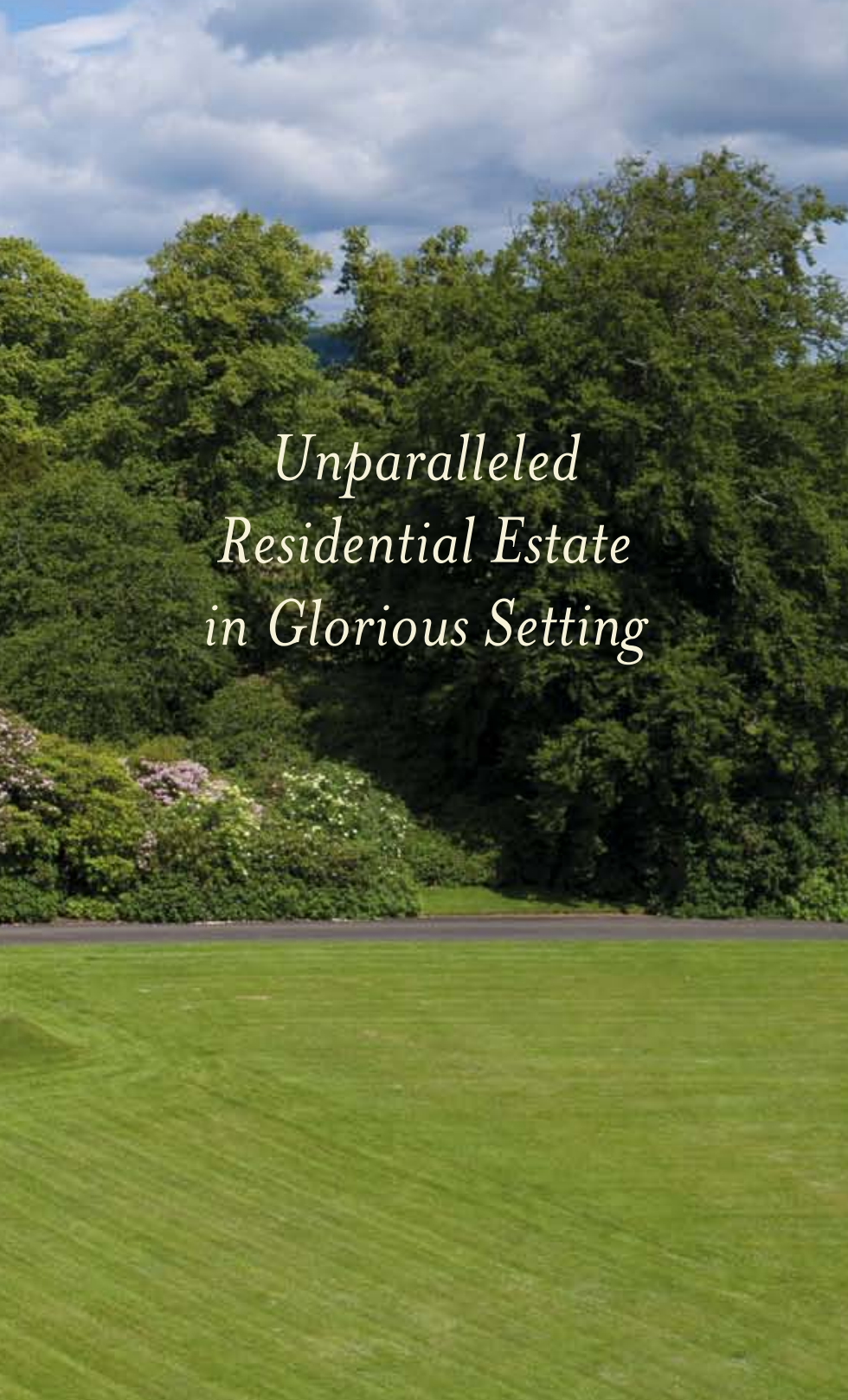


KINCAIRNEY

An aerial photograph of the Kincairney estate in Perthshire, Scotland. The landscape is a mix of lush green fields, dense forests of deciduous and coniferous trees, and a large, calm pond in the lower right. In the middle ground, a small, light-colored stone building is nestled among the trees. The background shows rolling hills under a blue sky with scattered white clouds. The overall scene is peaceful and scenic.

