

An aerial photograph of a large, historic stone house with a complex roofline featuring multiple gables and chimneys. The house is surrounded by a lush green lawn and is nestled within a dense forest of tall trees. In the background, rolling hills and more forested areas are visible under a blue sky with scattered white clouds.

# DUNGARTHILL

BY DUNKELD, PERTHSHIRE









# DUNGARTHILL

By Dunkeld, Perthshire

Dunkeld 4 miles, Blairgowrie 10 miles, Perth 15 miles, Dundee Airport 26 miles, Edinburgh Airport 56 miles

## EXCEPTIONALLY WELL LOCATED COUNTRY HOUSE IN THE HEART OF PERTHSHIRE

Long hall, drawing room, dining room, billiards room, morning room, kitchen, breakfast room,  
laundry, flower room, gun room, office, boot room, larder and stores.

Master bedroom suite, 10 further bedrooms, 5 bath/shower rooms.

Gardens, wooded grounds and grazing paddock.

General Purpose Building. Biomass Central Heating.

About 11 ha (29 acres) in total



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## Situation

Dungarthill lies 4 miles east of Dunkeld in an exceptionally scenic position amidst rolling countryside just north of the majestic River Tay in the highly desirable county of Perthshire.

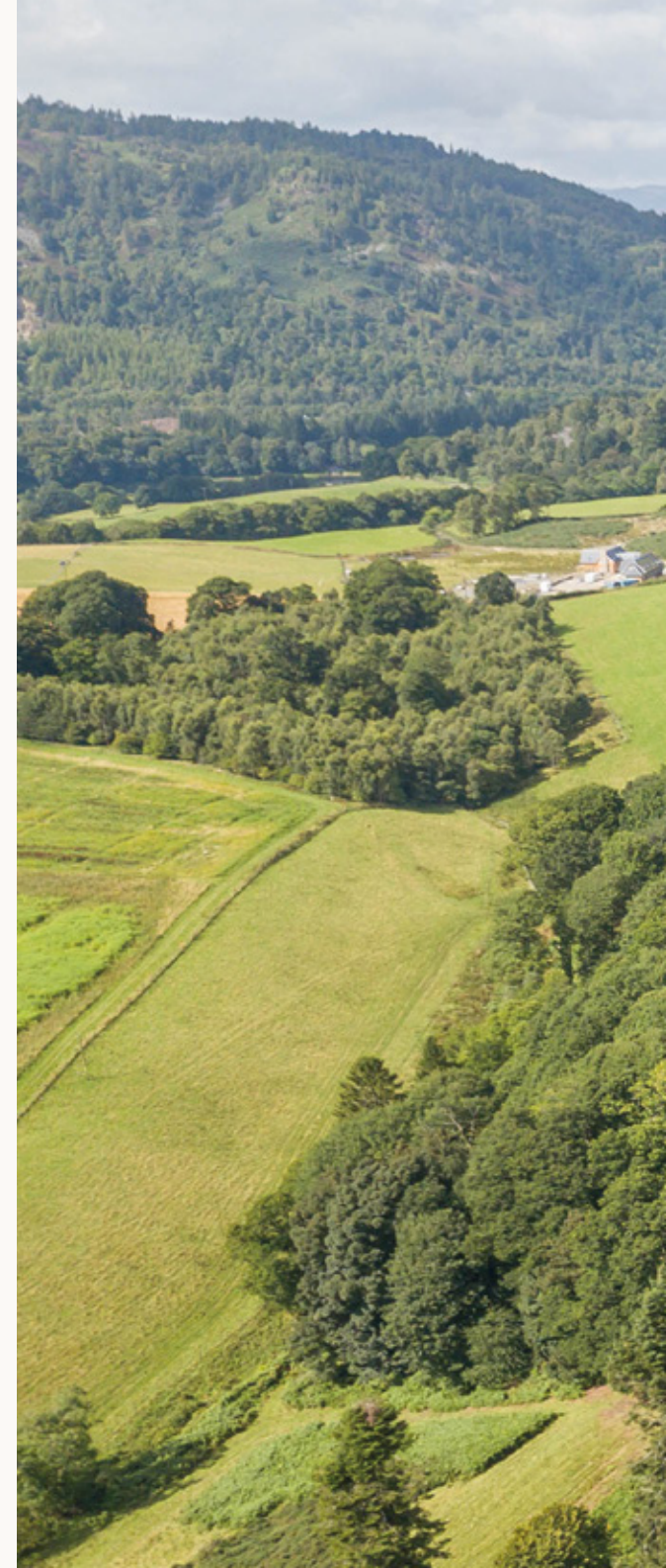
Dunkeld, traditionally seen as the gateway to the Scottish Highlands with its historic cathedral dating from the 12th century, is a charming small town sitting on the banks of the River Tay and boasts an array of small independent shops and galleries.

