



EASTER MEIKLE FARDLE

MEIKLEOUR • PERTHSHIRE • PH2 6EF

savills



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*A characterful country house with beautiful garden,
woodland and grazing*

*Meikleour 2 miles, Blairgowrie 5 miles, Dunkeld 8 miles, Perth 14 miles,
Dundee 21 miles, Edinburgh 57 miles
(all distances are approximate)*



5 bedrooms, 5 reception rooms

Remarkable garden

Woodland and paddock

Outbuildings and hot tub

Solar panels

Ideal for access to Perthshire schools

About 7.34 acres

2 bedroom cottage available separately

EPC Rating = D

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Solicitors

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VIEWING

Strictly by appointment with Savills
– 01738 477525.

DIRECTIONS

From Perth take the A93 north towards Blairgowrie. After about 10 miles cross the River Isla and pass the Meikleour Beech Hedge on the left before turning left to Meikleour. Drive through the village and after about 2.5 miles the entrance to Easter Meikle Fardle is on the right hand side.

SITUATION

Easter Meikle Fardle has a lovely rural, though not isolated, position in the Tay Valley between the villages of Meikleour and Spittalfield. Meikleour is a pretty village centered around the enduringly popular Meikleour Arms Hotel and a busy village hall. There is a primary school at Spittalfield (1.5 miles) and a local shop at Murthly (about 5 miles). Blairgowrie has a useful range of local shops as well as health and professional services, while Dunkeld with its historic cathedral on the banks of the River Tay is a picturesque town which has a varied selection of independent shops, cafés and galleries. Dunkeld also has a railway station with regular services north and south and a sleeper service to London.

Perth and Dundee are only about 14 miles and 21 miles away respectively and as two of Scotland's major towns, they provide a comprehensive selection of shops, cultural opportunities, leisure facilities, travel links, hospitals and professional services. There are a number of private schools within easy driving distance of Easter Meikle Fardle including Glenalmond, Strathallan, Ardvreck, Craigclowan and Kilgraston.





Easter Meikle Fardle is ideally positioned to take advantage of all the outdoor pursuits that Perthshire has to offer. These include salmon fishing on the River Tay, pheasant and partridge shooting on nearby estates and stalking and grouse shooting on the higher ground a little further north. The house is well placed for the ski slopes of both Aviemore and Glenshee and there are challenging

cycling routes and wonderful woodland walks in the locality for those not wishing to tackle some of Perthshire's notable Munros. Golfers will enjoy Easter Meikle Fardle's proximity to some of Scotland's finest championship golf courses including Gleneagles, St Andrews, Carnoustie and The Rosemount Course at Blairgowrie Golf Club.





DESCRIPTION

Originally traditional farm buildings, Easter Meikle Fardle was converted into a comfortable five bedroom house about 23 years ago. The house has enormous character with its warm red sandstone walls, pretty dormer windows, decorative timber fascias and a large bow window at the front. Internally the house has a good mix of formal and family rooms all with a warm and welcoming atmosphere.

ACCOMMODATION

Easter Meikle Fardle is approached through stone pillars and electric wrought iron gates which open to a gravel driveway and a turning area at the front of the house.

Stone steps lead to the front door and double doors open into the porch which has space for coats and boots. The welcoming reception hall gives access to the formal rooms on the right and the family rooms to the left as well as the staircase, a WC and a secure under stair cupboard. To the right of the hall is the dining room. This is an impressive room spanning the width of the house with French windows opening to a terrace overlooking the garden at the rear of the house. Next to the dining room is a study lined with fitted bookshelves, and the drawing room. The drawing room with its ornate fire surround and beautiful bow window with window seat is an elegant and formal entertaining room. To the left of the hall is a bright L shaped open plan room with informal dining and seating areas adjoining the kitchen. The dining area is lit by one of three arched windows on the ground floor of the house that echo the shape of the original cart shed openings. There is a useful walk in drinks cupboard. The sitting area has a Jetmaster fire to keep things cosy in winter as well as double doors which open into

the conservatory. The conservatory can easily fit more comfortable seating and a dining table and is a lovely place to spend time in the summer. The U shaped kitchen has cabinets with handmade timber lined drawers as well as cupboards and open shelves. It has an oil fired four door Aga, a ceramic hob, a built in oven and a Belfast sink. Behind the kitchen is a pantry and larder as well as a utility/laundry room complete with clothes pulleys and an old Belfast sink. A door from the utility goes into the garage which was one of the original cart sheds.

