



BALQUHANDY HOUSE

DUNNING • PERTH



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Dunning 3 miles, Perth 12 miles, Auchterarder 7.5 miles

IMMACULATE CONVERTED STEADING WITH PANORAMIC VIEWS AND RANGE OF OUTBUILDINGS

High standard of finish throughout

Spacious accommodation over two floors

Stunning elevated views over rolling countryside

Large garage and outbuildings

Detailed planning granted for a separate 4 bed dwelling

Paddock of around 2.1 acres

Porch, kitchen with breakfast area, family room, mezzanine landing, bedroom with en suite shower room.

Dining room, formal lounge, cloakroom, office, utility room, bedroom.

Master bedroom with en suite bathroom, two further bedrooms (one en suite).

Courtyard, double garage with store rooms and workshop, agricultural building, stabling for six horses, chicken run.

Garden, paddock, hardcored area.

Savills Edinburgh

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EPC = D

About 3.4 acres in all





Situation

Balquhandy House is situated in an elevated position with enviable panoramic views north towards the Highland Ridge. The stunning rural views of Ochil Hills and Strathearn valleys span from Crieff to Perth.

Dunning is a small village, steeped in history and with conservation status. It is built around the centrepiece of the village, the ancient Old Parish Church of St Serf. Built in the 12th-13th century, the church was the only feature of the village to survive the 1715 Jacobite Rebellion. Dunning offers primary schooling.

Extensive amenities can be found in Auchterarder, including primary and secondary schools. Private education is available at Morrison's Academy and Ardvreck Preparatory School in Crieff, while Craigclowan, Strathallan, Kilgraston, Glenalmond and the prestigious Dollar Academy are all also within easy reach.

The city of Perth is 12 miles to the northeast where there is a full range of shops and supermarkets, banks, a theatre, Perth Concert Hall, cinema, library and restaurants. Stirling is 24 miles south and it too provides plenty of modern amenities as well as excellent transport connections.

For those keen on golf, close by there are a number of superb courses at Dollar, Perth and the championship courses at Gleneagles. St Andrews is also within easy reach. Gleneagles is a resort geared for enjoyment and offers a wide range of sports and leisure facilities, many of which are available to non-residents of the hotel. In addition to the three 18 hole Championship golf courses, and the nine hole Wee Course, there is a Golf Academy and practice ground. Fishing, falconry and horse riding can also be enjoyed. 9 hole course in Dunning with fabulous views and a tennis academy, bowling green.

Description

Balquhandy House is a harmonious blend of characterful original features and contemporary additions. Its origins as a rustic agricultural steading can still be seen throughout the property complementing the contemporary fittings and attention to detail from its recent renovations. The standard of work throughout the property is exceptionally high.

From the courtyard, the main door opens into a spacious half glazed porch with stone floor, and formal entrance on the left passing a cloakroom and WC to the main hall, while the informal access to the kitchen lies at the end of the porch. The main hall flows into the open plan dining room with large sliding patio doors providing panoramic views north to the Highlands. Glass doors lead into the formal lounge housed in the former grain mill. This circular room features five floor to ceiling windows, a wood burner, and large original timber beams.

To the left of the hall, a passage leads to a generously sized guest bedroom, passing an office and utility room with rear door access. Stairs lead up to the first floor where the landing leads to the master bedroom with feature timber beams also maximising on the panoramic views north with large apex windows. Eaves storage and fitted wardrobes provide excellent storage, and an en suite bathroom features a freestanding bath, large walk in shower, WC and basin. A linen cupboard accessed from the landing houses the hot water cylinder. Two further interlinked bedrooms and an en suite shower room are located at the other end of the hall and are light and spacious rooms with multiple Velux windows and fitted wardrobes for storage.

Accessed from both the porch and internal door from the dining room, the heart of the home is the bright and warm kitchen with breakfast area, kept cosy by the four oven cream AGA. Base units with solid oak worktops and wall units provide ample storage and integrated appliances include a dishwasher. A fridge freezer stands next to a built in pantry. A solar panelled remote Velux window allows for good air circulation in the summer months. A family room is adjacent to the kitchen with wood burning stove set in a feature stone fireplace.





A second staircase from the family room leads to a landing which looks out over the kitchen and accesses a further spacious bedroom with fitted wardrobes and two Veluxes providing a dual aspect. An en suite shower room provides a WC, basin and walk in shower. From the landing there is loft access to a fully floored loft.

Outside, the property is approached from the driveway and enters a large courtyard. To the right of the courtyard entrance a fantastic hen house and run has been established in former stone buildings, with a recent roof renovation. The boundary follows the neighbouring property to the south and the east side of the courtyard comprises a number of agricultural buildings offering flexible uses. A Dutch barn provides a large covered area currently used to store vehicles. The buildings to the rear are used for equestrian purposes including loose boxes and a covered area. These buildings are included in the detailed planning consent to be turned into a four bedroom dwelling with a separate access from the main home. Connected to the main house, a stone outbuilding houses a further store room containing a second boiler, as well as a gym.

A garden spans from the southwest corner of the house to the north wrapping around the former grain mill and in front of the dining room. A paddock lies further north of the garden, and feeds into a hardcore area with drainage.