PERTHSHIRE





*Unparalleled
Residential Estate
in Glorious Setting*

KINCAIRNEY

By Dunkeld
PERTHSHIRE

Dunkeld 6 miles • Perth 16 miles • Edinburgh 60 miles

'B' Listed Mansion House (9 - 10 bedrooms)

North and South Gate Lodges (each 2 bedrooms)

Gardeners Cottage (2 bedrooms) and Laundry Cottage (1 bedroom)

Walled Garden & Stable Block

Two Tennis Courts

About 135 acres Parkland

Private Loch and Folly

Sporting Rights

ABOUT 169 ACRES IN TOTAL

FOR SALE AS A WHOLE

Savills Edinburgh
Wemyss house
8 Wemyss Place
Edinburgh EH3 6DH
edinburghrural@savills.com
+44 (0) 131 247 3720



Savills Perth
Earn House
Broxden Business Park
Perth PH1 1RA
perthshire@savills.com
+44 (0) 1738 445588

These particulars are only as a guide and must not be relied on as a statement of fact.

SITUATION

Kincairney Estate lies 4 miles north of Caputh and 6 miles east of Dunkeld in an exceptionally private position overlooking the beautiful and enchanting Perthshire countryside with the Grampian Mountains to the north providing a dramatic backdrop. The estate enjoys easy access south to Perth and Edinburgh via the A9 and M90 motorway from Dunkeld bringing Edinburgh Airport (58 miles) just over one hour's drive away. A sleeper service runs from Dunkeld rail station directly to London.

Dunkeld, traditionally seen as gateway to the Scottish Highlands with its historical 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 quality independent shops and galleries.

Perth lies 16 miles to the south and provides a greater selection of shops, cultural and leisure facilities including professional services and private preparatory schooling. Within easy driving distance are a number of private schools including Glenalmond and Strathallan (both

co-educational) and Kilgraston (girls only).

The estate is ideally positioned to take advantage of all Perthshire has to offer. For the traditional country sportsman, the season begins with salmon fishing on Scotland's longest river, the Tay, on 15th January and runs to 15th October each year. Stalking and grouse shooting may be taken on one of the many Highland estates a short drive away to the north in addition to pheasant and partridge shooting which can be enjoyed over the estate itself and 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 to the north.

The immediate area abounds with wildlife. The Scottish Wildlife Trust reserve at Loch of the Lowes to the west of Kincairney is famous for its ospreys and together with Loch of Clunie to the east attracts many migratory birds.





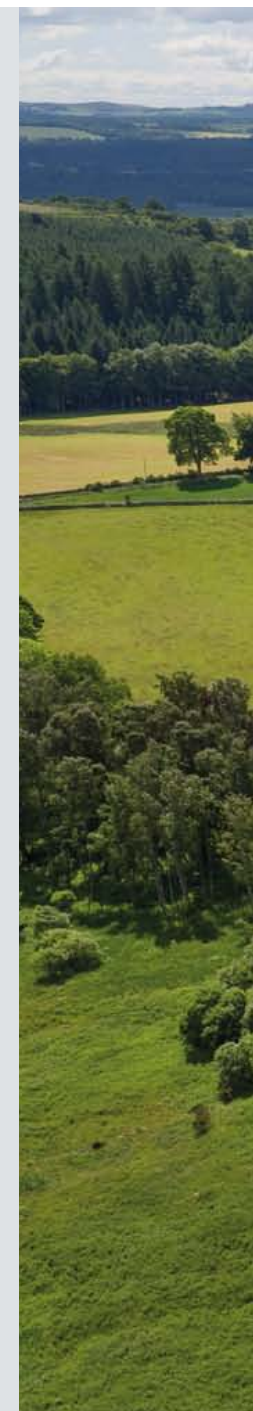


DESCRIPTION

Kincairney is a wonderful retreat from which to escape from the pressures of modern day life. Equally suited to being a family home and for hosting wonderful house parties with guests able to enjoy the spectacular setting from the tennis courts on a glorious summer day. The house is an equally inviting retreat on autumnal and winter days after a day's rough shooting or exhilarating outdoor pursuits.

The estate of Kincairney extends to 169 acres (68 ha) and comprises the mansion house situated in a raised position to the north west of the property overlooking its rolling parkland to Kincairney Loch below, two gate lodges at either end of the private drive, two further cottages suitable for staff accommodation or to let, and associated outbuildings including a new American Barn to the rear of the main house all contained within a ring fence.

Potential exists to generate income from residential lets or to create a self-sufficient holiday letting business utilising produce from the walled garden in this popular tourist area of Scotland.







