



CLUAN HOUSE

COMRIE • CRIEFF • PH6 2JY

savills



CLUAN HOUSE

DUNIRA • COMRIE • CRIEFF • PH6 2JY

*A beautiful modern family home within
easy distance of Perth*

*Comrie 1 mile , Crieff 8 miles, Perth 26 miles, Glasgow 51 miles, Edinburgh 61 miles
(all distances are approximate)*



3 reception rooms, 5 bedrooms

Triple garage with games room above

Landscaped garden

About 0.57 acres

EPC = D

Savills Perth

Earn House
Broxden Business Park
Lamberkine Drive
Perth PH1 1RA
perth@savills.com
Tel: 01738 445588



SITUATION

Cluan House is situated beside East Lodge of the old Dunira Estate which sits between Comrie and St Fillans. Comrie is a pretty village with a variety of shops and cafés along its main street. It has a lively community with a cricket club, a nine-hole golf course, two hotels and the White Church in the centre of the village which is a busy community centre. It has a well respected primary school and medical centre. The village is well known for its 'Comrie Fortnight' of activities in early August and for its Flambeau New Year celebrations.

Crieff (8 miles) has a variety of shops and professional services. As well as primary and secondary schooling at the Community Campus, it also has two private schools: Ardvreck Preparatory School and Morrison's Academy. Dollar Academy, Strathallan, Glenalmond and Kilgraston are all within 30 miles.

There are excellent leisure facilities and outdoor activities at the Crieff Hydro, and Gleneagles Hotel with its famous golf courses and restaurants is only 16 miles away. Cluan House is just 5 miles from Loch Earn which is popular for water sports and there are opportunities for many other outdoor activities including climbing, hill walking, fishing and cycling in the nearby hills.

Comrie is within easy reach of the motorway network at Perth or Dunblane enabling quick access to Edinburgh and Glasgow. The nearest train stations are at Gleneagles and Dunblane. Edinburgh and Glasgow airports are both within comfortable driving distance.





DESCRIPTION

Cluan House is situated along with one other property beside East Lodge of the old Dunira Estate. The property was designed by local architects The James Denholm Partnership and has many of the features that make their houses so popular. The traditionally styled slate roof with dormer windows and harled exterior combines with over hanging eaves, extensive glazing and bright open plan accommodation. The result is an enormously bright and comfortable house which sits well in its rural surroundings.

The property is approached by a shared driveway which leads through Dunira's old stone gate piers. Cluan House is on the right hand side with an expanse of bloc paving providing space to park and turn several cars. Double doors at the front of the house open to a vestibule where a glazed inner door opens into a large bright reception hall with stone flooring and a partially vaulted ceiling letting light in from

above. From the reception hall there is access to all the accommodation on the ground floor. One of the loveliest rooms in the house is the garden room. A large square bay of windows, with window seat, overlooks the garden and fills the room with light. Double doors make it feel very welcoming from the entrance hall and this is the same for the dining room which similarly has a wall of glazing, this time overlooking the fields to the east. The drawing room has a more formal yet cosy atmosphere with a stone fireplace as a focal point and double doors opening onto a verandah. The dining kitchen has a fabulously large timber topped working area as well as space for a dining table. The kitchen is fitted with painted timber units and also has glazed doors opening onto a verandah which overlooks the garden. There is also a double bedroom, bathroom, cloakroom and utility room on the ground floor.

Upstairs, a corridor leads to a master bedroom suite which spans the width of the house and



includes a dressing area. The galleried landing leads to an en suite guest bedroom with a walk-in store room. There are two further double bedrooms (one currently used as an office) and a shower room on the first floor.

Outside

The garden at Cluan House is a particular feature of the property. It has been beautifully landscaped and is planted with a huge variety of plants providing colour throughout the year. At the front of the house neat beds are planted with larger shrubs. On the south side of the house the garden is accessible from the kitchen and the drawing room. Overhanging eaves create a pretty veranda and barbeque area. A neat lawn is enclosed by hedges and herbaceous borders. A curved stone seating area with water feature at the foot of the garden is a lovely spot in which to catch the evening sun in the summer. Cluan House also owns the ground beyond the hedge which runs down to the road and features mature trees, spring bulbs and wildflowers. The working

area of the garden is towards the garage where there is a greenhouse and composting areas.

Triple Garage

The triple garage is an equally handsome building with slate roof and harled walls. Remote controlled doors open to a large garage with lots of space for a workshop or storage of garden machinery and outdoor gear. A small staircase leads up to an upper floor. This room has light, power, heating and Velux windows. Subject to obtaining the relevant planning consents this room offers enormous potential to be converted into an office, a games room, home gym or even guest accommodation depending on a buyer's requirements.

DIRECTIONS

From Perth follow the A85 through Crieff and Comrie. After leaving Comrie, follow the road west for about 1 mile. The drive for Cluan House is on the right of the A85 beside East Lodge. There are three properties in the group



and Cluan House is on the right hand side as you drive through the stone gate piers. Alternatively if travelling north from Stirling on the M9 which becomes the A9, take the exit at Braco and follow signs to Crieff and then to Comrie. Drive through Comrie heading west and follow the directions above.

GENERAL REMARKS

Viewings

Strictly by appointment with Savills – 01738 477525.

Services

Mains water and electricity. Private drainage. Oil fired central heating. Underfloor heating on the ground floor and the first floor bathrooms.

Local Authority & tax band

Perth and Kinross Council Tax Band G

Fixtures & Fittings

The fitted carpets, curtains and blinds are included in the sale. All stone garden troughs and planted pots are excluded from the sale.

