



EASTER COUL HOUSE

BY AUCHTERARDER
PERTHSHIRE





EASTER COUL HOUSE, BY AUCHTERARDER,
PERTHSHIRE PH3 1DS

Beautiful Georgian house close to Auchterarder
Excellent commuting links to Edinburgh and Glasgow
Extensive outbuildings including annexe, and stabling
Approximately 12.5 acres of gardens and grazing
Stunning mature gardens and grounds

Auchterarder High Street 2 miles, Perth 17 miles, Glasgow 48 miles, Edinburgh Airport 48 miles
 (approximate distances)

Ground Floor

Kitchen / Breakfast Room, Drawing Room, Library, Family Room, Study,
 Flower Room/Pantry, Utility, Boiler Room, WC

First and Second Floors

6 Bedrooms, 2 Bathrooms, Shower Room

Coach House

Sitting Room / Studio, Kitchenette, Bathroom, 3 Upper Rooms

Outhouses

Stables, Workshop / Tractor Shed, Roundel

EPC = F

Approximately 12.5 acres in all

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SITUATION

The town of Auchterarder is close by to Easter Coul House, with the High Street only 2 miles away. The town provides good day to day services including a supermarket, two butchers, bakery, post office, ironmonger, library, health centre and primary and secondary schooling, as well as a wide range of specialist shops. Nearby Gleneagles railway station runs daily services north and south, including a sleeper service to London, while Dunblane provides commuter services to both Edinburgh and Glasgow. Gleneagles Hotel offers a wealth of top end leisure facilities including a riding school and three championship golf courses. Perth lies some 14 miles to the east and offers a broad range of national retailers, theatre, concert hall, cinema, restaurants and railway station.

The cities of Edinburgh and Glasgow are both under 48 miles away by road, and provide international airports, mainline railway stations and extensive city amenities. Independent schools in Perthshire include Morrison's Academy and Ardvreck in Crieff, Glenalmond just beyond; Craigclowan on the edge of Perth and Kilgraston and Strathallan near Bridge of Earn. Dollar Academy is also within easy reach. The Community School of Auchterarder is a medium sized school with a nursery, primary and secondary all on one campus. In 2019 it was the highest ranked school in Perthshire in The Times league of state schools.

The surrounding hills and glens offer many walks and the opportunity to enjoy the scenic beauty of the Scottish countryside and observe the native wildlife. The Ochil Hills, and in particular the prominent Craig Rossie, sit directly behind Easter Coul House. The Ochils offer popular road free hikes and excellent hacking routes which can be accessed directly from the house.

DESCRIPTION

Easter Coul House sits in an idyllic elevated setting, less than 2 miles from Auchterarder. The north facing outlook is stunning and overlooks the Perthshire countryside towards Crieff and the hills beyond. Behind the house are the Ochil Hills, with Craig Rossie providing a beautiful rural backdrop. The house is late Georgian with an abundance of character and dates back to 1829. It offers an attractive rural lifestyle for families, thanks to the extensive mature gardens and grounds, and its range of outbuildings, including stabling and an annexe for additional accommodation.

The house is entered through a vestibule followed by an inner entrance hall with arched bookshelves. The drawing room and library are open plan together and have views to the north, south and west over the gardens. The drawing room has a magnificent fireplace with black marble surround and decorative wooden mantel depicting carved animal scenes. It has a large under stair cupboard, and a door out to the south gardens. The family room sits across the hall and leads into the kitchen / breakfast room. This family-friendly kitchen has oak flooring, fitted cabinets, a four oven AGA, and a sitting area. Off the kitchen there is a study, a flower room / pantry and a boot room leading out to the back of the house. Other ground floor rooms include a utility room, boiler room and WC.









A staircase with a large south facing window with views of the stables, leads up to the first floor. A half way split in the stairs curves up to a spacious south facing bedroom. This has fitted wardrobes and wonderful views of the hills to the south, and to the east and west. There is an adjacent bathroom with freestanding bath, shower cubicle and separate WC, which connects around to the main landing. There are three further double bedrooms, all with beautiful views, fitted wardrobes and wash hand basins. A bathroom with separate shower connects two of the bedrooms. A concealed staircase from the landing leads up to the second floor where there are two further bedrooms and a shower room. One of these bedrooms is extensive, and could be a studio or children's den / playroom.

OUTBUILDINGS

There is an attractive range of stone outbuildings to the rear of the house. The Coach House is a separate annexe which offers a large ground floor studio room with wood burner, kitchenette, bath room and three rooms above. This could provide the owners with excellent overflow accommodation, a home office, or a short term holiday rental business.

The adjacent stables offer two separate loose boxes, a feed area, a large store / tack room, and a stable door out to the paddock behind. Finally, there is a workshop, and stone walled roundel which currently provides good log storage.