KINCAIRNEY HOUSE

Kincairney House is of stone construction under a pitched slate roof, harled to the rear and of a rubble finish to the front defining the 1835 Georgian façade which replaced part of the much older 'Lairds' house. Listed category B the accommodation is laid out as shown on the accompanying floor plans. The interior is a blank canvas ready for the new owner to make their mark.

Plans have been approved for the addition of a south facing conservatory which would enhance the living space on the ground floor and take advantage of most pleasant view across

the parkland in front of the house and beyond which can also be enjoyed from the drawing room, morning room and principal bedrooms. plans have also been approved for an east wing which will encompass a music room on the ground floor with a dressing room and bathroom above.

The house is approached off the minor public road through a stone pillared gateway adjacent to the South Lodge via a tarred lime tree lined drive which terminates in a gravel sweep.

On the ground floor the tiled vestibule leads into a spacious flag stoned entrance hallway with an attractive staircase lit by a large west facing window leading to the half and first floor

landings. Doors lead off to the drawing room and morning room and to an inner hall which runs parallel. the drawing room enjoys both morning and afternoon light and has a large open fire and leads directly into the dining room which is ideally proportioned for entertaining large house parties. An inner hallway leads to a family room/playroom with the kitchen/breakfast room to the west of the house. There are some fitted wall and floor units and a four oven AGA. A garden room and porch "catch" the late afternoon sunshine which is served by an additional kitchen area. Other rooms on the ground floor include utility room, cloakroom/W.C and store room and a gun room and store off the dining room.

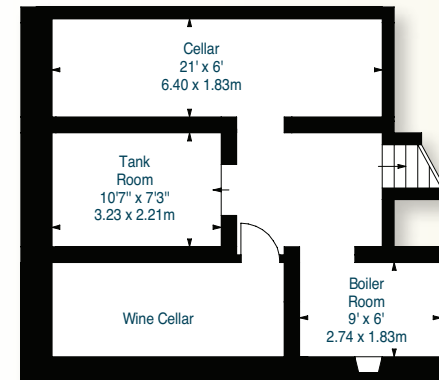




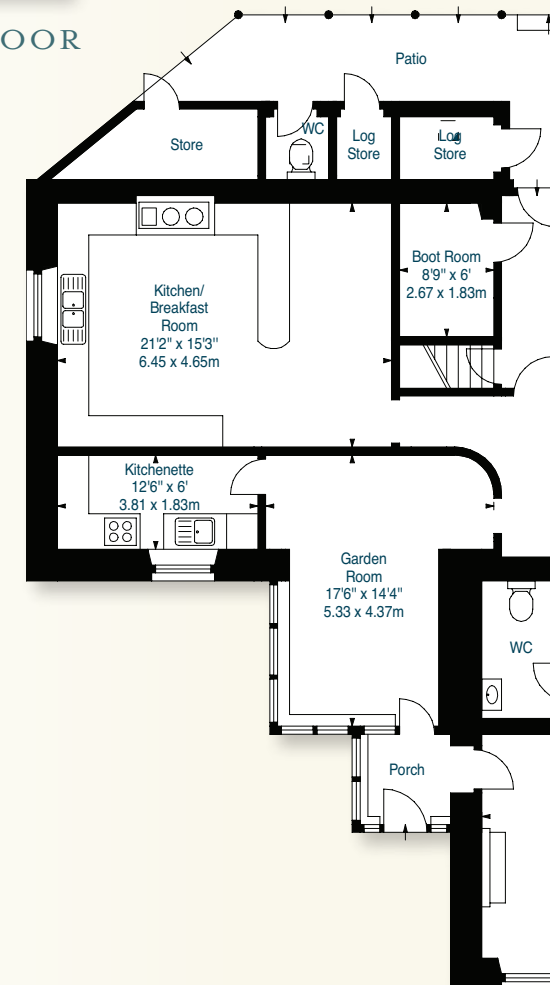
Stairs lead down to the lower ground floor which contains the main cellar, boiler and tank rooms in addition to a binned wine cellar. Externally there are a number of store rooms including a separate W.C.

At the top of the first flight of stairs there are a suite of rooms which include a double bedroom with an adjoining single bedroom/dressing room, two bathrooms, linen cupboard and laundry/utility room which could provide ideal guest accommodation. The principal bedroom suite is situated off the first floor landing and comprises master bedroom with fitted wardrobes, en suite bathroom and dressing room. There are two further double

bedrooms both looking south with an interconnecting door. In the original part of the house which is also accessed from the ground floor via a rear staircase there are two double bedrooms (one of which links through to the guest wind described above) and a bathroom. Stairs continue up to the second floor on which there are three further bedrooms and a storage room. A short flight of stairs lead to the attic.