On the first floor, the landing gives access to all five bedrooms. The master bedroom suite is accessed via a useful lobby and has fitted cupboards, a wash hand basin and views over the back garden. The en suite bathroom has a bath and walk in shower as well a dressing room fitted with walk in wardrobes. At the far end of the landing the main guest bedroom has an en suite bathroom and a walk in wardrobe. Bedrooms 3, 4 and 5 are all similarly sized double bedrooms with wash hand basins and built in wardrobes. They share a family bathroom. There are two linen cupboards on the landing.

GARDEN

The garden at Easter Meikle Fardle is a particular feature of the property. It is full of interest thanks to its distinct areas, each of which has its own character. These areas include an enclosed garden with deep herbaceous borders at the front of the house, a pretty seating area in the front courtyard surrounded by climbers and pots of colourful plants, a terraced seating area at the rear of the house and paths leading between clipped hedges down to an ornamental pond and water garden. Each section has been carefully planted to keep colour in the garden for much of the year.





In addition to the formal garden there are various working areas with raised beds, fruit cages, a polytunnel, greenhouses, composting areas and a drying green. There are also enclosures for dogs and chickens.

OUTBUILDINGS

- Timber shed with hot tub
- Garage
- 2 timber sheds
- 2 greenhouses and a polytunnel
- Timber kennel and hen house

WOODLAND

Beyond the water garden and stretching eastwards from Easter Meikle Fardle is woodland of about 3.3 acres which has been planted during the last 20 years with a range of specimen trees including birch, oak, larch and rowan.

Paths have been cut through the woodland and mown grass clearings make it easy to enjoy.

PADDOCK

Beyond the woodland there is a grass paddock of about 2.2 acres which is fenced and served with water.

THE LODGE

Easter Meikle Fardle Lodge is a two bedroom cottage sitting adjacent to Easter Meikle Fardle, which is available in addition to the main house only under separate negotiation. Please contact the selling agent for further details.



GENERAL REMARKS

Services

- Mains water and electricity
- Private drainage
- Electric central heating

Solar Panels

There are 18 4kw solar panels on the roof of the house which are subject to a Feed In Tariff for 25 years with effect from October 2011.

Local Authority

Perth and Kinross Council

Council Tax

Band H

Fixtures and Fittings

Integrated kitchen appliances and fitted floor coverings are included within the sale. No other items are included in the sale although some curtains may be available by separate negotiation.

For the avoidance of doubt the following items are specifically excluded from the sale:

The wrought iron gate into the enclosed garden at the front of the property, all planters/pots/troughs and the plants in them, curling stones, garden statuary, outdoor furniture, fish weather vane, sundial and bell. In addition, the wine racks in the drinks cupboard, the glass chandeliers and the corner cupboard in the dining room are excluded from 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.

NB: If Easter Meikle Fardle is sold separately to The Lodge (i) appropriate rights of access, servitudes, burdens and wayleaves will be granted and reserved as appropriate, and (ii) the proprietors of Easter Meikle Fardle will also be provided with a right of pre-emption over The Lodge.

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.