GARDENS AND GROUNDS

A tarmac driveway passes through mature trees and bluebells before sweeping through large rhododendrons and cherry trees and up to the parking area at the front of the house. The mature gardens are a delight: the principal garden is to the rear and features a wildlife pond, and to the east is an orchard with a variety of fruit trees including apple, plum and pear. Also to the rear of the house is a terrace which is a lovely area for outdoor entertaining. The kitchen garden is very productive, and has a greenhouse and polytunnel.

To the south of the house is a large paddock, with a smaller paddock to the side. Together these two paddocks and the orchard extend to about 1.8 acres. The large field to the north of the house extends to about 8.7 acres.

DIRECTIONS

Using Sat Nav set the route for postcode PH3 1DS. This takes you to the Easter Coul House drive. Follow the drive as it bends to the left, before turning left at the fork towards the house.



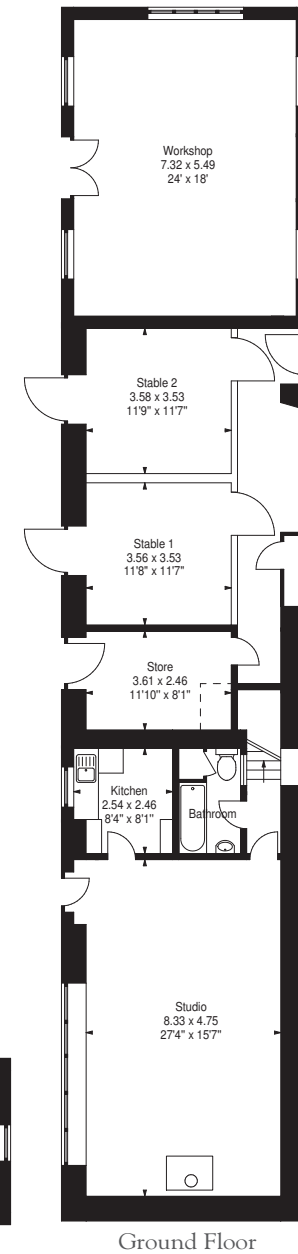
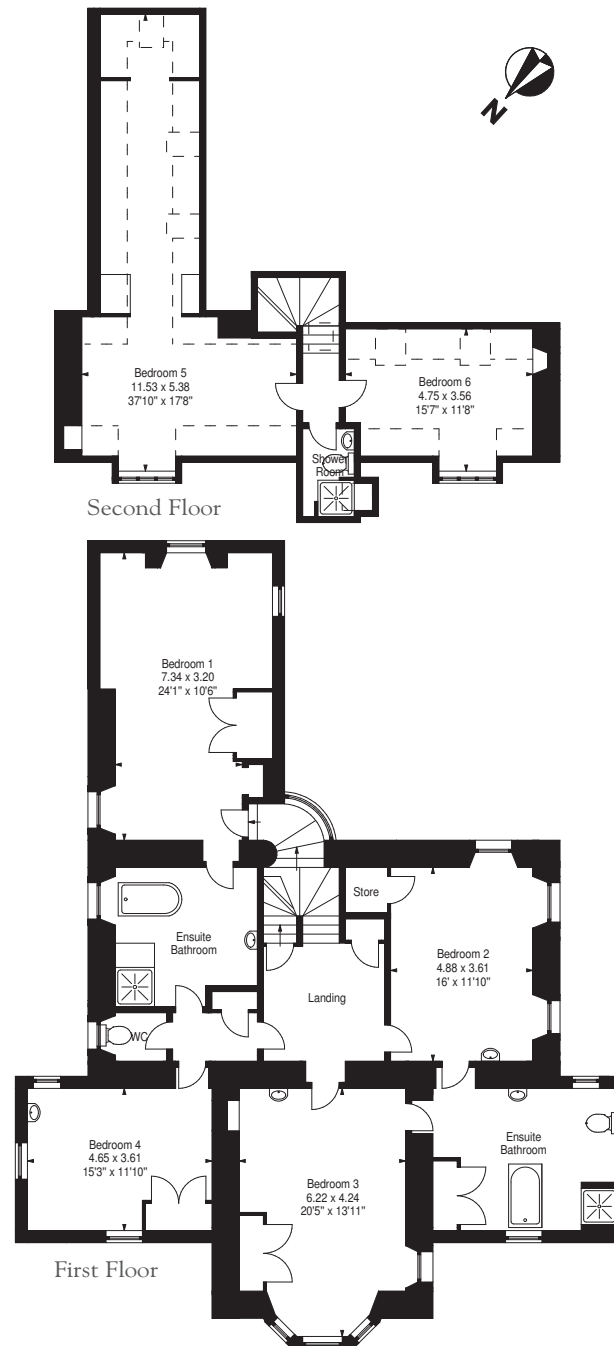
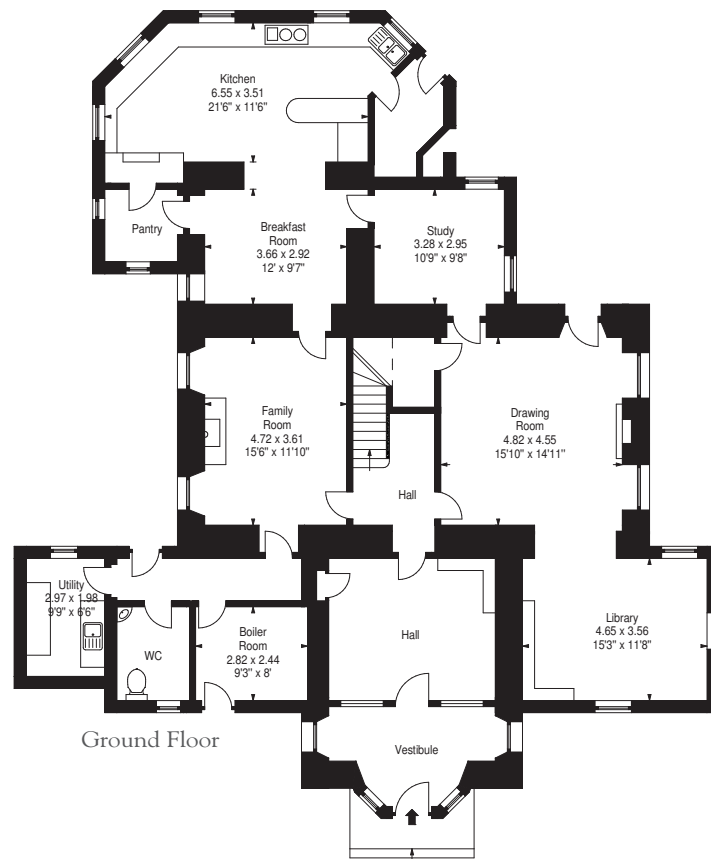