LOWER GROUND FLOOR



This plan is for guidance only and must not be relied upon as statement of fact.

All measurements and placement of walls, doors, windows and appliances are approximate.

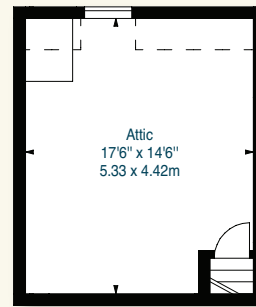
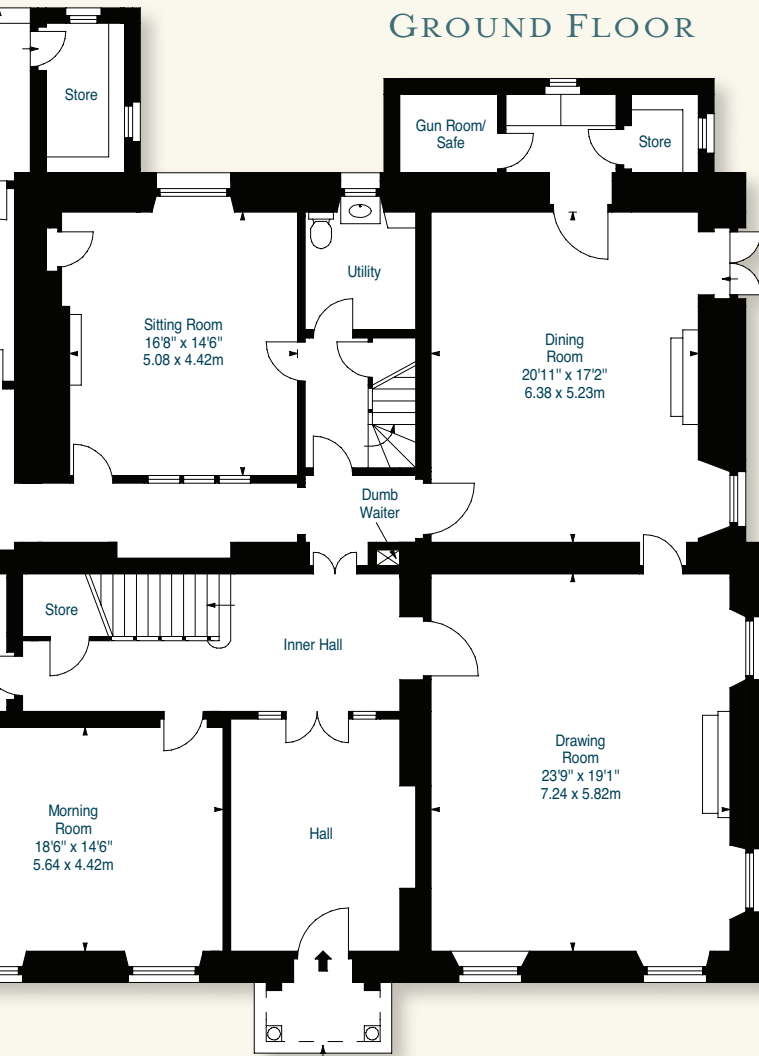
NOT TO SCALE

KINCAIRNEY HOUSE

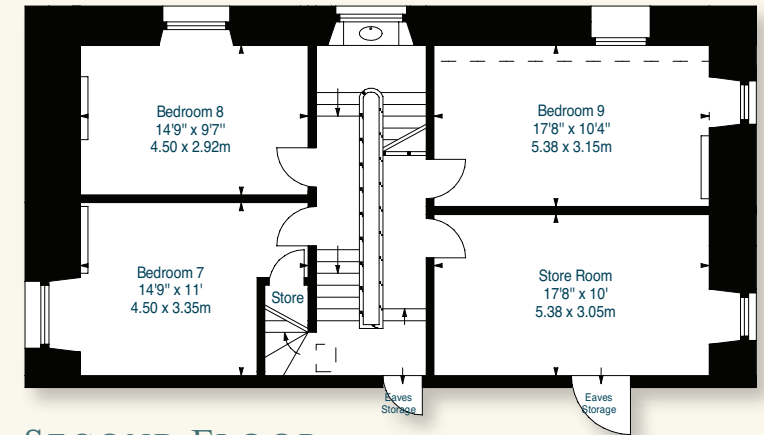
APPROXIMATE GROSS INTERNAL AREA:

