



A delightful, well proportioned B listed country house set in private grounds  
in a highly accessible location

Airleywight, Bankfoot, Perthshire PH1 4AU

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## A delightful, well proportioned B listed country house set in private grounds in a highly accessible location

Airleywight, Bankfoot, Perthshire PH1 4AU

Perth 8 miles

Dundee 30 miles

Edinburgh 53 miles

Glasgow 66 miles

- entrance vestibule, reception hall, drawing room, dining room, sitting room, breakfasting kitchen, family room, games room
- master bedroom suite with dressing room, 5 further bedrooms (two en suite), family bathroom
- derelict coach house
- outbuildings
- large modern timber barn
- garden, walled garden, paddock and woodland

About 28 acres

EPC rating E



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## Viewing

Strictly by appointment with Savills Perth office - 01738 477525.

## Directions

From Perth travel north on the A9 and take the exit for Bankfoot onto the B867. Continue for 0.8 miles and turn left onto Prieston Road, signposted Tullybelton. Continue on past the school and as the road bears left over the bridge, stay to the right. After a further 0.17 miles, the entrance to Airleywight is on your right through stone pillars with lions atop.

## Situation

Airleywight is set in well maintained gardens and grounds in a peaceful rural location on the outskirts of the village of Bankfoot. The village provides day to day requirements, with a wide range of facilities available in Perth, eight miles away. Perth is considered to be one of the most desirable cities in the UK and it has an excellent range of shops, professional services and leisure facilities.

There is a good selection of private schools in the area including Strathallan, Craigclowan, Kilgraston and Glenalmond. Perthshire is well known for salmon and trout fishing, pheasant and grouse shooting, stalking and golf with nearby courses at Murrayshall, Perth and Dunkeld, and within easy reach are Gleneagles, Rosemount and St Andrews.

Perth is centrally located with easy access to the motorway network. Mainline train services are available at Dunkeld and Perth.

## History

In the early 1800s, Thomas Wylie built Airleywight House on older foundations. Around 1840 James Wylie formed and built Airleywight Linen Works in Prieston Road, close to the present day entrance to the house. Weaving was then the staple industry in the area, many of the inhabitants being employed at Airleywight. All that remains today is the dry bed of the waterway that drove the mill.

During World War II the house was occupied by the military and on one homeward bound flight German bombers jettisoned their munitions which landed close by, on Airleywight meadows. In the 1980s Airleywight was sold and initial restoration work was undertaken. The current owners, who purchased the house in 2006, have carried out an extensive and sensitive modernisation programme.

## Description

Airleywight is a well proportioned and nicely balanced B listed country house, set in lovely gardens and grounds. It is of stone construction with a slate roof. The main central building is on three floors with single storey wings on either side. Sympathetic renovations have been carried out including replacing the roof, re-leading the domes on the front towers, restoring all chimneys, restoring the drawing room fireplace, underpinning the foundations of the east tower, installing a new kitchen, a boot room, a laundry and a media room (currently used as a work room) in the west and east wings. The basement has been opened up and the heating system has been upgraded. The patios and steps from both wings have been re-established and

major reclamation works have been carried out on the sweeping lawns, and formal private gardens have been created off both wings.

## Accommodation

The accommodation is characterised by well proportioned reception rooms arranged around a magnificent circular reception hall which has a welcoming multi fuel stove. There is a bespoke breakfasting kitchen with a central island and a four oven Aga. The large windows provide plenty of light and take full advantage of the far reaching views over the surrounding countryside.

A charming, circular staircase is set within one of the towers to give access to the impressive first floor galleried landing which is flooded with light from the circular cupola. Doors lead off to the principal bedrooms. The master bedroom suite has a modern shower room and a dressing room. There are three further bedrooms on this floor and the family bathroom which has a modern walk-in shower. A further staircase gives access to two more bedrooms, both of which have en suite shower rooms.

There is a large basement with a wine cellar, storage and the boiler room.

## Outside

In addition to the main house, there is a derelict coach house, outbuildings and a large new storage barn. These are accessed from a spur off the main drive. A further tree lined pathway gives access to the walled garden.



