



ARDBANK HOUSE

BALLINTUIM • BLAIRGOWRIE • PERTSHIRE • PH10 7NQ

savills



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*A remarkable oak framed house with a luxurious
finish and magnificent views*

Blairgowrie 9 miles, Perth 25 miles, Dundee 27 miles, Edinburgh 67 miles, Aberdeen 79 miles

(all distances are approximate)



Open plan living / dining/ kitchen, study, gym, 4 en suite bedrooms

Utility room, cloakroom, double garage plant room and stores

Roof terrace, decking and garden

Private driveway

About 1 acre

EPC Rating = C

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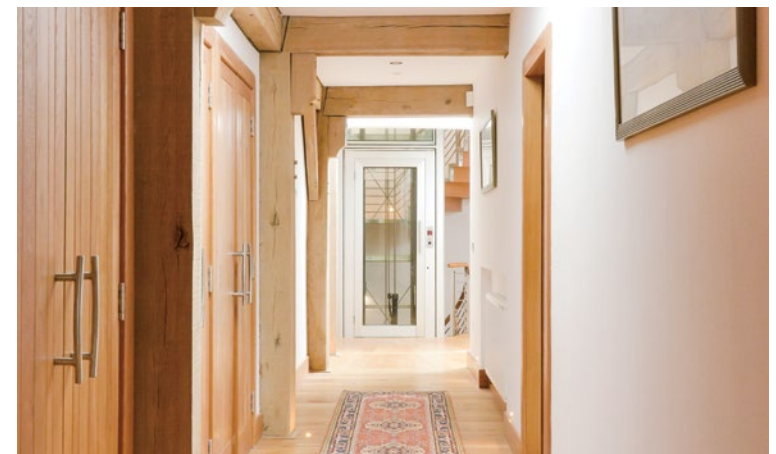
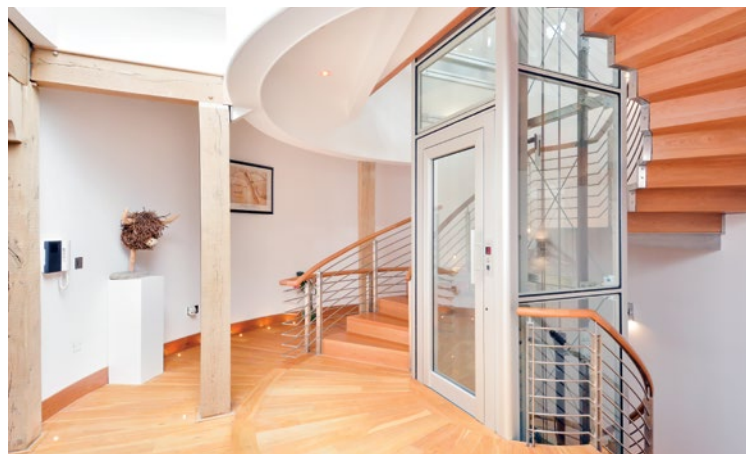


SITUATION

Ardlebank is situated in Ballintuim which is a rural community between Bridge of Cally and Kirkmichael in the beautiful highland glen of Strathardle. Being elevated and built into the hillside, the house is nicely tucked away and has an incredible view over rolling farmland to the dramatic hills beyond. Bridge of Cally is a small rural village centred around the local store (which also has a Post Office) and hotel. Kirkmichael (4.5 miles) is a pretty village with three local hotels, a village hall and a community run village shop and café. The village also hosts the Strathardle Highland Gathering in August each year. There is primary schooling in Kirkmichael and secondary schooling in Blairgowrie (with a bus from Kirkmichael). Private education in Perthshire includes Craigclowan, Ardreck, Glenalmond, Strathallan and Kilgraston.

Blairgowrie (9 miles) has two supermarkets, a selection of independent shops and restaurants, medical centres and a secondary school with buses from Kirkmichael. Pitlochry (17 miles) also offers a range of amenities including a secondary school and a railway station with direct links to London and Inverness. For a more comprehensive selection of shops and professional services, Perth is 25 miles south. Dundee Airport provides flights to London Stansted and Edinburgh Airport operates a wide range of domestic and international flights.