8,069 SQ F ~ 749.61 SQ M

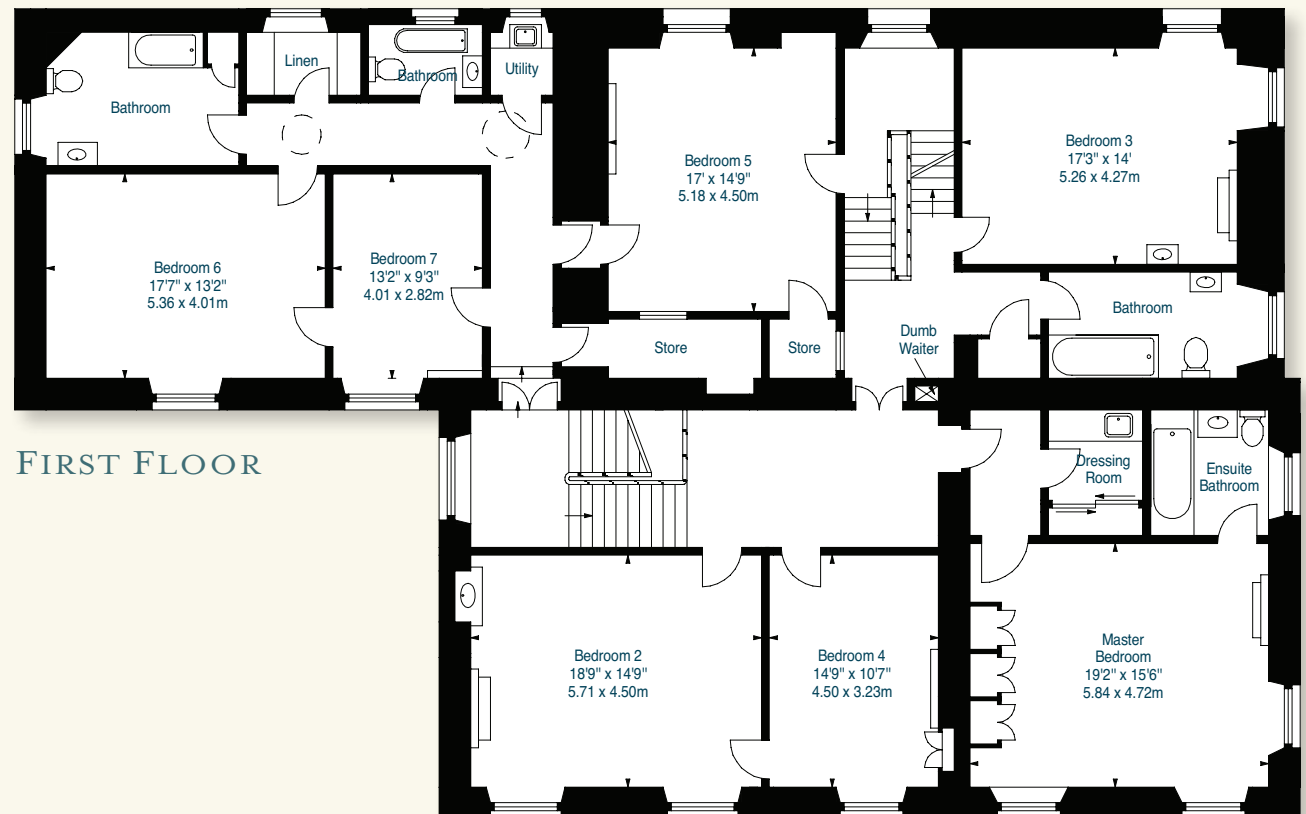
(Including External Stores & WC)



ATTIC



SECOND FLOOR



FIRST FLOOR





GARDENS & GROUNDS

The front of the house has lawns beyond the gravel parking area. To the rear there is a south facing, partially walled garden which has in the past provided flowers and soft fruit. Surrounding the lawns are herbaceous borders with azaleas, rhododendrons and mature trees. There two recently resurfaced all weather tennis courts situated in the south west of the garden and a small pavilion.





South Lodge



OUTBUILDINGS

To the rear of the house there is a loggia with access to three stores, staff W.C, tool shed and access to the cellar. There is also a timber garage and a game larder.

