



KIRKMICHAEL HOUSE

KIRKMICHAEL • BLAIRGOWRIE • PERTHSHIRE • PH10 7NS

savills



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*A splendid former manse in a picturesque
highland village*

*Pitlochry 12 miles, Blairgowrie 13 miles, Perth 28 miles, Edinburgh 72 miles
(all distances are approximate)*



6 bedrooms, 5 reception rooms

Pretty courtyard seating area

Stone outbuildings

Idyllic village location

EPC Rating = G

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VIEWING

Strictly by appointment with Savills –
01738 477525.

DIRECTIONS

From Blairgowrie take the A93 towards Glenshee. At Bridge of Cally fork left on the A924 to Kirkmichael. After about 6.5 miles enter Kirkmichael village and Kirkmichael House is the first house on the right, situated up above the road.

SITUATION

Kirkmichael House is situated on the eastern edge of the village of Kirkmichael in the stunning highland glen of Strathardle. Being elevated and surrounded by a mature garden the house is nicely tucked away and has a wonderfully rural setting overlooking the River Ardle with open fields behind. It is also just a short walk to the centre of the village. Kirkmichael is a traditional picturesque village which has a friendly and active local community. There is a primary school and a village hall as well as a community run village shop and café. There are currently three hotels in Kirkmichael and the village also hosts the enduringly popular Strathardle Highland Gathering in August each year.

Blairgowrie (13 miles) has two supermarkets, a selection of independent shops and restaurants, medical centres and a secondary school with buses from Kirkmichael. Pitlochry (12 miles) also offers a range of amenities including a secondary school and a railway station with direct links to London and Inverness. For a more comprehensive selection of shops and professional services, Perth is 28 miles south. Dundee Airport (31 miles) has flights to London Stansted, and Edinburgh Airport has a wide range of domestic and international flights.



Kirkmichael House could hardly be better placed for those who enjoy the outdoors. Amongst numerous beautiful walks accessible directly from the house are four local routes making up the Kirkmichael Path Network as well as the Cateran Trail which is a stunning 64 mile circular walking route. There is salmon fishing on the rivers Ericht, Ardlie, Blackwater and Tay and shooting and stalking for rent on nearby estates. Golfers will enjoy the championship courses at Blairgowrie and the 18 hole course at Pitlochry as well as courses at Alyth and Glenisla to name a few. The Perthshire hills and the Angus Glens are all within easy reach and the Cairngorm National Park is only a few miles north of Kirkmichael. As well as incorporating some of Scotland's most beautiful and dramatic scenery, the Cairngorm National Park is home to ski centres at Aviemore (68 miles), The Lecht (52 miles) and Glenshee (18 miles).

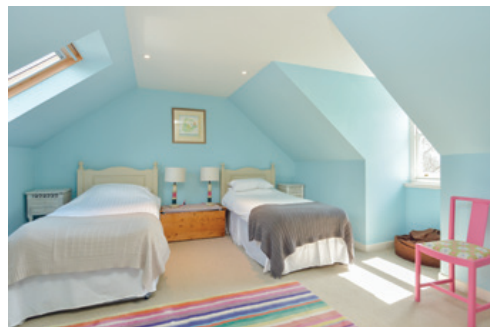
DESCRIPTION

Kirkmichael House was formerly the manse to Kirkmichael Parish Church. While the main part of house dates from about 1760 there has been a property on its site for centuries. Oliver Cromwell reputedly stayed in the house in 1653 from where he fought a skirmish in the grounds of the church. In more recent years the house has been sympathetically renovated and extended and now has a perfect mix of formal and family rooms centred around a sociable dining kitchen. Within the last 10 years the house has been fitted with double glazed sash and case windows, two new bathrooms, a new roof and a family room and conservatory (both with under floor heating). A wood pellet boiler was installed in 2015 which fuels the central heating and hot water. The house is currently a popular holiday rental and would continue to offer a secondary source

of income to a buyer looking for a second home with letting potential.

ACCOMMODATION

A glazed front porch opens into a welcoming reception hall. To the left is the drawing room with wood burning stove, large sash and case windows, high ceilings, shutters and original timber flooring. To the right of the hall is the dining room with similar features and proportions and an open fireplace. Both these rooms are ideal for entertaining. Behind the dining room is a cloakroom with a large storage cupboard for coats and boots. From the hall, a short passage leads to the kitchen which is positioned at the heart of the house with doors leading to the sitting room, the conservatory, the family room, the utility room and the back garden. The kitchen has beautiful painted timber units and an oil fired two oven Aga as



well as a separate electric hob and combi oven/grill/microwave. There is space for a central island, a fridge freezer and a dining table. Off the kitchen there is a sitting room with an open fire and a wall of bookshelves making it a warm and cosy space. In contrast the light filled conservatory is a wonderfully bright glazed room overlooking the garden. Behind the kitchen is the family room which was converted from old stone outbuildings and along with the conservatory is one of the most recent additions to the house. The family room has a timber floor and vaulted ceiling with roof lights as well as two sets of glazed bi-fold doors which open onto the terrace. An original hayloft door in the family room hides an additional space which has been insulated, decorated and fitted with a Velux window. With the installation of some loft steps there is potential to make greater use of this room should a buyer wish to. Outside the conservatory a glazed roof covers part of the terrace and connects it to the conservatory making it a versatile space which can be used in all weathers.