Ardlebank could hardly be better placed for those who enjoy the outdoors. There is salmon fishing on the rivers Erich, Arde, Blackwater and Tay and shooting and stalking for rent on nearby estates. Golfers will enjoy the championship courses at Blairgowrie and the 18 hole course at Pitlochry as well as courses at Alyth and Glenisla to name a few. The Perthshire hills and the Angus Glens are all within easy reach and the Cairngorm National Park is only a few miles north of Kirkmichael. As well as incorporating some of Scotland's most beautiful and dramatic scenery, the Cairngorm National Park is home to ski centres at Aviemore, The Lecht and Glenshee.





DESCRIPTION

Ardlebank House was constructed in 2011. Designed by a local firm of architects specialising in sustainable architecture it is clad in reclaimed slate, Siberian larch and local stone. The house has an understated exterior which hides an astonishingly beautiful oak framed interior and ensures it sits comfortably in its rural surroundings. A short private driveway leads from the hill road to a parking area beside the house. The front door is set within one of eight concrete vaults echoing the shape of traditional cart shed openings in local farm buildings. The lobby leads into a flag stoned entrance hall with access to the double garage, a cloakroom and a utility room. A spiral staircase with oak treads, inset spot lights and a glass balustrade with oak handrail rises to the first and second floors. It encircles a freestanding lift which is encased in glass and adds an imaginative design element to the interior.

On the first floor the oak floored landing leads to four en suite bedrooms and the gym. The master bedroom suite has a dressing room fitted with oak shelves and wardrobes. The en suite bathroom has an impressive freestanding oval bath, a walk in shower and with travertine floor tiles and double wash basins. Three further double bedrooms have en suite shower rooms, each with a bath and a walk in shower. Both the master bedroom and bedroom 2 have corner windows which beautifully capture the views. There are four walk in cupboards on the landing, two of which house the water tanks and two are linen

cupboards. The oak frame of the building is exposed within all the bedrooms and bathrooms and adds some rustic character to the otherwise contemporary rooms. The gym is situated in a quiet corner of the house behind the spiral stair and would be ideal as a music room, study or even another bedroom depending on a buyer's requirements.

On the second floor a huge vaulted living room houses the sitting area, dining room and kitchen. The room is characterised by a beautiful and massive oak frame which encases windows and glazed walls that fill the room with light. At the west end of this room, the wood burner forms a cosy focal point in the colder months while French windows to the outside are the main focus in the summer. There is a spacious dining area in the centre of the room which links to the kitchen. The kitchen has cream painted timber units with black granite work surfaces, a breakfast bar, a large central island and sliding doors to the roof terrace. With an induction hob, Tepanyaki plate, grill pit and wok hob as well as steam, fan and microwave ovens the kitchen is superbly equipped. In addition there are two pop up extractors on the kitchen island, an integrated dishwasher and freezer and a Belfast sink. From the living room, a pulpit staircase also made of oak, leads to one further room which is the study. Situated at the back of the house and lined with oak shelving, this room has a quiet and restful atmosphere and is ideal as a home office.

Outside

Ardlebank is set in a garden of approximately one acre which is mainly down to lawn with some trees and shrubs on the hillside. The principal garden space is on the roof terrace. Accessible via four sets of sliding doors from the main living room, the terrace has several geometric flower beds and is a wonderful place to sit outside and enjoy the views.

Outbuildings

- Double garage
- Plant room
- Store room
- Log store

Specification

- Lighting design by David Brown of Edinburgh
- Kitchen by Peter Thompson of York
- Bathrooms by Stonewood of Manchester
- Miele kitchen appliances
- Cat 5 cabling to every room
- Wiring for automated home control system (heating, sound, lighting, TV and security)
- Speakers wired into the living room and bedrooms
- Security cameras and alarm system
- Central vacuuming system
- Door entry system
- Domus lift

Eco Credentials

- Heating by ground source heat pump
- Rainwater harvesting system
- Highly specified insulation
- Solar panels to heat domestic water

DIRECTIONS

From Blairgowrie follow the A93 to Bridge of Cally. Turn left at Bridge of Cally towards Kirkmichael. After about 2.7 miles turn right up a farm track and branch right onto the private driveway that leads to Ardlebank.