SOUTH LODGE

The South Lodge is situated at entrance to the drive. Of stone construction under a slate roof, the accommodation over a single storey comprises a sitting room, kitchen, two bedrooms and a bathroom.

STABLE BLOCK & AMERICAN BARN

Situated to the north of the walled garden is a range of traditional buildings built of stone under slate roofs which provide storage for vehicles and estate equipment.



Garden Cottage

Planning consent to contain a biomass boiler as an alternative heating source has been approved within the former stable block.

To the west, well screened within a wooded area, is a large American Barn which is ideally suited for the drying and storage of wood to fuel the biomass boiler as well as a number of other uses.

GARDEN COTTAGE

The Garden Cottage is situated above the walled garden and to the west of the Stable Block which provides convenient storage of tools and implements. Of harled brick construction under a slate roof the accommodation comprises sitting room, kitchen, bedroom and bathroom on the ground floor with a further three bedrooms on the first floor.

Planning approval to extend North Lodge, Laundry Cottage and South Lodge has also recently been approved.

NORTH LODGE

The North Lodge is situated at the entrance to the rear drive to the north of the Stable Block. Of stone construction under a slate roof, the accommodation is on two floors and comprises a sitting room, kitchen, two bedrooms and a bathroom.

LAUNDRY COTTAGE

The Laundry Cottage lies adjacent to the North Lodge and east of the Stable Block. Of stone construction under a slate roof, the accommodation over a single storey comprises a sitting room, kitchen, bedroom and a bathroom and would benefit from improvement.



North Lodge and Laundry Cottage

PARKLAND & POLICIES

Kincairney is surrounded by about 135 acres of parkland which includes mature hardwood and softwood trees. Species include oak, beech and ash trees, as well as the lime tree avenue lining the front drive.

The parkland comprises permanent pasture and is fenced for livestock, with field troughs or natural water supplies. Grazing is let in the summer months.

In recent years the owners have allowed a neighbour to establish two game covers which have created two pheasant drives. There is stalking for roe deer, though no formal records are kept.

The private loch extends to about 4 acres, and offers fishing for brown trout from either boat or bank. There is a folly for storage.



GENERAL REMARKS

Viewing

Strictly by appointment with Savills.

Directions

From Edinburgh follow the A90/M90 north, crossing the Forth Road Bridge bearing left at junction 10 following signs to A9/Stirling/Crianlarich/Inverness. At the roundabout, take the 2nd exit onto A9. After 4 miles take the B8063/B9099 exit toward Battleby/Logiealmond/Stanley/Luncarty and follow B9099 for a further 8 miles. Turn right in Caputh onto the A984 and then first left signposted to Clunie bearing right after 1.5 miles and follow the road for a further half mile. The entrance gate to Kincairney lies on the left 100 metres after the minor crossroads. The postcode for the property is PH8 0RE.