Dungarthill House enjoys easy access south to Perth which provides a greater selection of shops, cultural and leisure facilities including professional services and private preparatory schooling at Craigclowan. Within the county are a number of private schools including Glenalmond and Strathallan (both co-educational) and Kilgraston (girls only).

The nearest railway station is Birnam and Dunkeld (4 miles) on the Inverness – Perth line with regular services between Inverness and Perth and onwards to Edinburgh, Glasgow and London (including a direct sleeper service).

Dungarthill is ideally positioned to take advantage of all Perthshire has to offer. For the traditional country sportsman, the season begins with salmon fishing on the River Tay on 15th January and runs through to 15th October. Stalking and grouse shooting may be taken on one of the many Highland estates in the county in addition to pheasant and partridge shooting which can be enjoyed more locally. The winter sports enthusiast is ideally placed for the ski slopes of both Aviemore and Glenshee. There are challenging cycling routes and wonderful woodland walks for those not wishing to tackle some of Scotland's notable munros in the Cairngorms National Park which lies to the north. The house is within easy reach of some of Scotland's finest championship golf courses including Gleneagles, St Andrews, the home of golf and venue for the 2020 British Open and Carnoustie. In close proximity is The Rosemount Course (Blairgowrie Golf Club) and Dunkeld Golf Club.

The immediate area abounds with wildlife attracted by the magnificent woodlands, rivers and lochs for which Perthshire's scenery is famed.









## Dungarthill House

Originally part of a much larger estate, Dungarthill House is understood to have been built in 1889 as a wedding present for Mr Cox of the renowned Dundee jute manufacturers Cox Brothers and is a stunning example of late Victorian architecture, built in the enchanting Arts & Crafts half-timbered style with red sandstone details and traditional Scottish harling, under a slated roof.

The house occupies an elevated private position in its own attractive, easily maintained gardens surrounded by many mature trees and shrubs which provide privacy and colour throughout the year.

Approached via a sweeping tarmacadamed private drive which winds and climbs through its own wooded policies before terminating in a large gravel sweep and parking area, the house is substantial in size and has potential to be used commercially or as a large family home. Designed to accommodate large shooting parties in days gone by, the house now lends itself to entertaining on a grand scale. The flat lawn to the west of the house would be ideal for a marquee. The house is currently let on an exclusive use basis.















Although located on the fringe of the Scottish Highlands, the house is very much in the style of a traditional highland lodge with a Long Hall in which guests were welcomed on return from the hills. The Long Hall runs the full length of the southern elevation and from here the principal reception rooms flow. Centred around the carved stone fireplace housing a solid fuel stove, the Long Hall features four archways along its length and opens out to the feature oak staircase with carved balusters and a large tripartite window at the half landing. At the end of the Long Hall is a seating area which leads out onto the west facing terrace and garden. The house forms an L shape with the accommodation laid out over three floors as shown on the accompanying floor plans. The drawing room, morning room and billiards room all face south and enjoy views over the surrounding countryside while the dining room overlooks the west lawn. The kitchen with its Robinson & Cornish units and four oven AGA and ancillary rooms are located in the perpendicular wing.