GENERAL REMARKS

Viewings

Strictly by appointment with Savills – 01738 477525.

Services

Mains water and electricity. Private drainage. Underfloor heating by ground source heat pump.

Local Authority & tax band

Perth and Kinross Council tax band H

Fixtures & Fittings

The fitted blinds, speakers and light fittings are included in the sale.

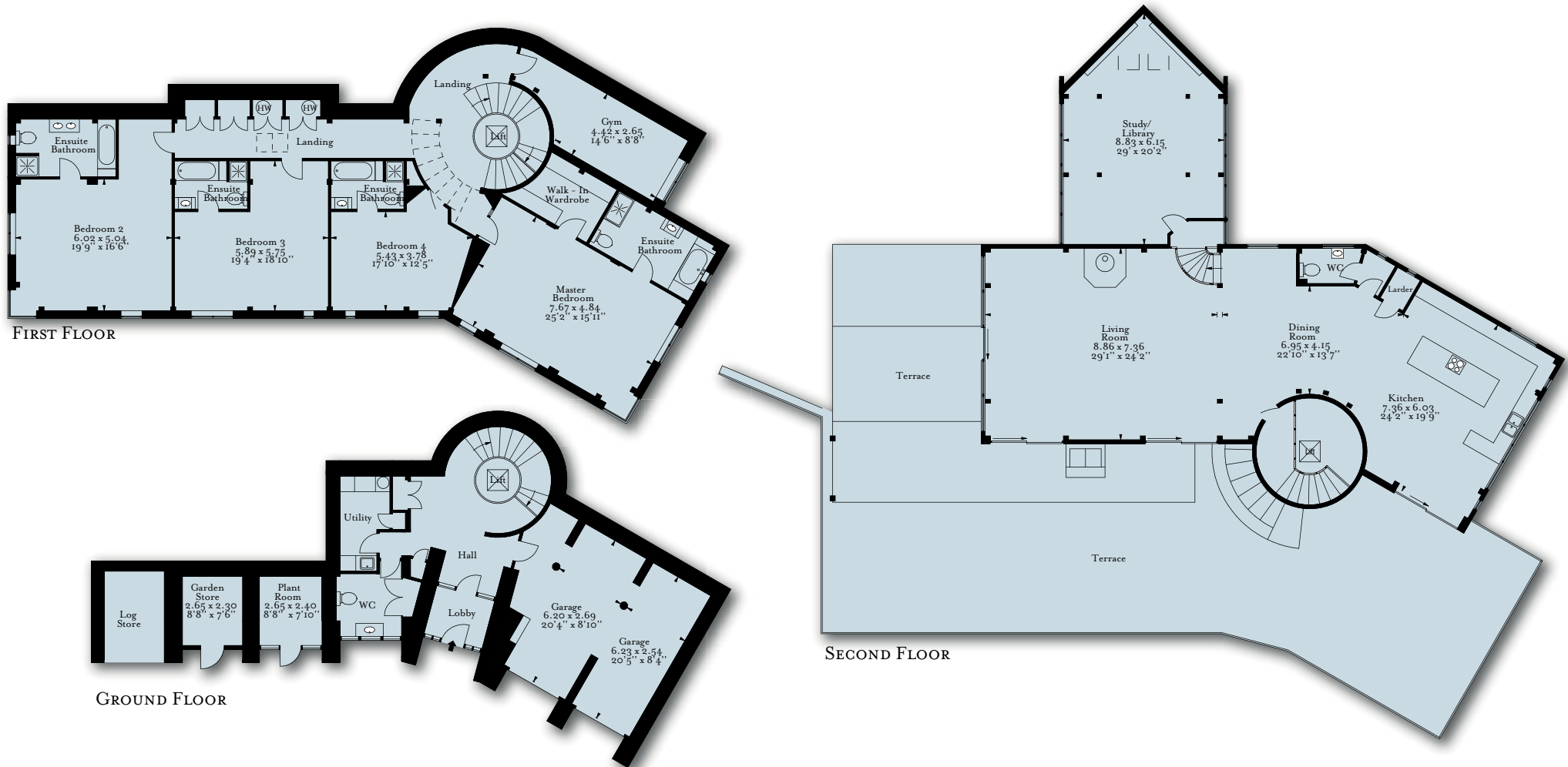
Photos taken and brochure produced:

