



# RUTHVEN HOUSE

RUTHVENFIELD • PERTH • PH1 3JP

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*A beautiful Georgian house set in a private garden  
close to the centre of Perth*

*Perth city centre 3 miles, Stirling 33 miles, Edinburgh 46 miles, Glasgow 58 miles  
(all distances are approximate)*



Vestibule, hall, 4 reception rooms, kitchen, study,  
utility room, boiler room and WC.

6 bedrooms, a bathroom and two shower rooms (one en suite)

Former coach house, 2 double garages, greenhouse

**About 0.85 acres**

EPC Rating = E

### Savills Perth

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The Savills logo, featuring the word "savills" in a red, lowercase, sans-serif font, set against a yellow rectangular background.



## VIEWING

Strictly by appointment with Savills –  
01738 477525.

## DIRECTIONS

From the centre of Perth take the Crieff Road (A85) and head west. Shortly after driving over the A9 pass the entrance to Dobbies on the left and take the next right signposted to Ruthvenfield and Huntingtower. Follow this road for about 750m and just after passing the primary school turn right over the mill lade. The entrance to Ruthven House is about 200m along this road on the right hand side.

## SITUATION

Ruthven House is situated in Ruthvenfield village which although only about 3 miles from the centre of Perth, has its own very defined identity. The village is situated on one of the oldest mill lades in Scotland which enabled Ruthvenfield to become a centre for bleaching and dyeing textiles in the 18th century. Although most of the old mills in the area are now ruins, the mill lade still runs through the village and is an attractive focal point.

Perth is a vibrant city with a comprehensive range of shops, professional services, bars and restaurants as well as art galleries, a theatre, a concert hall and a cinema. There is National Hunt racing at Scone Palace, which also hosts the Game Conservancy's Scottish Fair. A choice of local golf courses includes the North Inch Golf Course (one of the oldest in Scotland), Craigie Hill, Murrayshall and Rosemount at Blairgowrie. Other leisure facilities include a swimming pool, ice rink and two sports centres. Perth is often referred to as a gateway to the highlands and for those who enjoy outdoor pursuits, the rivers, hills and lochs of the





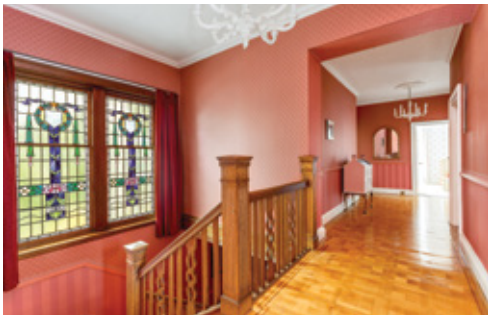
highlands are ideal for a variety of activities. Fishing, shooting and stalking are also readily available from local estates.

Perth has a railway station with services to Edinburgh, Glasgow, Dundee, Aberdeen and Inverness. Edinburgh Airport is about 40 miles away and there are direct flights from Dundee Airport (about 24 miles) to Stansted Airport. In terms of education, there is a primary school in Ruthvenfield, a choice of secondary schooling in Perth as well as excellent local private schools including Glenalmond, Craigclowan, Kilgraston and Strathallan.

## DESCRIPTION

Ruthven House is a handsome B-listed mansion house dating from about 1800. Surrounded by a mature garden it has a lovely rural feel even though it is only minutes from the centre of Perth.

The property is approached via a short private driveway which leads through stone gate piers, with an electric gate, to a gravel turning circle in front of the house. Traditional characteristics such as the original windows, shutters, stair and fireplaces have been well preserved while the conservatory and the modern kitchen make the house extremely comfortable and family friendly. The broad hall and landing create an impressive sense of space in the house.



## Accommodation

The panelled front door has a pretty window above and opens into a vestibule and then into the welcoming parquet floored reception hall. On the right of the hall is the drawing room. This is a large formal entertaining room with wonderful proportions and a magnificent Adam style fireplace. A large window with working shutters looks over the front of the house and there is a further window to the side of the fireplace. A study leads off. On the left of the hall is the dining room which is a similarly beautiful room with impressive Adam style fireplace and a southerly aspect. The reception hall also gives access to an informal sitting room which has fitted shelving as well as a door to the conservatory. The conservatory has space for a dining table and overlooks the walled garden to the west of the house. At the rear of the house there is a superb dining kitchen, fitted on two



