



An outstanding country house with leisure facilities

Gothens, Meikleour, Perthshire, PH2 6EN

Freehold





An impressive country house with indoor pool, cinema and separate apartment.

Ground floor: vestibule • hall • drawing room • conservatory • music room/library • study • sitting room • dining room • kitchen • sun room • utility room • shower room and 2 WCs.

Leisure wing: swimming pool • Jacuzzi • shower/changing room • bar/sitting area and games room.

First floor main house: principal bedroom suite with sitting room • 2 dressing areas and bathroom • 2 en suite bedrooms and 2 further bedrooms with a family bathroom.

First floor north wing: home cinema • 2 double bedrooms and a bathroom.

Garage apartment: sitting room • kitchen • bedroom • store • bathroom and utility area.

Integral triple garage with store and separate double garage • Biomass boiler and store • Enclosed garden and courtyard • About 3.42 acres • EPC =

Situation

Gothens is located between the village of Meikleour and the town of Blairgowrie. Meikleour is one of Scotland's prettiest villages and the Meikleour Arms hotel has a loyal following. It is also famous for having the world's tallest beech hedge. The nearest shops are in Blairgowrie which also has primary and secondary schooling as well as health and professional services. The picturesque town of Dunkeld which is just 11 miles away on the banks of the River Tay also has a great selection of independent shops, cafés and galleries.

Perth and Dundee are only about 14 and 20 miles away respectively and have train services to Inverness and London as well as a wide range of amenities. There are a number of private schools

within 30 miles of Gothens. These include Glenalmond College, Strathallan, Ardvreck, Morrisons Academy, Craigclowan and Kilgraston.

Gothens is ideally positioned to take advantage of the many outdoor pursuits that Perthshire has to offer. These include walking in the Perthshire hills and Angus Glens, salmon fishing on local rivers Isla and Tay, mountain biking in the woods at Dunkeld or swimming and paddleboarding in local lochs. The house is xx miles from the ski slopes of Glenshee. Golfers will enjoy the proximity of some of Scotland's finest championship golf courses including Gleneagles, St Andrews, Carnoustie and The Rosemount Course at Blairgowrie Golf Club.



Description

Originally a traditional stone farmhouse, Gothens was extended on a grand scale in 2004 to create an impressive country house with leisure wing. With its astragal windows, harled walls, slate roof and central courtyard, Gothens has an extremely pretty traditional exterior which fits beautifully into the surrounding countryside. The interior meanwhile is contemporary, luxurious and ideal for entertaining.

At the front of the house stone pillars frame the smart front entrance which opens to a vestibule and then the reception hall. This is the original part of the house where there is a sitting room, dining room and a beautiful kitchen with a large central island, four oven AGA and painted timber units. The kitchen is open to a dining area in the sun room which has doors to a south facing terrace. In the newer part of the house there is an impressive drawing room with beautiful timber floor, a large fireplace and French doors opening into the garden. Beyond is a music room/library which has a wall of fitted shelving and connects to a peaceful light filled conservatory.

The west wing of Gothens houses the leisure suite with a 9.5m x 4.5m indoor swimming pool, Jacuzzi, changing room, shower, bar/sitting area, large games room and a decked terrace. In addition to all of this there is a home cinema, complete with cinema seats. The plant room is also at this end of the house. The biomass

boiler efficiently heats the swimming pool as well as the house.

The first floor accommodation is split between the main house to the south and above the games room to the north. In the main house the principal bedroom has an en suite bathroom, two dressing areas and a private sitting room. There are four further double bedrooms (two en suite) and a family bathroom. Above the games room there are two double bedrooms (bringing the total to seven) and a shower room, in addition to the home cinema.

Garage apartment

Above the garage there is a one bedroom apartment with kitchen, sitting room, bedroom, store room and bathroom as well as a ground floor utility area.

Garage

The triple garage also has a store room on the ground floor. Outbuildings
Timber shed / biomass store

Outside

Electric gates open into a tree lined avenue and then to gravel parking at the front of the house and also in the courtyard at the rear. The remainder of the garden is mainly neat lawn and there is a paved terrace outside the sun room as well as the decked terrace beside the swimming pool.



Pool Changing/Shower Rooms



Directions

From Perth take the A93 north towards Blairgowrie. After about 10 miles cross the River Isla and pass the Meikleour Beech Hedge and the turning for Meikleour. After about one mile turn left at the signpost to Gothen's. Follow this country lane for just over 500m until it bends sharp right and then after about 450m turn left into a shared private road which leads to Gothen's.

General Remarks

Viewings

Strictly by appointment with Savills - 01738 477525.

Services

Mains electricity and water. Private drainage. CCTV. Home Control system. Heating by biomass boiler. The biomass boiler is subject to 20 years of Feed In Tariff effective from 2014.

Local Authority & tax band

Perth & Kinross Council tax band H (main house) and Band A (garage apartment).

Fixtures & Fittings

The fitted carpets and light fittings are included in the sale.

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.



Gross internal area (approx) 1080.61 sq m/11632 sq ft



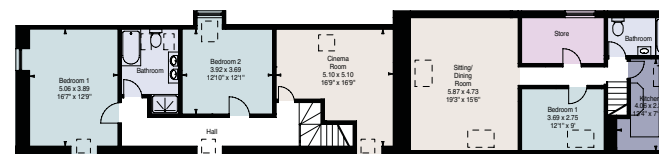
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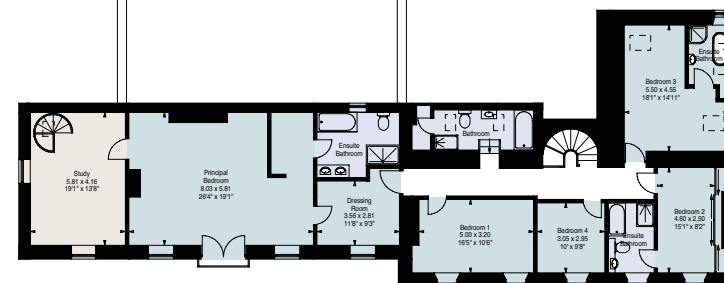
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Ground Floor West



First Floor East



First Floor West

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