EASTER COUL HOUSE

Gross internal area (approx)

416.56 sq.m (4,484 sq.m)

For Identification Only. Not To Scale.



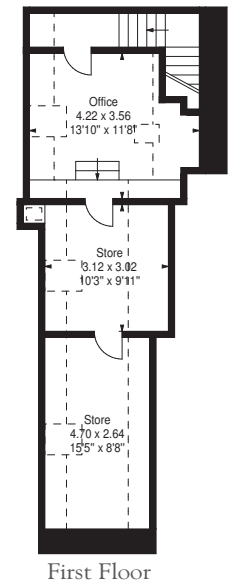
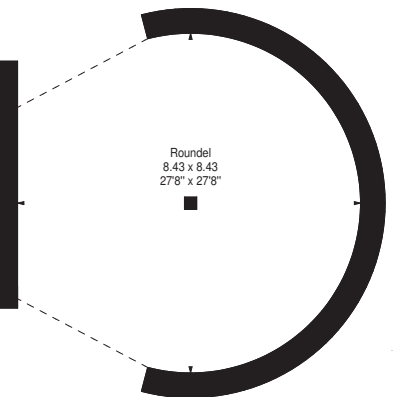
OUTBUILDINGS

Gross internal area (approx)

254.55 sq.m (2,740 sq.ft)

(Including Workshop)

For Identification Only. Not To Scale.



GENERAL REMARKS

VIEWINGS

Strictly by appointment with Savills - 0131 247 3738.

SERVICES

Mains electricity. Drainage to septic tank. Oil fired central heating to main house. Electric storage heating to The Coach House. Private water supply via borehole owned by Easter Coul House. Easter Coul Cottage has a right to use the supply.

LOCAL AUTHORITY & TAX BAND

Perth & Kinross Council tax band G.

ACCESS

The drive is owned by Easter Coul House. Railway Cottage and Easter Coul Cottage have a right of way over the drive and maintenance is shared by usage. Coul House and Upper Coul also have a right of access over the drive.

MISCELLANEOUS

The Seller will be reserving the following rights over the property:-

1. A servitude right of vehicular and pedestrian access will be retained by the seller over the main access driveway, providing access to the parking area and field to the west of the property.
2. Servitude rights to use the existing private water supply together with rights of access for maintenance, repair and renewal.
3. Servitude rights to install, use, inspect, maintain, repair and when necessary renew all existing drains, pipes, conduits, cables, wires, electricity cables, gas, telecommunication cables or other service media and also to connect into and use, inspect, maintain, repair and when necessary renew any existing drains, pipes, conduits, cables, wires, electricity cables, gas, telecommunication cables or other service media currently serving the land being retained by the Seller; together with rights of access for the purpose of laying, inspecting, repairing, maintaining, renewing, and replacing said services.

FIXTURES & FITTINGS

White goods are included in the sale except for the freezer, washing machine and spinner. The pulley airer in boiler room is excluded from the sale, as are the coat hooks in the vestibule. Curtains are included except for those in two rooms (blue floral and plain blue). Light fittings are included except for the coach lamp in the outer hall and two candle wall scones in the Family Room. Framed mirrors in bathrooms and towel rail in downstairs WC to be excluded. Garden furniture and dressing such as seating, bird bath and bird table are also excluded.

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.

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 May 2021 and photographs taken May 2021. Brochure Code: 210524