Directions

From Dunning, head south out of the village on the B934. After about 2.5 miles, at the sign for Balquhandy, turn left off the B934, onto the private driveway. Follow this along for about 0.7 miles, passing one property on the left hand side. The private driveway for Balquhandy House is situated at the next fork, and is the first on the left hand side, through a wooden gate. The straight drive leads into the spacious courtyard with ample parking space.





General Remarks

Services

Mains electricity, private spring fed water, private drainage, oil fired boilers. Two wood burning stoves.

Local Authority & tax band

Perth and Kinross Council tax band F.

Miscellaneous

All four properties in the hamlet enjoy shared right of access over private drive and contribute one fifth share towards upkeep and maintenance.

Fixtures & Fittings

Standard fixtures and fittings are included in the sale.

Planning

Planning consent has been granted to change the use of the farm buildings to the rear of Balquhandy House to a four bedroom house with garage. Further plans and details can be found on the Perth and Kinross Council website with the following reference code: [17/00238/FLL]

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.

Viewing

Strictly by appointment with Savills - 0131 247 3738.

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.
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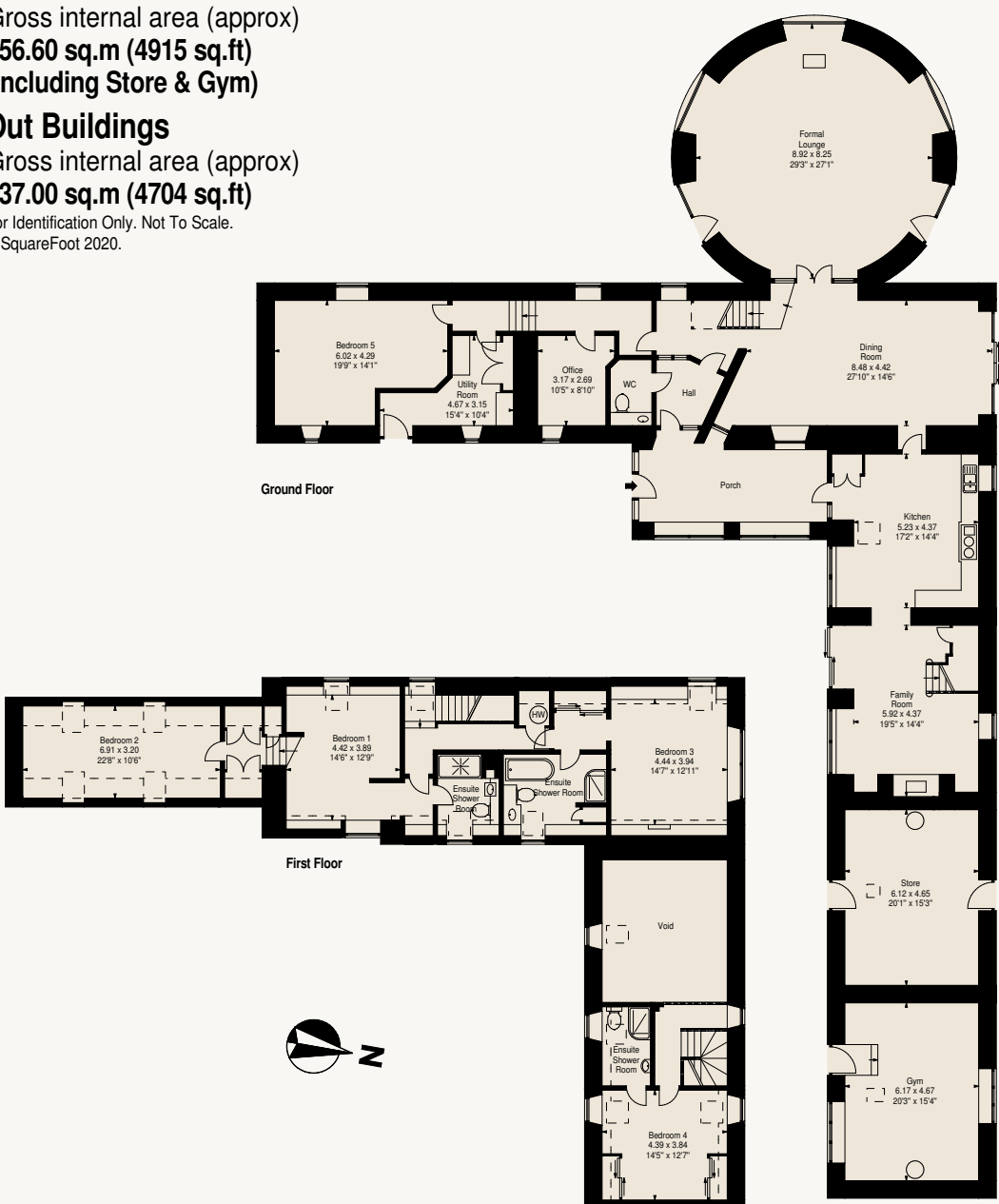






Gross internal area (approx)
456.60 sq.m (4915 sq.ft)
(Including Store & Gym)

Out Buildings
Gross internal area (approx)
437.00 sq.m (4704 sq.ft)
For Identification Only. Not To Scale.
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