



SEALLADH NA BEINN
GARTH • ABERFELDY • PERTHSHIRE

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PH15 2NF

A striking contemporary home in a beautiful location

*Aberfeldy 8 miles, Perth 38 miles, Glasgow 78 miles, Edinburgh 82 miles
(all distances are approximate)*



2-3 reception rooms, 4-5 bedrooms

Garage with floored loft

Landscaped garden with terrace

Beautiful view

About 0.38 acres

EPC Rating = B

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SITUATION

Sealladh na Beinn is located in Garth which is a small hamlet not far from Fortingall, a few miles west of Aberfeldy. Fortingall is a beautiful village at the foot of Glen Lyon which is known for its picturesque thatched cottages and the popular Fortingall Inn.

Aberfeldy is the nearest main centre and has all essential services including a medical centre. The town has a great selection of independent shops, cafés and restaurants not to mention the Birks Cinema which screens mainstream films, has a popular bar and café and hosts a variety of community activities. Breadalbane Academy is well regarded and provides nursery to sixth year secondary education.

Sealladh Na Beinn could hardly be better placed for enjoying the outdoors. There are golf courses at Aberfeldy, Strathtay, Kenmore and Pitlochry. Various water sports take place on nearby lochs and rivers with the rapids at nearby Grandtully being popular for canoeing and rafting. There are some beautiful walking and cycling tracks in the area and fishing, shooting and stalking can all be taken on local estates.

The over-riding attraction to the area however is the spectacular scenery, which includes some of Scotland's most famous beauty spots: Glen Lyon, Fortingall village, the Falls of Dochart, Kenmore on Loch Tay, The Queen's View at Loch Tummel, the Pass of Killiecrankie, Schiehallion and Ben Lawers.

Sealladh Na Beinn has all the benefits of a highland location, while remaining very accessible. Perth is only 38 miles south via the A9 while Edinburgh and Glasgow are both within about 83 miles. Pitlochry railway station (21 miles) also has direct links to Inverness and London.



DESCRIPTION

Sealladh Na Beinn was constructed in 2008 using materials and a design that take inspiration from traditional buildings in the area. The house has peaked dormer windows, a slate roof and is clad in stone and Russian larch ensuring it blends well into its rural backdrop. The house is situated on land that once belonged to Garth House and is one of a handful of properties that form a small and friendly community at Garth.

The house can be entered either by the back door which leads into the utility / boot room, or through sliding glass doors directly into the welcoming open plan kitchen and dining room. The Moben kitchen is made from dark cherry wood and has a glossy black granite worktop which also forms a breakfast bar. The kitchen has a range of integrated appliances including a Rangemaster cooker, an American Style fridge freezer and a double electric oven. Behind the kitchen is the utility room which has also been fitted with units and a sink, and has lots of space for boots and coats too. The dining area is open to the kitchen and is a lovely bright area being surrounded on two sides by full height glazed screens which are also sliding doors. There is also space for some comfortable seating and a television. A large opening connects to the large open plan sitting room. With a woodburning stove in the centre of the room, French windows at one end and a cosier seating area with television at the other end, this is a versatile room that also works well for entertaining. Behind the sitting room is a study overlooking the landscaped garden. Finally on the ground floor there is a large guest bedroom. Spanning the width of the house and with a door to the rear garden, there is also potential to convert this into two rooms depending on a buyer's requirements. The guest room has access to a Jack and Jill shower room.

A timber staircase with glass balustrade leads to the generously sized first floor landing which is large enough for comfortable seating and is a lovely bright and quiet space giving access to three double bedrooms. The master bedroom suite has a dressing room and shower room as well as built in wardrobes and vanity unit by Neville Johnson. Bespoke plantation shutters are fitted to the large angular windows in the master bedroom to stylish effect. Across the landing there are two further double bedrooms, one of which is also fitted with plantation shutters and is currently used as an office. There is also a family bathroom with shower over the bath which along with the master shower room is fitted with underfloor heating.