**Airleywight,  
Bankfoot, PH1 4AU**

Gross internal area (approx)  
**704.83 sq.m (7587 sq.ft)**

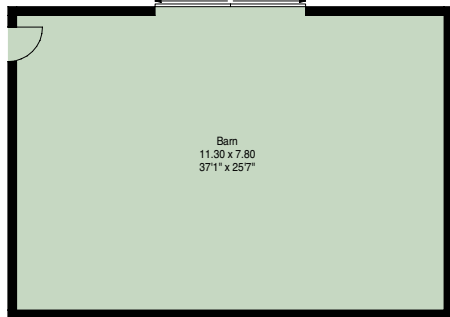
**Barn**

Gross internal area (approx)  
**87.70 sq.m (944 sq.ft)**

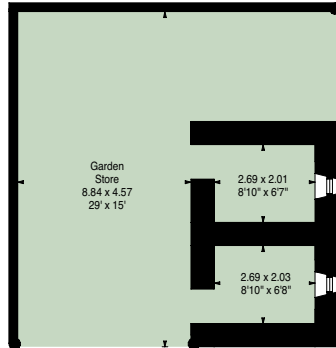
**Garden Store**

Gross internal area (approx)  
**69.12 sq.m (744 sq.ft)**

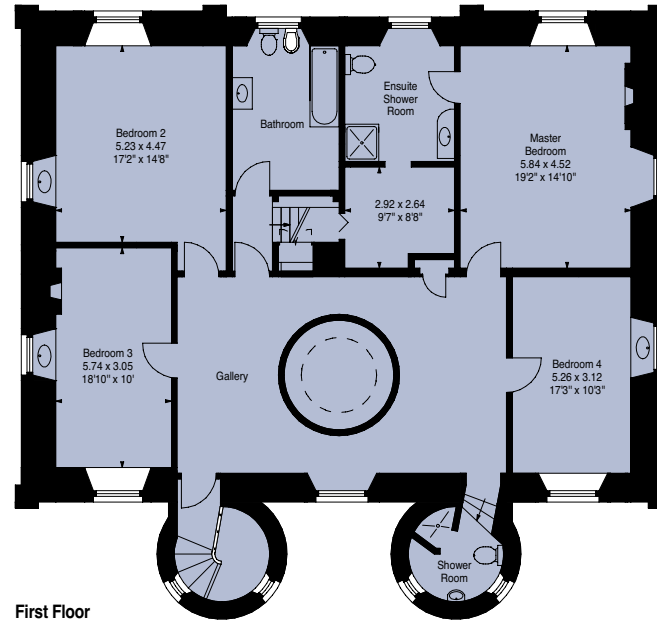
For Identification Only. Not To Scale.  
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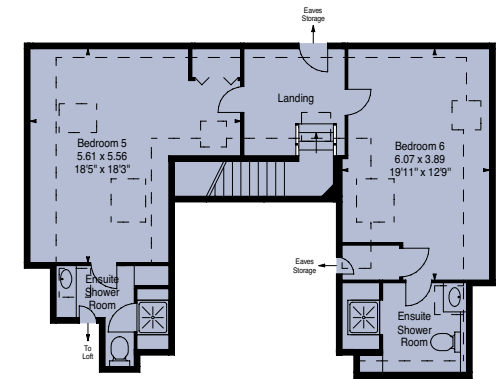
Ground Floor



