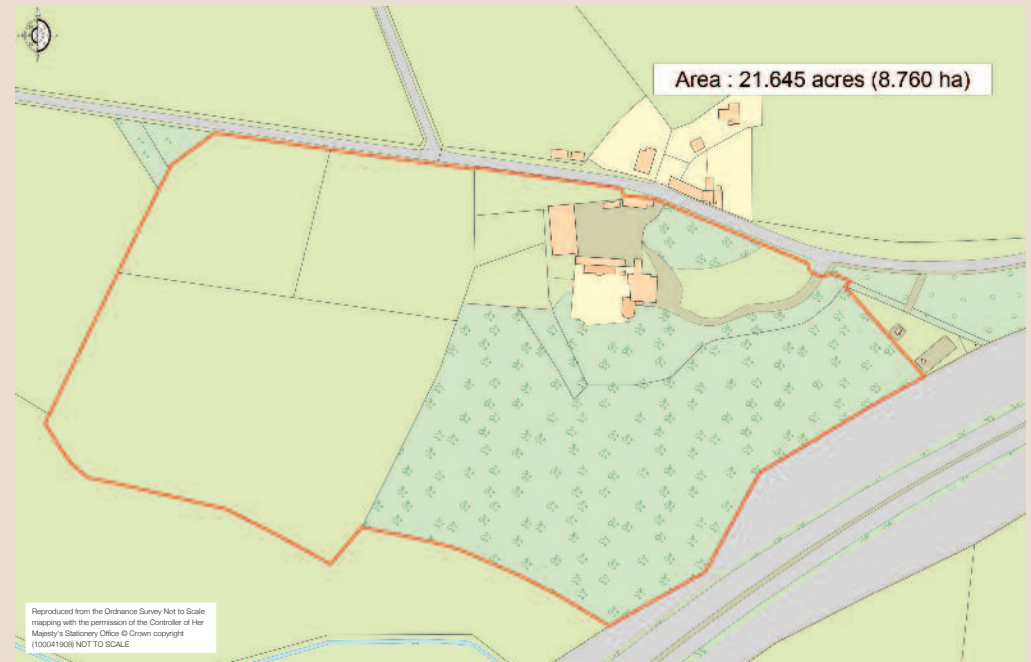
Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

Photographs

Taken in August 2017.

Important Notice Savills, their clients and any joint agents give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure prepared August 2017. 17/08/16 HM







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