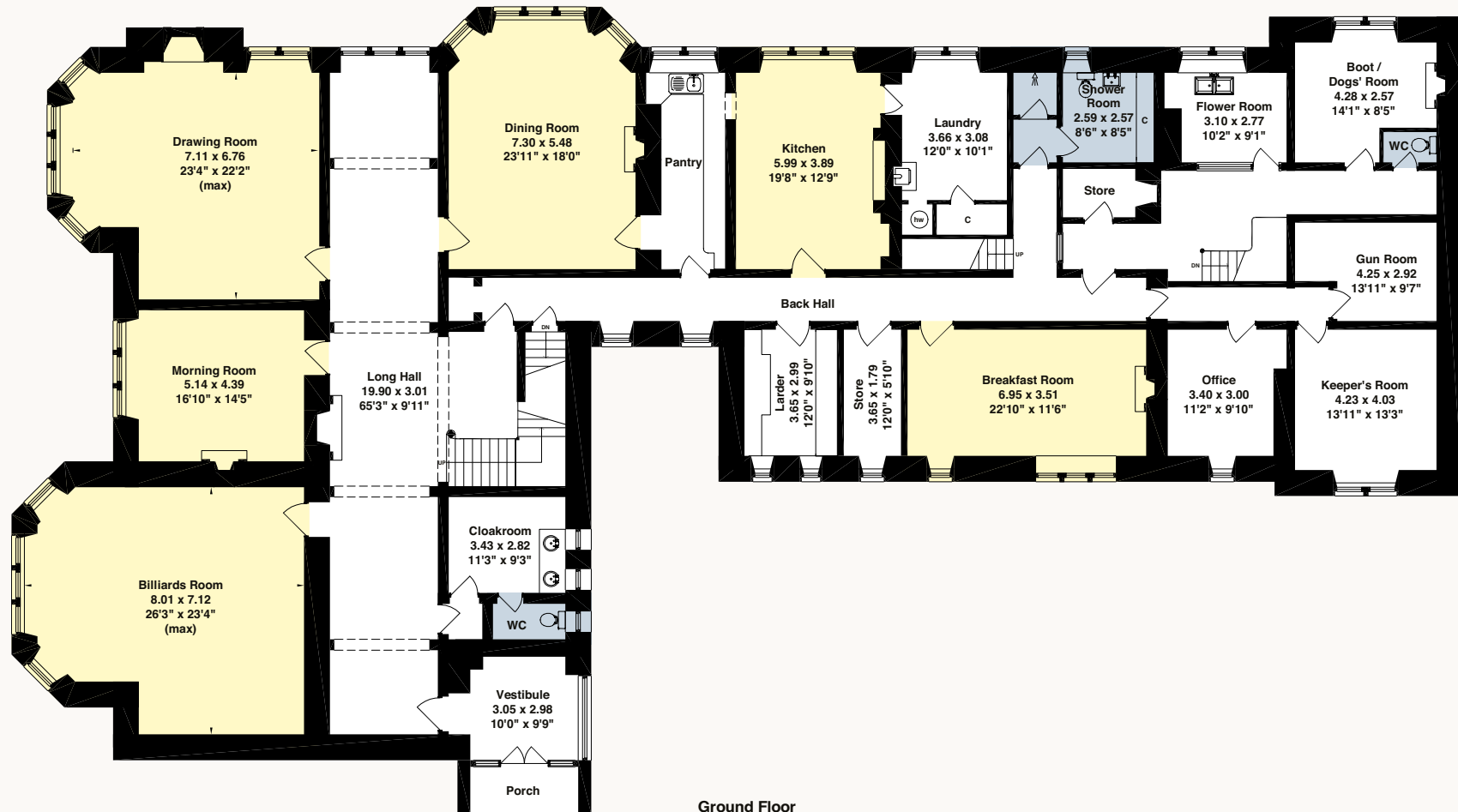
On the first floor level there is a grand master bedroom suite incorporating the master bedroom, dressing room, bathroom and separate shower room. There are a further nine double bedrooms and 4 bath/shower rooms spread across the remainder of the first floor along with a number of stores and linen cupboards.

Accessed from a rear stairway is a further attic bedroom and store room with fitted shelving.