June/July 2019

Approximate Gross Internal Floor Area:
 555.45 m² (5979 sq.ft)
 (Including Garages, Plant Room, Garden Store, Log Store)



For Identification Only. Not To Scale.



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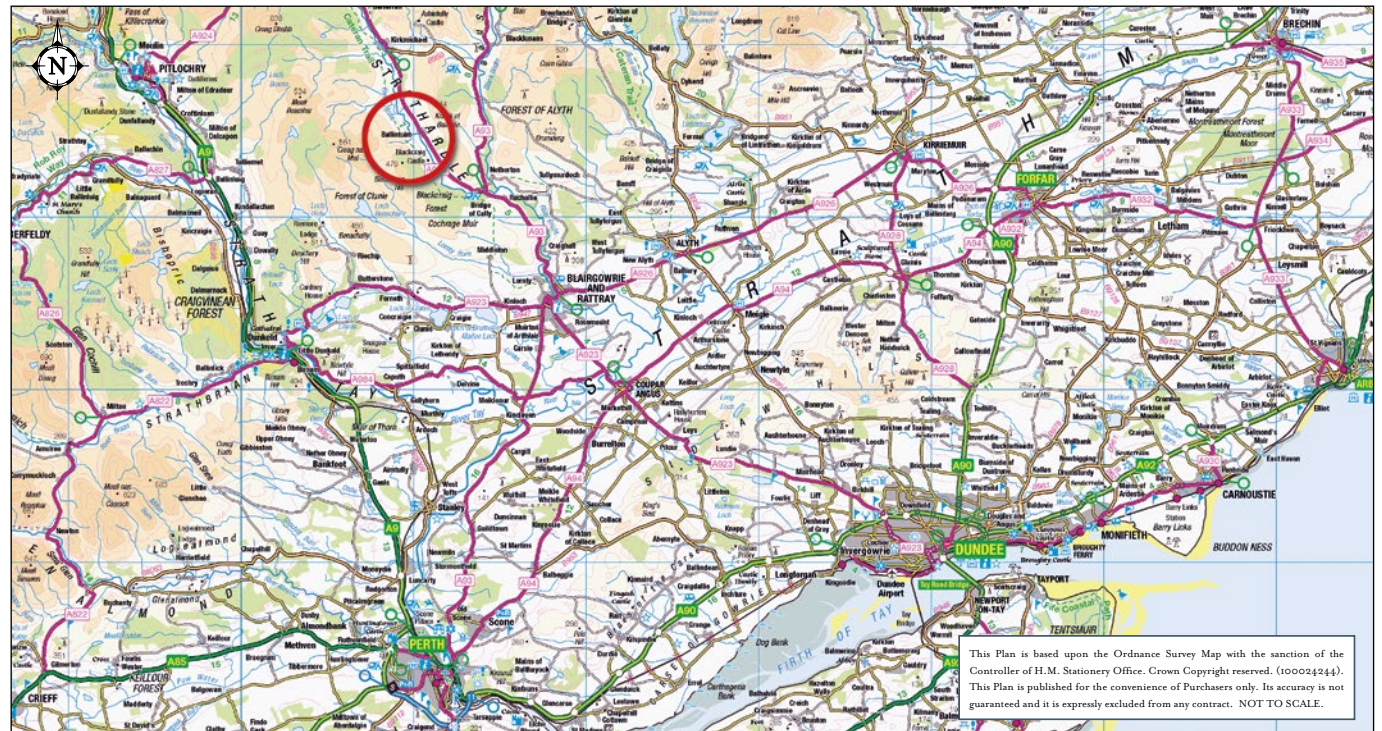
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Offers

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.



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