A broad curving staircase leads up to a split landing on the first floor. On the main landing is the master bedroom which has magnificent proportions and two large windows. It is connected to a smaller room which is currently used as a dressing room but with the relevant consents may work well as an en suite bathroom. On this landing there is also a large twin bedroom and a smaller double bedroom as well as a family bathroom with walk in shower and a separate bath. A pretty double bedroom with its own bathroom is split from the main landing and would be ideal as a guest suite.

On the second floor are two bright and surprisingly spacious double bedrooms. They

both have dormer and Velux windows as well as built in cupboards and eaves storage. There are views from these bedrooms over the village to the distant hills. On the second floor there is also a bathroom and landing.

Outside

Kirkmichael House is approached by a short private driveway which leads to gravel parking in front of the house. The garden, which amounts to about 0.66 acres, is planted with lots of spring bulbs and punctuated by mature trees and shrubs. On the west side of the house is a pretty courtyard area which is perfect for sitting out in the summer. The remainder of the garden is mainly down to lawn with a raised section of garden at the rear which has potential to be developed into herbaceous or vegetable beds.

Outbuildings

An L shaped range of traditional stone outbuildings is attached to the rear of the house and consists of three useful stores. One of the stores contains the wood pellet hopper that feeds the boiler and the other two are useful garden and outdoor equipment stores which, subject to obtaining the relevant consents, may have potential to be converted into additional accommodation.

GENERAL REMARKS

Services: Mains water and electricity. Private drainage. Oil fired Aga. Heating and hot water by wood pellet boiler. Under floor heating in the conservatory and family room.

Local Authority: Perth and Kinross Council
Tax Band F

Fixtures and Fittings: The fitted carpets are included in the sale. The central island, the dresser and the wall cabinets in the kitchen, the

curtains, the fridge freezer, the wood burner in the family room and the light fittings in the sitting room and the dining room are excluded from the sale. Certain items of furniture may be available for sale 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.

Photographs: Taken in May 2018

Date Code: 20/06/19/SC

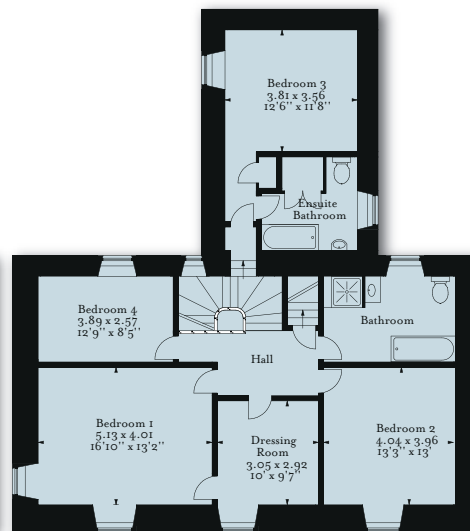
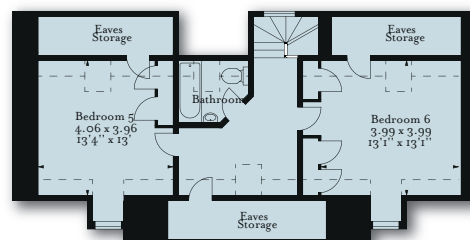
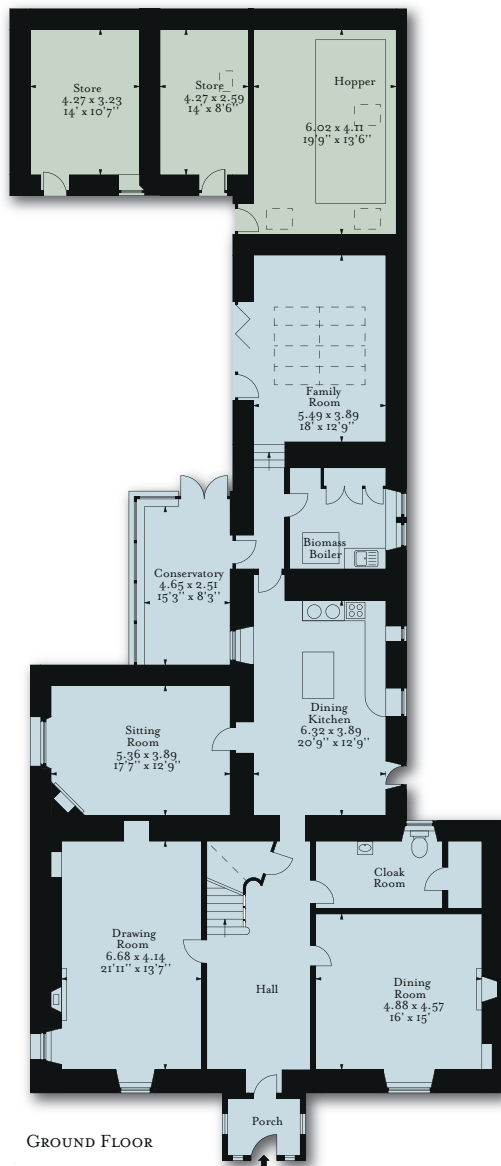


Approximate Gross Internal Floor Area:

443.04 sq.m (4769 sq.ft)

(Including Stores & Eaves Storages)

For Identification Only. Not To Scale.



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