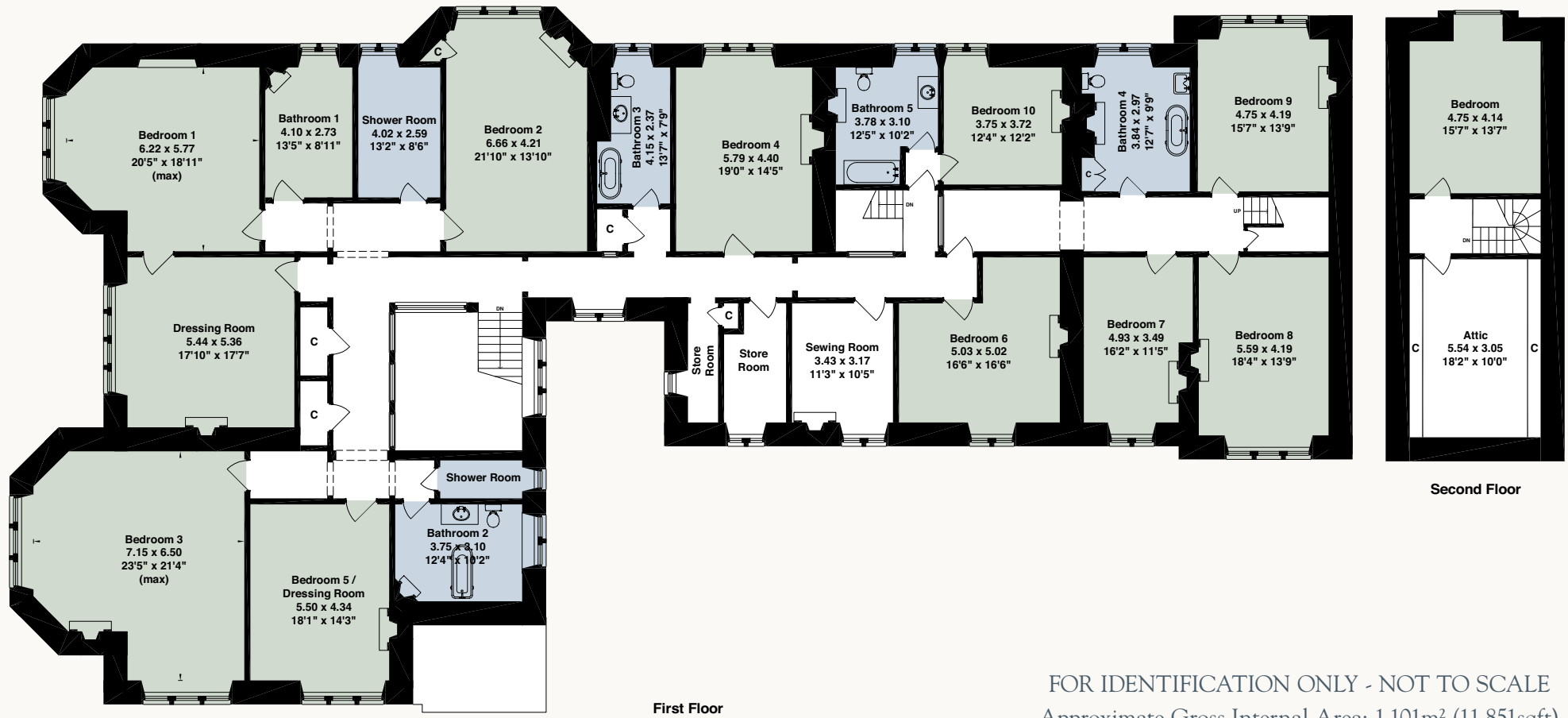
# Dungarthill House Dunkeld, PH8 0JE

FOR IDENTIFICATION ONLY - NOT TO SCALE  
Approximate Gross Internal Area: 1,101m<sup>2</sup> (11,851sqft)  
© HONEYGRAM LTD 2010



Ground Floor





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Approximate Gross Internal Area: 1,101m<sup>2</sup> (11,851sqft)



## Gardens & Grounds

The gardens and policies are a particular feature of Dungarthill and they create an exceptionally private setting. There are a number of fine mature specimen trees, notably oak, beech, ash and sycamore alongside some impressive majestic Douglas fir. There are attractive glades, stocked with a variety of shrubs including numerous azaleas and rhododendrons, all providing colour supplemented by a mass of spring bulbs on the woodland floor. To the west there is a generous level lawned area with a pretty formal garden while to the east there is an established walk which leads over a burn and the former engine house and down to a secluded former curling pond.