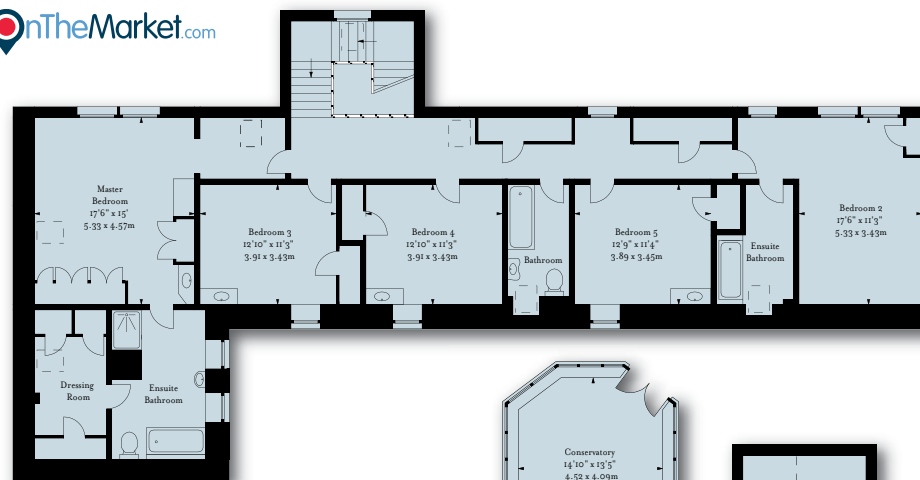
Deposit

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.

Photographs

Taken in June 2017 and October 2017

Date Code 06/12/17



FIRST FLOOR

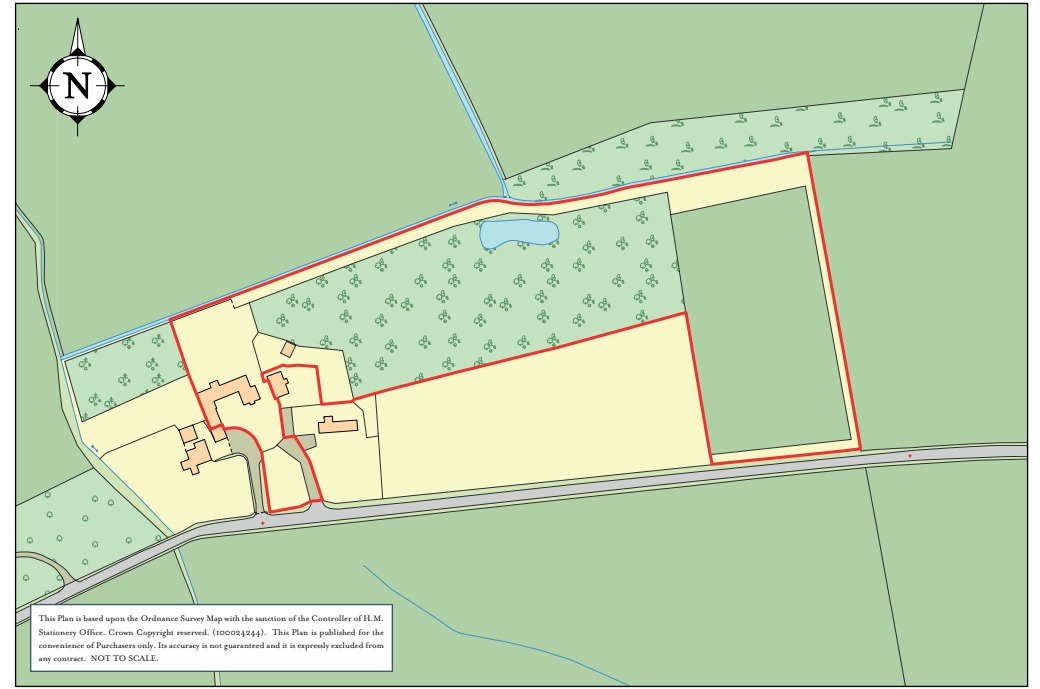


GROUND FLOOR

Approximate Gross Internal Floor Area:
453.72 m² (4884 sqft) — including Garage

For Identification Only. Not To Scale.

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. Purchasers must satisfy themselves by inspection or otherwise.





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