Servitude rights, burdens and wayleaves

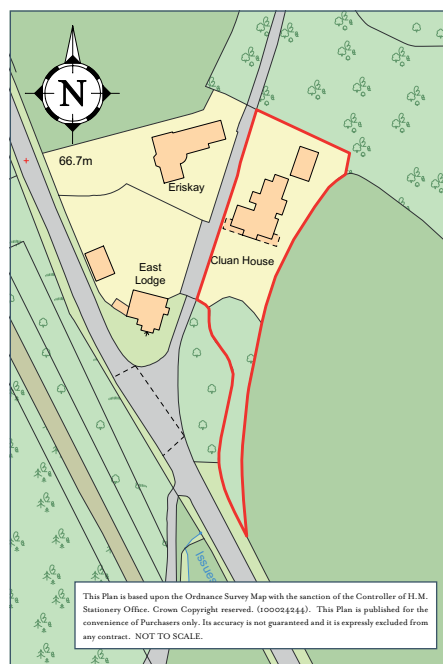
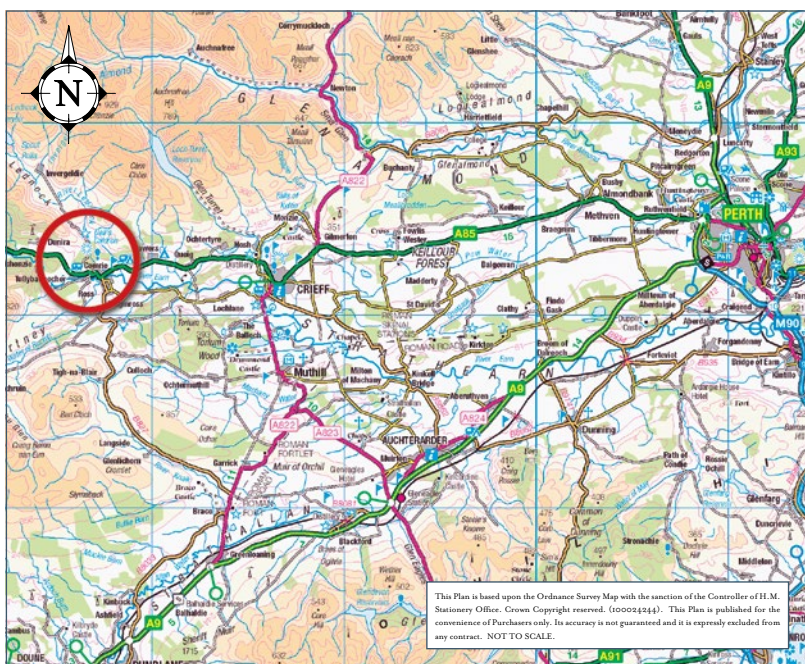
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes,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

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.



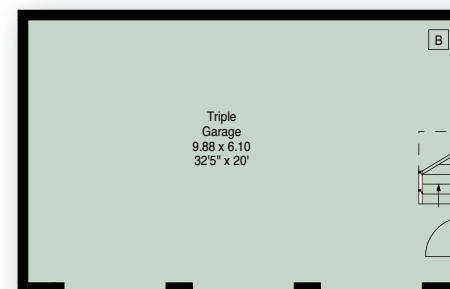
Approximate Gross Internal Floor Area:

Gross internal area (approx) 348.65 sq m / 3,753 sq ft

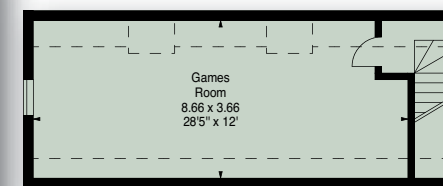
Outbuilding 95.50 sq m / 1,028 sq ft

Total 444.15 sq m / 4,781 sq ft

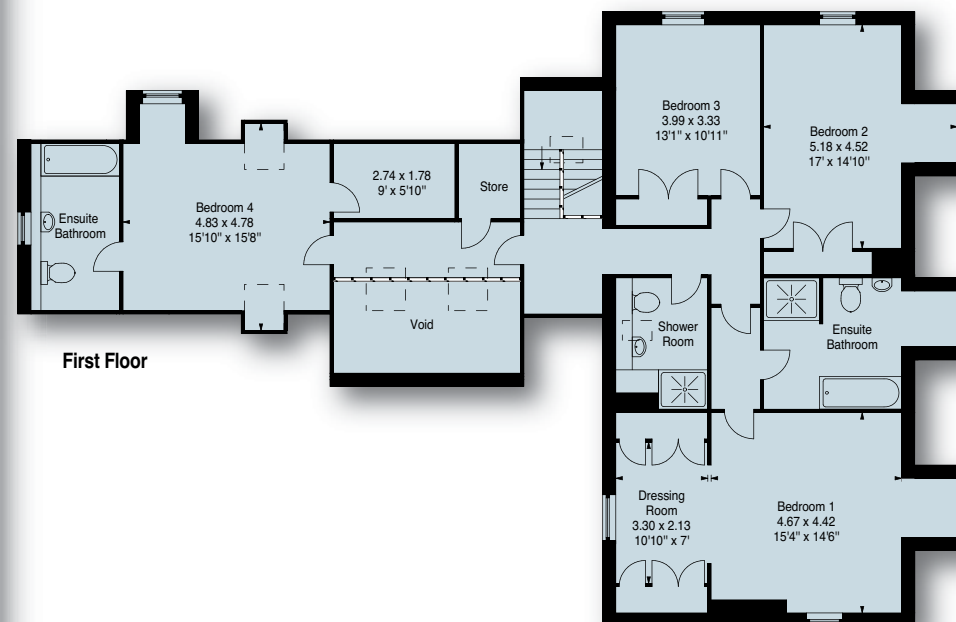
For Identification Only. Not To Scale.



Ground Floor



First Floor



First Floor

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.



savills