To the east accessed directly off the front drive is an enclosed 6 acre paddock.

## Outbuildings

A bespoke general purpose agricultural shed has recently been erected to the north of the house and provides useful storage and houses the wood chip biomass boiler which provides hot water and central heating thereby significantly reducing the running costs for a property of this scale.

## Available in addition

Situated below the wooded grounds and lying either side of the private drive to Dungarthill House are four enclosures extending to about 50 acres in total. The land is currently down to grass and let on an annual grazing basis. This land, plus two areas of woodland totalling about 27 acres, are available in addition to the purchaser of Dungarthill House.







## GENERAL REMARKS AND INFORMATION

### Viewing

Viewing is strictly by appointment with the joint selling agents Rettie & Co - 0131 220 4160 or Savills – 0131 247 3720 or 01738 445588.

### Directions

From the A9 take the A923 signposted to Dunkeld. Immediately after crossing the bridge over the River Tay turn right on to the A983 signposted to Caputh and Blairgowrie. The entrance to Dungarhill is on the left hand side of a sharp bend after four miles. The tarmac drive leads through the estate before branching on to the private front drive which leads up to the house. The postcode is PH8 0JE

### Fixtures, Fittings, Contents and Estate Equipment

All fitted carpets, curtains, light fittings and integrated appliances (4 door AGA, Miele microwave, electric oven and hob, fridge and dishwasher) are included in the sale. In addition, the majority of the furniture and contents in Dungarhill are available to the purchaser at valuation. An inventory is available on request from the Selling Agents.

### Services

Mains electricity. Private drainage and water. Telephone. Biomass fuelled central heating and hot water. AGA.

### Biomass Central Heating

The biomass system attracts annual Renewable Heat Incentive (RHI) payments which will run until September 2037. Payments in its first calendar year of operation to September 2018 amounted to about £16,000.

### Letting Potential

Over the past 12 months or so Dungarhill has been let on a self catering basis ([www.dungarhillhouse.co.uk](http://www.dungarhillhouse.co.uk)) generating a significant gross income. Further details are available from the Selling Agents.

### Rights of Pre-Emption

The Sellers have a number of rights of pre-emption over neighbouring properties which can be assigned to the purchaser if desired.

### Entry & Possession

Entry and possession will be by mutual arrangement subject to any advance self catering bookings.

### Home Report

A Home Report is available on request from the Selling Agents.

### Local Authority

Perth & Kinross Council, 2 High Street, Perth PH1 5HH Tel: 01738 475 000

### Council Tax Band

Dungarhill Band H; Note it is possible that the Assessor's office of Perth and Kinross Council will assess Dungarhill House for rates due to its current primary use for holiday lets.

### EPC Rating

Dungarhill - F

### Solicitors

Turcan Connell, Princes Exchange, 1 Earl Grey Street, Edinburgh EH3 9EE.



## Offers

Offers should be submitted in Scottish Legal Form to the joint selling agents: Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH or Savills at 8 Wemyss Place, Edinburgh EH3 6DH.

## Servitude Rights, Burdens & 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 or not referred to above.

## Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

## Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the joint selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agents. 2. The purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said joint agents in relation to or in connection with the property. 3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

## Estate Agents Act 1979

An employee of Rettie and Co discloses an interest in the sale of Dungarthill House under the terms of the Estate Agents Act 1979.



**Important Notice:** Rettie & Co, Savills and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. 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 and it should not be assumed that the property remains as photographed. Photographs were taken in 2016. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Neither Rettie & Co nor Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn. 190505IEC



