



An idyllic riverside home with lodge

Otterstones and Lodge By The Tay, Stanley, Perth, PH1 4QF

Freehold





Otterstones: Vestibule, hall, open plan sitting room/music room/dining room, conservatory, library, office, dining kitchen, utility room and WC • Principal bedroom suite and 3 further bedrooms with en suite shower rooms

Lodge By The Tay: open plan sitting/dining/kitchen, 3 bedrooms, bathroom and shower room. 2 single garages incorporating workshop and storage • Hot tub • Landscaped garden and woodland • Directly overlooking the River Tay and close to a sandy beach • About 2.9 acres • EPC = D

Distances

Perth 8 miles, Dunkeld 15 miles, Dundee 23 miles, Edinburgh 51 miles.

Situation

Otterstones and Lodge by the Tay are situated on the banks of the River Tay just east of the village of Stanley. The property is located at the end of a private and gated lane which also serves two neighbouring properties. With no passing traffic, Otterstones enjoys complete privacy. The village of Stanley (1 mile) has a friendly and active community served by a village shop, post office, newsagent, butcher, chemist, primary school, village hall, medical centre and Church.

Otterstones and Lodge by the Tay are ideally situated for those who appreciate a rural setting and who also wish to be close to shops, schools, travel links and cultural events. Perth (8 miles) has an excellent choice of bars, restaurants and shops as well as a concert hall, theatre, art gallery, museum and cinema. The town's leisure facilities include the Perth Climbing Centre, the Willowgate Activity Centre, Perth Leisure pool, an ice rink and two sports centres. Perth has a good selection of

professional services and a hospital.

Perth train station has regular services to Edinburgh, Glasgow, Dundee, Aberdeen, Inverness and London. Edinburgh Airport is about 48 miles away and there are direct flights from Dundee Airport (20 miles) to London City. There is a primary school in Stanley and secondary schooling in Perth. There is also a choice of private schools nearby with the High School of Dundee, Strathallan, Kilgraston, Glenalmond College, Ardvreck, Morrisons Academy and Craigclowan all within about 25 miles.

The property sits on the banks of the River Tay at Burnmouth Ferry which was once the crossing point for a small passenger ferry. This section of the river is close to a sandy beach which is a lovely spot for swimming in the summer. There are local golf courses at the North Inch, Craigie Hill and Murrayshall in Perth as well as courses in Blairgowrie and Dunkeld. Gleneagles and St Andrews are both within 35 miles of Otterstones. The rivers, hills and lochs of the Perthshire highlands and the Angus Glens are all within easy reach. Fishing,



shooting and stalking are readily available from local estates while the ski slopes of Glenshee are about 33 miles north.

All distances and travel times are approximate.

Description

Otterstones and Lodge by the Tay were built in 1989. They have a lovely elevated position directly overlooking one of Scotland's most famous rivers.

Otterstones is both characterful and comfortable. Its most impressive room spans the width of the house and consists of a circular drawing room with log burning stove, a music room and a dining room which are divided simply by differing floor levels. It is an enormously versatile space for family life as well as for entertaining on a large or small scale. A conservatory which the current owners built on to the south side of Otterstones opens to a raised deck which is a magical place to sit out and watch the river flow past. The dining kitchen with its red four oven AGA and timber units has a welcoming farmhouse feel. French windows from the kitchen open to a large paved terrace. The cosy library/study has a bay window overlooking the river and an oil fired wood burning stove, while a raised landing beside the staircase serves well as an office. There is also a WC and utility room on the ground floor.

Upstairs the principal bedroom suite has large picture windows, a bathroom, dressing room and a balcony overlooking the river. There are three further bedrooms, all with en suite shower rooms and river views.

Lodge by the Tay

Originally built as garaging and workshop space, Lodge by the Tay has been converted into a charming three bedroom lodge. With its open plan living room/ kitchen and balcony positioned on the first floor, it is hugely popular with guests who enjoy its view of the river. The Lodge has a bedroom and bathroom on the ground floor and two further bedrooms and a shower room on the first floor. A barbeque area and private garden has been created outside The Lodge where there is also a hot tub. Further details on the income currently generated from holiday lets is available from the selling agent.

Outbuildings

Two single garage / workshops and a store room. Rhino greenhouse.

Garden

Otterstones and Lodge by the Tay are set in about 2.9 acres of garden and woodland. An expanse of neat lawn is edged by a 200 metre clipped beech hedge on the riverside boundary of the garden and herbaceous borders provide colour around the house in the summer. A variety of garden seating areas include a deck accessed by a pretty wooden bridge. A small gate leads through the beech hedge to the river and there are lovely walks in the arboretum behind the house which includes giant redwoods and Turkish oaks. Beavers, otters, ospreys, red squirrels and deer can all be seen from the house.





Lodge By The Tay



Lodge By The Tay



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Directions

From Perth follow the A9 north and take the first exit to Stanley and Luncarty. Drive through Luncarty and then into Stanley. In Stanley take the first turning on the right after a sharp bend, and then turn left at the T junction. Follow the road for about 250m and then turn right into Linn Road. Follow Linn Road for about ¾ mile and just before reaching the river turn right into a private gated driveway. Otterstones and Lodge by the Tay are at the end of this driveway.