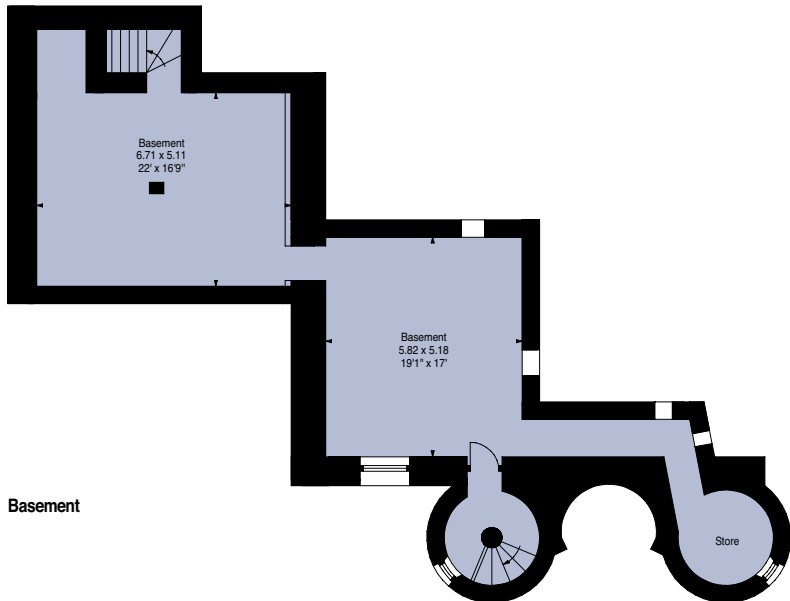
Ground Floor



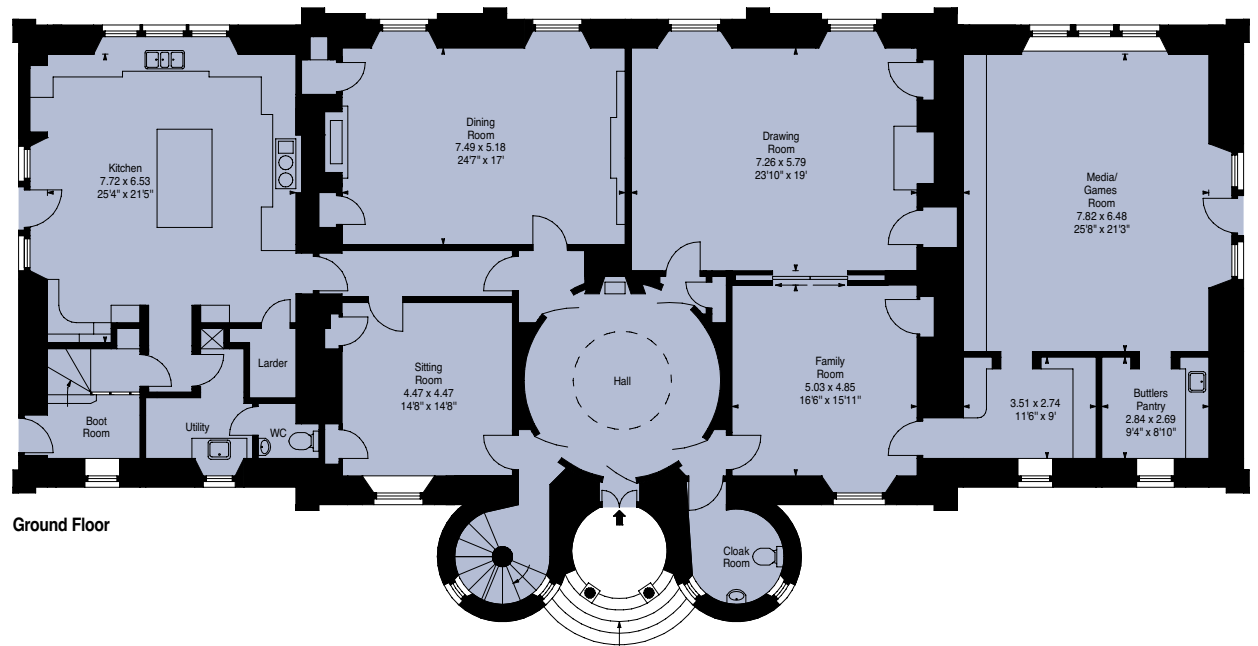
First Floor



Second Floor



Basement



Ground Floor

The house is set in well maintained gardens and grounds extending to about 28 acres. A driveway sweeps up through paddocks to a gravelled parking area. Beyond this there is a large area of lawn interspersed with mature trees and shrubs. To the east and west of the house are two private lawned gardens enclosed by wrought iron gates and yew hedging. These are accessed by impressive stone steps from each side of the house. To the south are two lawned areas divided by a ha-ha and a variety of shrubs and trees.

Beyond the formal gardens are a series of paddocks and woodland with a large variety of magnificent specimen trees.

### Services

The property is serviced by mains water and electricity, private drainage and oil-fired central heating. There is a burglar alarm.

### Council tax

Perth & Kinross Council Tax Band H

### EPC

Rating - E

### Listing

Category B listed.

### Fixtures and fittings

The fitting floor coverings, curtains, blinds, integrated kitchen appliances, radiator coverings and the garden statuary are included.

The American fridge freezer, the washer dryer, the dining room table and chairs and the garden machinery are available 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.

### Possession

Vacant possession and entry will be given on completion.

### Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

### Important Notice

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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

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