



# One of Strathtay's finest homes

**Ardrennich, Strathtay, Perthshire, PH9 0PJ**

Freehold





**Ardrennich** Ground floor: Vestibule • reception hall • dining room • drawing room • library • study • office • wine cellar • cinema room • dining/kitchen/sitting room • utility room • laundry • coatroom • boot room • 2 WCs • First floor: Principal bedroom suite • 4 further bedrooms (2 en suite) • family bathroom • studio/playroom • Double garage • Tennis court • Raised deck with hot tub • Landscaped gardens with woodland, lawns and raised beds • About 3.4 acres • EPC = D

**The Coach House** Ground floor: Porch • hall • dining kitchen • sunroom • study and WC • First floor: sitting room • principal bedroom with en suite shower room • bedroom 2 • shower room • Separate studio apartment with kitchenette and shower room • EPC = E

### Situation

Ardrennich is set within its own grounds in the heart of the conservation village of Strathtay. The village is characterised by its magnificent properties, many of which stand in large established gardens on the banks of the Tay. Strathtay has a village store and post office as well as a scenic and testing nine hole golf course. A bridge connects Strathtay to Grandtully where there are two excellent restaurants and a chocolatier with coffee shop, as well as a primary school and village hall which is the hub of a very vibrant community.

Ardrennich is well placed for those who enjoy outdoor sports. In addition to the course in Strathtay there are golf courses at Aberfeldy, Kenmore, Taymouth Castle, Dunkeld and Pitlochry. Various water sports take place on nearby lochs and rivers, with the rapids at Grandtully being particularly popular for canoeing and rafting. There are endless opportunities for hill climbing and walking nearby.

Fishing is available on the rivers Lyon, Tummel and Tay, and shooting and stalking can all be taken locally.

The main attraction of the area, however, is the spectacular scenery, which includes some of Scotland's most famous beauty spots, namely: Glen Lyon, The Falls of Dochart, Kenmore, The Queen's View, the Pass of Killiecrankie, Schiehallion and Ben Lawers.

Aberfeldy (5 miles) and Pitlochry (10 miles) both have a selection of independent shops, restaurants and professional services. Breadalbane Academy in Aberfeldy offers primary to secondary schooling and has excellent facilities that serve the wider community. Pitlochry also has a railway station with regular services to London and Inverness. The A9 (5 miles away) is the main route north to the Highlands and south to Edinburgh. Edinburgh Airport is on the near side of the city. All distances and travel times are approximate.









## Description

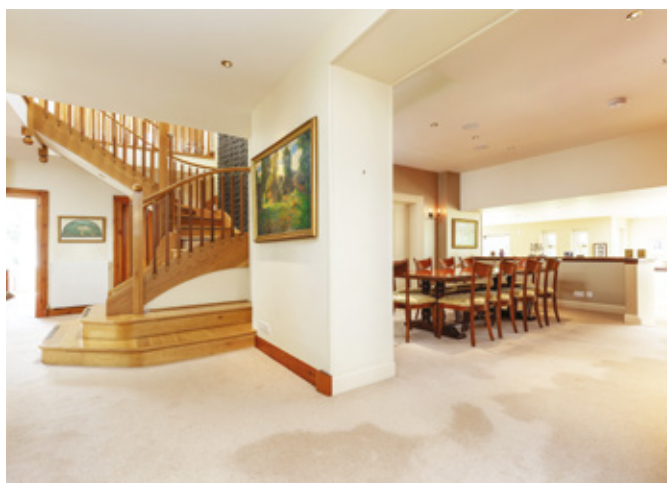
### Ardrennich main house

The entrance to Ardrennich is by electric timber gates and a private driveway which passes The Coach House and leads to a parking area in front of the house. Ardrennich is believed to date from about 1900 and having undergone major refurbishment in 2007 its traditional features are now incorporated into an impressive contemporary interior. The striking front entrance opens to a vestibule and then to a welcoming reception hall. The hall leads into a formal dining area which is open to both the kitchen and the drawing room. There is a lovely flow between the main rooms on the ground floor and the house is ideal both for family life and for entertaining. The kitchen which has an informal family room at one end and a large central kitchen island is a social space and the hub of the house. It is a bright room lit by a wall of glazing overlooking the garden and by a roof lantern (complete with remote control windows). With cream painted units, acacia worktops and oak flooring with underfloor heating it has a light and natural feel. As well as a four oven electric Aga there is an impressive selection of integrated appliances including a Koppersbuch wok, an induction hob and charcoal griddle as well as a dishwasher, microwave and pantry fridge. In the utility room there is a coffee machine, freezer, dishwasher and wine fridges as well as more storage cabinets and a hatch to the dining room. At the far end of the kitchen is

a relaxed family / TV room with sliding glass doors to the garden. The cinema room has been fitted with a recessed screen and projector. Also on the ground floor is the drawing room and study, both with original bay windows and fireplaces, an office, wine cellar, boot room, laundry and 2 WCs.