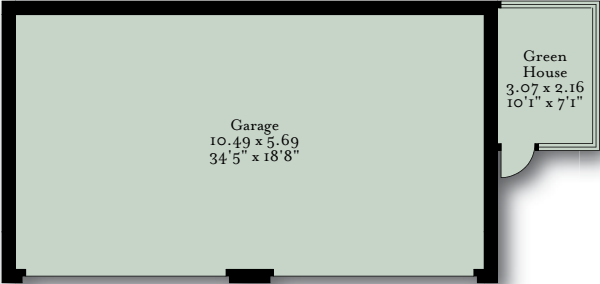
Approximate Gross Internal Floor Area:  
372.25 sq.m (4007 sq.ft)  
Outbuildings: 90.39 sq.m (973 sq.ft)



For Identification Only. Not To Scale.



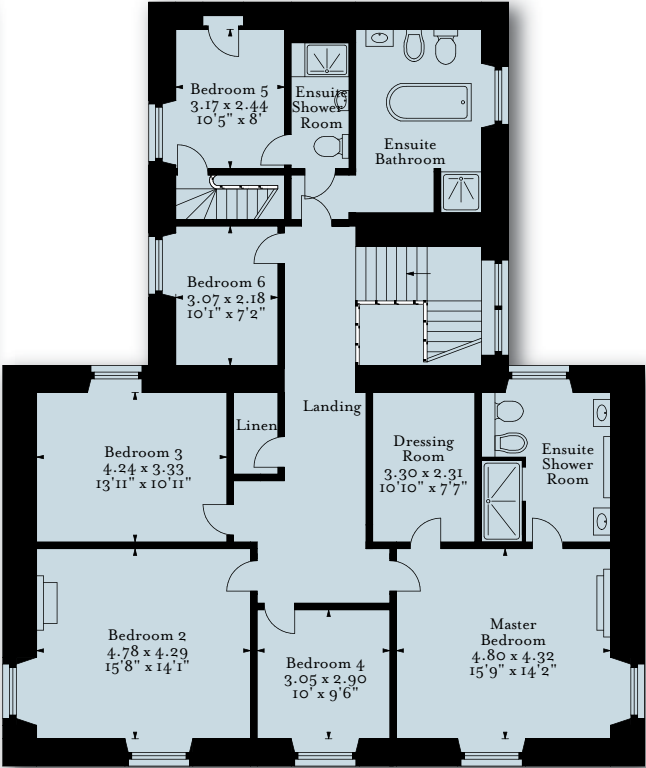
GROUND FLOOR



GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



sides with units that surround an American style fridge freezer, a two oven gas fired black Aga and a ceramic sink. The kitchen has space for a family sized dining table as well as a desk alcove. French windows open from the kitchen into the garden. Behind the kitchen is a utility room with a gas hob, a sink and plumbing for a washing machine and drier. There is also a useful boiler/drying room, cloakroom and a WC on the ground floor.

A broad timber staircase with a beautiful stained glass window rises to the first floor where all but two of the rooms are accessible from the large landing. The master bedroom overlooks the front garden and has an original fireplace as well as a large en suite shower room with double shower and two wash basins. There is also a fully shelved dressing room. The second bedroom also looks over the front of the house and has a fireplace. There are four further bedrooms, a family bathroom with a free standing bath

and a shower room. At the back of the house, a staircase from the fifth bedroom leads down to the kitchen.

### Outside

Ruthven house sits in about 0.85 acres of private garden and has some fabulous mature trees at the front. Much of the garden is down to lawn and there is a pretty border and colourful plants including magnolia, delphiniums, hollyhocks, clematis and climbing roses running the length of the walled section as well as some fruit cages and raised beds beside the old coach house.

Ruthven House has a particularly useful range of outbuildings which include two double garages with electric doors, a former coach house which is now a useful garden store, a woodshed and a greenhouse. There is also a drying green beside the greenhouse and a terrace beside the conservatory.



## GENERAL REMARKS

**Services:** Mains water, electricity, gas and private drainage. The house is fitted with a burglar alarm.

**Listing:** Ruthven House and the Garden Wall is category B Listed by Historic Scotland.

**Local Authority:** Perth and Kinross Council

**Fixtures and Fittings:** Certain light fittings will be excluded from the sale. The curtains are available for purchase by separate negotiation. The fitted carpets 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.

## IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities.

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