Entry & Possession

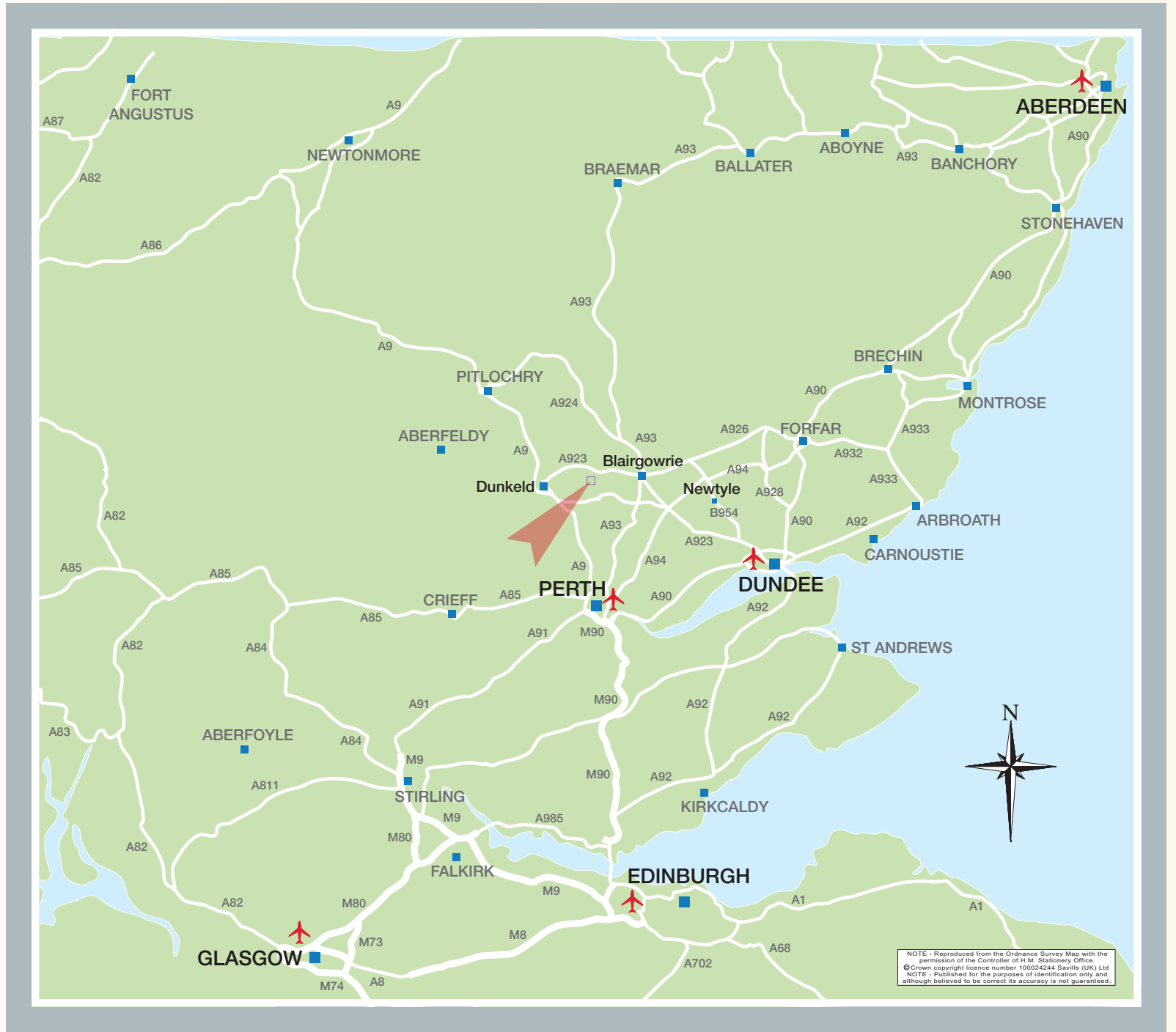
Entry by arrangement.

Offers

Offers in Scottish Legal Form are to be submitted to the selling agents, Savills, Wemyss House, 8 Wemyss Place, Edinburgh, EH3 6DH. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling agents following inspection.

Solicitors

Blackadders, 30 & 34 Reform Street,
Dundee, DD1 1RJ. Tel: 01382 229222
Email: Petra.Grunenberg@blackadders.co.uk



Fixtures, Fittings, Contents and Estate Equipment

- The fitted carpets in Kincairney House and cottages are included in the sale. The light fittings, curtains and rugs are specifically excluded but available in addition by separate negotiation.(?)
- The garden and estate equipment may be/are (?) available by separate negotiation (list will be required).

Services, Occupancies, Listings, Council Tax & EPCs

All properties on the estate have mains water and electricity, and private drainage.

Property	Occupancy & Services	Listing	Council Tax Band	EPC
Kincairney House	Owner occupied. Oil fired central heating.	Category B	H	F
North Lodge	Vacant	None	C	F
South Lodge	Vacant	Category C	C	F
Gardens Cottage	Vacant	None	C	E
Laundry Cottage	Vacant	None	A	E

Local Authority

Perth & Kinross Council (www.pkc.gov.uk), Pullar House, 35 Kinnoull Street, Perth PH1 5GD. Tel: 01738 475000

Servitude Rights, Burdens, Wayleaves and Statutory Public and Other Access Rights

The property is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private.

The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.

Sporting Rights

The sporting rights are in hand.

Mineral Rights & Timber

- The minerals are included within the sale insofar as the seller has right to them and are not reserved by statute or common law to third parties.
- All standing and fallen timber will be included within the sale.

STIPULATIONS

Purchase Price

On conclusion of missives a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Bank of Scotland base rate. No consignment shall be effectual in avoiding such interest.

Disputes

Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision acting as experts, shall be final.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Overseas Purchasers

Any offer by a purchaser(s) who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank which is acceptable to the sellers.

Lotting

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into lots, or to withdraw the property, or to exclude any property shown in these particulars.

Generally

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Missives of Sale, the latter shall prevail.

Apportionments

The Council Tax and all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of entry.