GENERAL REMARKS

Viewings

Strictly by appointment with Savills - 01738 477525.

Services

Mains water, electricity and private drainage. Oil fired central heating.

Solar Panels

16 solar panels on the roof of Lodge on the Tay are subject to a Feed in Tariff effective from May 2015 and valid until May 2035.

Local Authority & tax band

Perth and Kinross Council tax band H

Lodge by the Tay

Lodge by the Tay may not be sold separately to Otterstones.

Fixtures & Fittings

The curtains, carpets and white goods are included in the sale. The contents and hot tub at Lodge by the Tay may be available for purchase by separate negotiation.

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.

Otterstones And Lodge By The Tay, Stanley, Perth, PH1 4QF

Gross internal area (approx)

Main House 315.95 sq m / 3,401 sq ft

Log Store 9.66 sq m / 104 sq ft

Lodge 198.25 sq m / 2,134 sq ft

(Including Garages)



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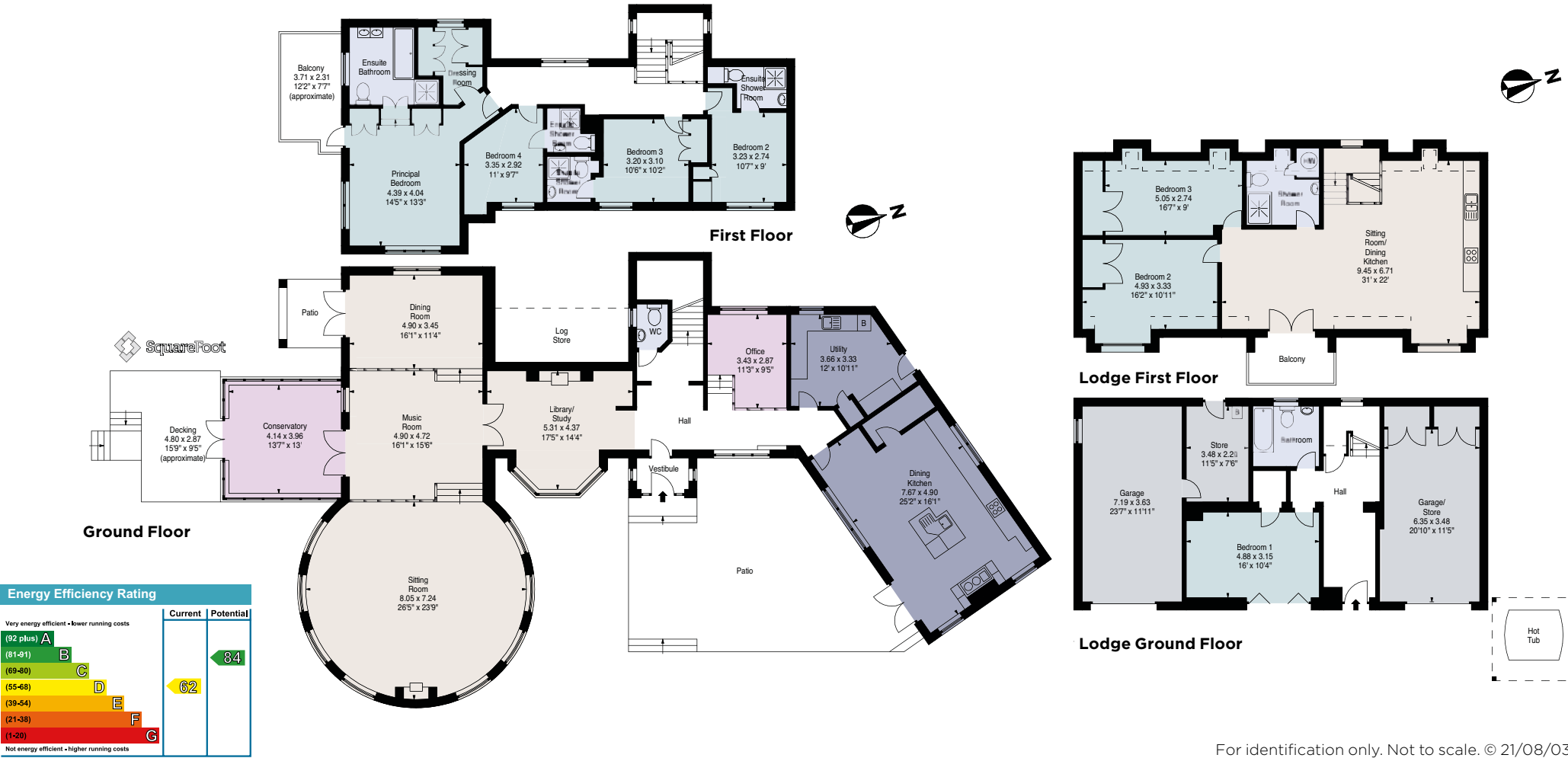
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