A bespoke oak staircase with a slate feature wall rises to the galleried landing. The principal bedroom has a fitted bedside unit incorporating storage and lighting. It also has a dressing room and a fabulous en suite bathroom complete with a Jacuzzi bath and a walk in shower with two rainfall shower heads. From the principal bedroom suite there is access directly to a raised deck with a hot tub. There are four further double bedrooms (2 en suite) and a family bathroom. Above the garage and accessible either via bedroom 5 or directly from the back staircase is an expansive room which is currently used as a playroom but subject to obtaining the relevant consents could be converted for a variety of potential requirements.

Ardrennich is fitted with a Control 4 home automation and smart lighting system, which controls integrated light and sound (lighting by Mode Evolution) throughout the house. The property is extensively fitted with CAT 5 cabling.

















### The Coach House

The Coach House was also constructed in the early 20th century. It was refurbished and extended around 2000 and has an open plan dining kitchen on the ground floor along with a study, WC and a conservatory. On the first floor is a sitting room (which could also be used as a bedroom), principle bedroom with en suite shower room and a second bedroom. Attached to the coach house but accessed seperately is a studio apartment with kitchenette, living room and shower room.

### Outside

The gardens and grounds at Ardrennich are a particular feature of the property and provide the house with complete privacy. Mature trees include firs, Beech, Acers, Rhododendrons, fruit trees and a well-established Monkey Puzzle tree. Expansive lawns surround the house. There is a small pond by The Coach House and a stream feature that meanders down the garden to a well near the raised beds in the vegetable garden. A gravel path leads to the tennis court which is championship size and has floodlights.

### Outbuildings

Integrated double garage with electric doors. Timber garden shed.

### Note

Approximately 6.5 acres of native woodland adjoining Ardrennich and indicated with a broken line on the sale plan, may be available for purchase by separate negotiation.

### Directions

Driving north on the A9 from Perth leave the main road at Ballinluig and take the A827 West signposted to Aberfeldy. Follow this road for about 4 miles and take the turning on the right just before the River Tay signposted to Pitnacree and Strathtay. Follow this road for about 1 mile into the village of Strathtay. The entrance to Ardrennich is on the left hand side through electric timber gates before you leave the village.

### General Remarks

#### Viewings

Strictly by appointment with Savills - 01738 477525.

#### Services

Mains water and electricity. Private drainage. Oil fired central heating. Partial under floor heating. Monitored alarm system.

#### Local Authority & tax band

Perth and Kinross Council tax band H

#### Fixtures & Fittings

The fitted curtains, blinds and light fittings as well as the washing machine and tumble drier are included in the sale. Other items may be available by separate negotiation.









**Servitude rights, burdens and wayleaves**

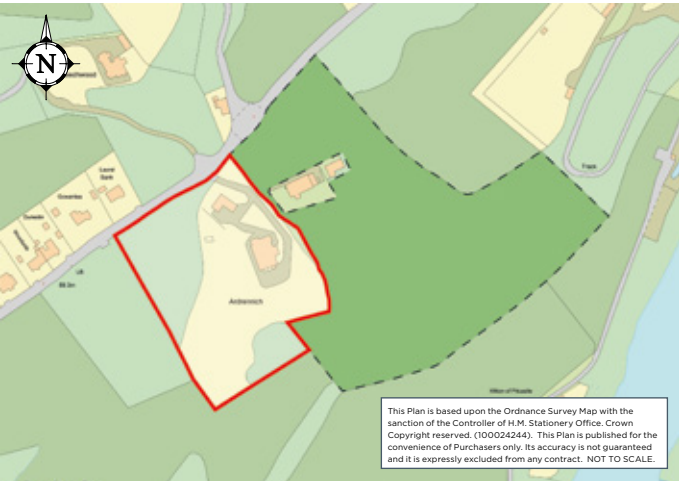
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, 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.