GARDEN

The garden at Sealladh Na Beinn is a particular feature of the property and has been beautifully landscaped with neat lawn to the front and an herbaceous border to the rear which is retained by a beautiful stone wall. A young and productive small area of fruit trees in the northeast corner of the garden is filled with blossom in the spring. At the front of the house and framed by a timber pergola is a paved terrace. The garden has external sensor lighting and a water supply.

Outbuildings

A detached larch clad single garage has light, power and a remote control door. The garage also has a floored loft which has potential to be a studio or an office depending on a buyer's requirements. There is a lean-to log store on the side of the garage.





DIRECTIONS

From the A9 at Ballinluig take the A827 west signposted to Aberfeldy. At the crossroads in Aberfeldy turn right onto Taybridge Road (B846) and head towards Coshieville. After approximately 4 miles turn left at Coshieville towards Fortingall and Fearnan. The entrance to Garth is after 1.6 miles through stone pillars on the right hand side. Sealladh Na Beinn is the second house on the right.

GENERAL REMARKS

Viewings

Strictly by appointment with Savills – 01738 477525.

Services

Mains water and electricity. Private drainage. Oil fired underfloor central heating on the ground floor with radiator heating on the first floor. In addition the first floor shower and bathroom benefit from electric underfloor heating.

Solar Panels

There are 4kw of solar panels which are subject to a feed in tariff.

Local Authority & tax band

Perth and Kinross Council tax band G

Fixtures & Fittings

The fitted carpets and curtains will be included in the sale. The light fittings in the master bedroom and over the staircase are specifically excluded from the sale.

Photos taken and brochure produced April 2019

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

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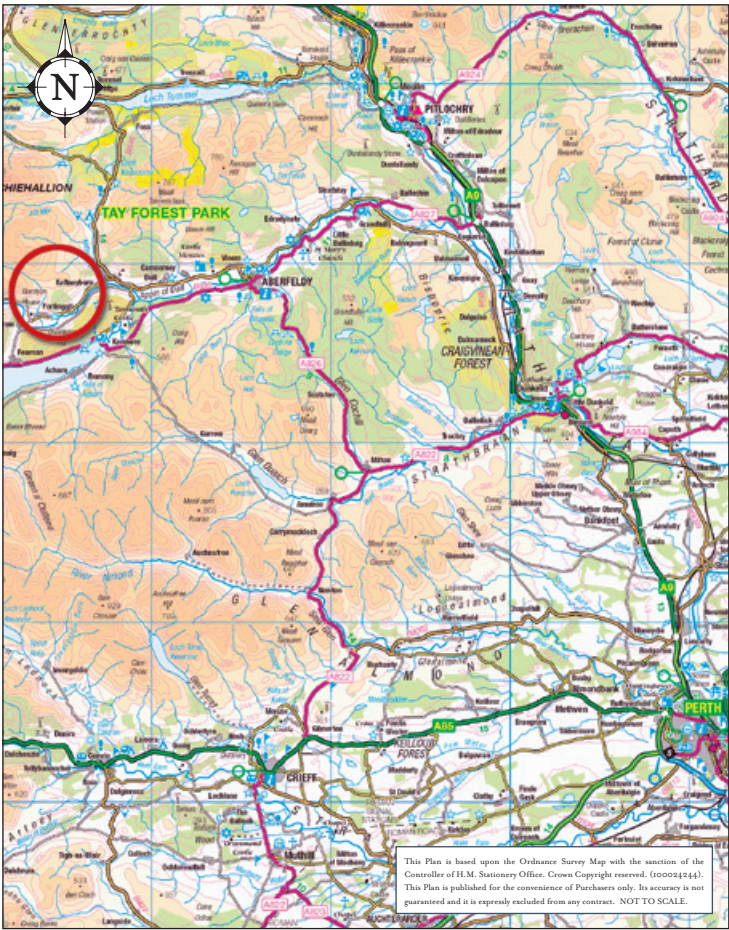
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Approximate Gross Internal Floor Area:
Main House: 225.28 sq.m (2425 sq.ft)
Garage & Store: 57.97 sq.m (624 sq.ft)