KINCAIRNEY



NOT TO SCALE



WEMYSS HOUSE, 8 WEMYSS PLACE
EDINBURGH
MIDLOTHIAN EH3 6DH

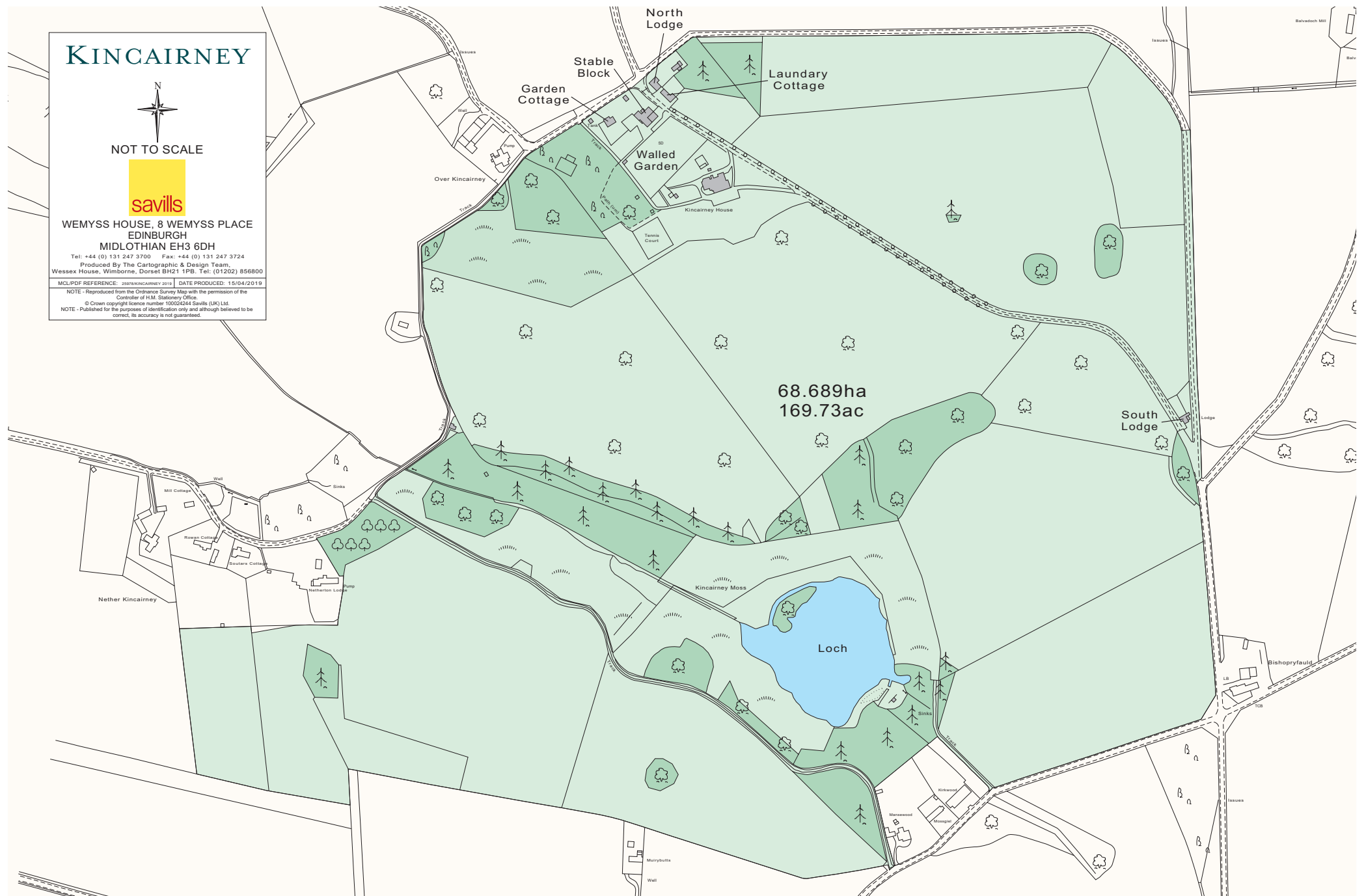
Tel: +44 (0) 131 247 3700 Fax: +44 (0) 131 247 3724

Produced By The Cartographic & Design Team,
Wessex House, Wimborne, Dorset BH21 1PB. Tel: (01202) 856800

MCL/PDF REFERENCE: 2258/KINCAIRNEY 2019 DATE PRODUCED: 15/04/2019

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IEC190516



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