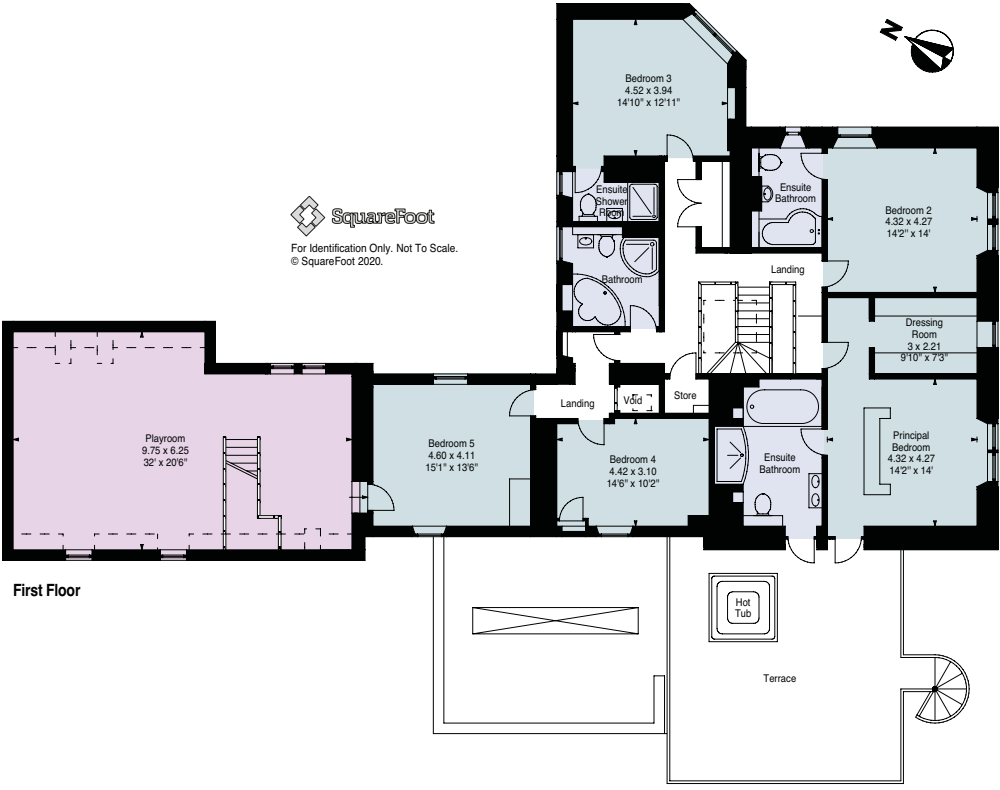
**Deposit**

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.





Ardrennich, Strathtay, Perthshire, PH9 0PJ  
Gross internal area (approx)  
(Including Garage)  
Total 559.07 sqm/6,018 sqft





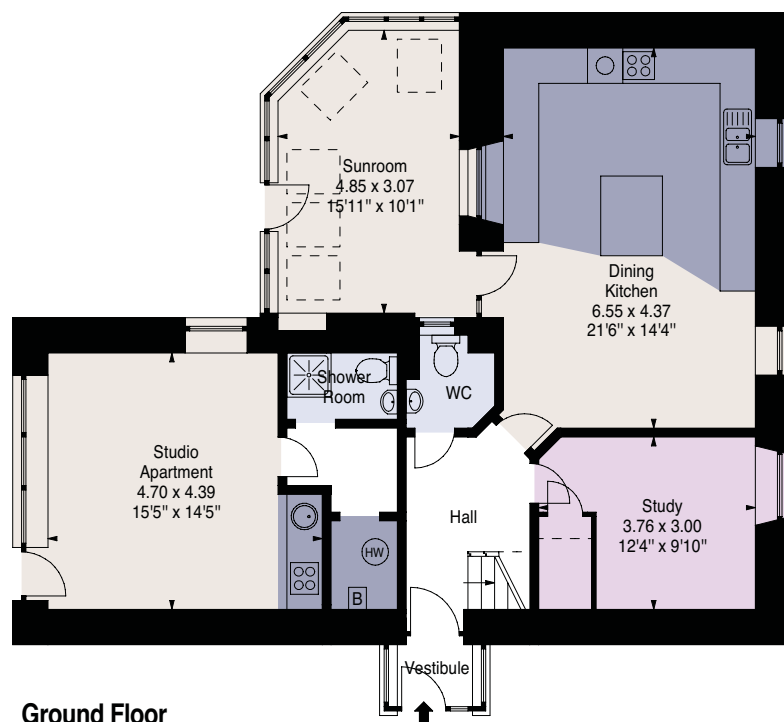
**The Coach House, Ardrennich, Strathtay, Perthshire, PH9 0PJ**  
**Gross internal area (approx)**  
**Total** 177.72 sq m/1,913 sq ft



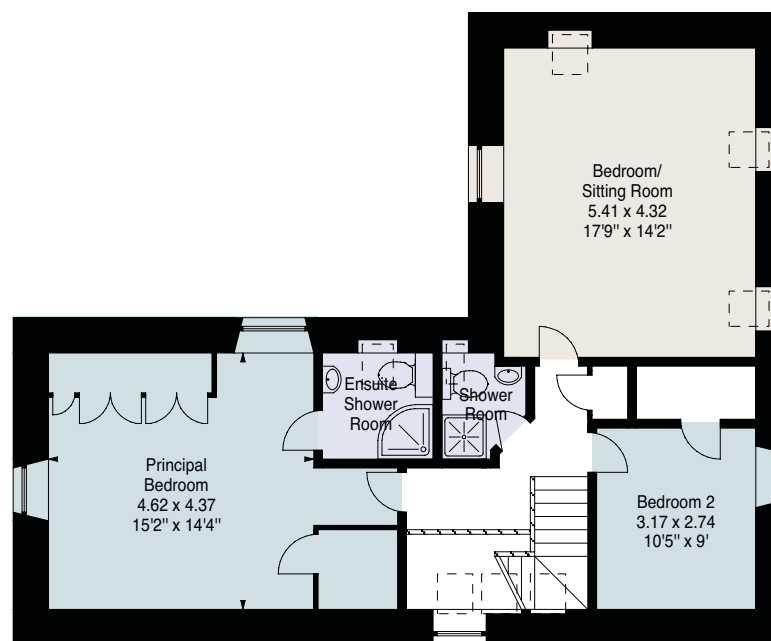
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**Ground Floor**



**First Floor**

For identification only. Not to scale. © 20/09/30 SC

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