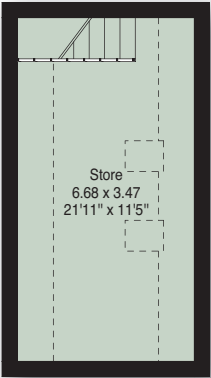
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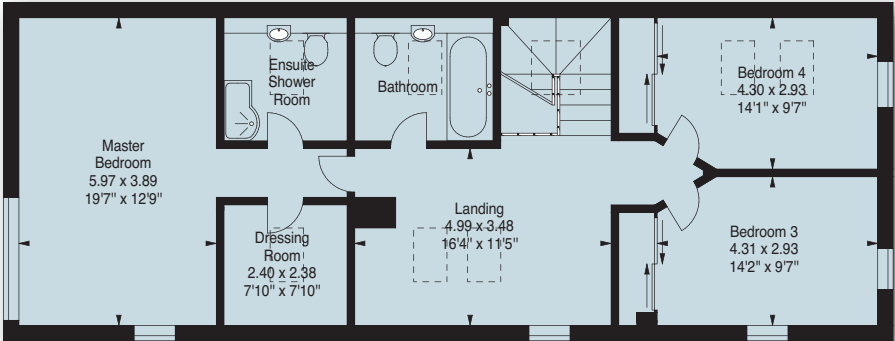
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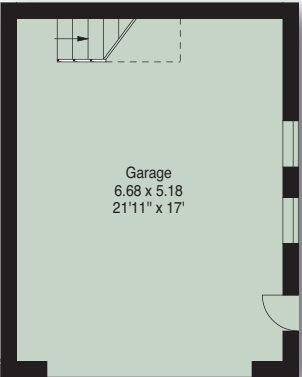
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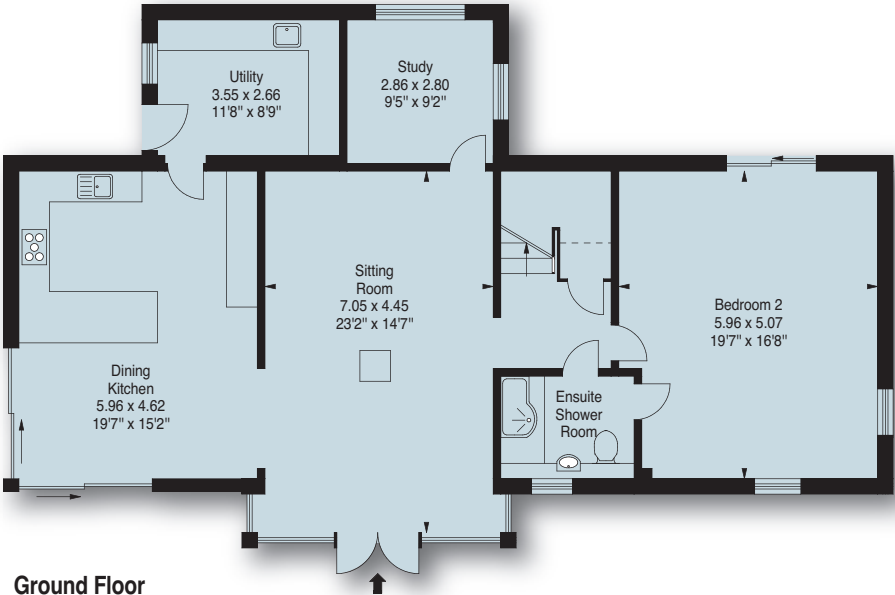
First Floor



First Floor



Ground Floor



Ground Floor