



ROWANGARTH

DONAVOURD • PITLOCHRY • PERTHSHIRE • PH16 5JS

savills



ROWANGARTH
DONAVOURD • PITLOCHRY
PERTHSHIRE • PH16 5JS

*A remarkable eco-friendly house in a small hillside
development close to Pitlochry*

*Pitlochry 2 miles, Dunkeld 11 miles, Perth 25 miles, Edinburgh 69 miles
(all distances are approximate)*



Dining hall, sitting room, dining kitchen, double bedroom,
shower room, utility room

Master bedroom suite, double bedroom with en suite shower room,
2 further bedrooms, bathroom and landing/sitting room

Double garage, store room, boiler room, WC and room above

Landscaped garden

Rural views

EPC = B

Savills Perth

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

savills



SITUATION

Rowangarth is one of five properties within a small rural development at Donavoured just to the east of Pitlochry. The house has open fields on its north side and views to Ben Vrackie and the Tummel valley. Rowangarth is only about 2 miles from the shops in Pitlochry and about a mile from the A9 which provides fast access to the north and south. The hill road to Pitlochry takes in the picturesque 19th century Edradour distillery as well as the village of Moulin, with its heritage centre and popular local bar and hotel.

Pitlochry has a good range of amenities including a community hospital, dentist, supermarket, banks and a number of independent shops. It is also home to the Pitlochry Festival Theatre. There is a railway station with a sleeper service to London. The retail destination House of Bruar is 11 miles to the north and attracts visitors from far and wide. For a more comprehensive choice of shops and professional services, Perth is about 27 miles to the south.

Rowangarth is within striking distance of some of Perthshire's most beautiful landmarks and towns: Dunkeld, Aberfeldy, Kenmore, The Pass of Killiecrankie, The Queens View at Loch Tummel, Ben Vrackie and Schiehallion as well as lochs Tummel and Tay and the ski slopes of Glenshee to name a few. With so much dramatic countryside on the doorstep there is a huge choice of outdoor activities available in the area including some lovely walks which are accessible on foot from Rowangarth.

All distances and travel times are approximate.

DESCRIPTION

Rowangarth was built in 2014. With a mix of larch cladding, white render, slate roof and oak frame, the house sits well in the surrounding countryside. Internally the impressive oak frame and natural clay plastered walls create a warm and welcoming feel. Particular attention has been paid to the eco-credentials of Rowangarth which has biomass central heating, two solar panels to heat hot water as well as a mechanical ventilation and heat recovery system which recycles heat and exchanges the air in the house. The house has been insulated with wood fibre and recycled paper and it has a mixture of double and triple glazing. The frame is made of Scottish oak and the external cladding is of Scottish larch. Rowangarth is an aesthetically pleasing eco-friendly house that is as bright and contemporary as it is traditional and cosy.

The front door opens into a beautiful dining hall. With a cool limestone floor, which also runs through to the kitchen, and a large square bay window looking over the front garden, it is a lovely room to spend time during the day as well as for entertaining. The sitting room is a cosier space with a wood burning stove and an engineered oak floor. At the other side of the hall is a Leicht kitchen with glossy cream units, a cream Corian worksurface and a range of integrated Miele and Siemens appliances. There is a curved breakfast bar with a round table for eating informally as well as plenty of space for comfortable seating. Sliding doors open to the terrace. The utility room is fitted with units and houses the controls for the heating, solar panels and the heat recovery system. It has a back door to the garden. Also on the ground floor is a guest bedroom with double doors to the garden and shower room beside it.





In addition to storage in the utility room, there are useful store cupboards in the hall and under the stairs.

An oak staircase with glass balustrading rises to the landing which is one of the most fabulous rooms in the house. Its vaulted cathedral-style ceiling gives a fantastic sense of both space and tranquillity, and the westerly view is framed by large oak beams. The master bedroom suite has a dressing room and en suite bathroom with separate shower. Bedroom 2 has an en suite shower room and a lovely view over the countryside to Ben Vrackie. The two remaining double bedrooms have views across the Tummel Valley and share a family bathroom with a separate shower. All the bedrooms upstairs have built in storage.

Garage

The double garage has an attractive overhang which provides a useful place to store and dry logs. A staircase within the garage leads up to a large floored room which would make a great office, playroom or studio. With Velux windows, light and power, it is ready for a buyer to adapt it for their requirements. Behind the garage (and part of the same building) is the wood pellet boiler, a large store and a WC.

Outside

The garden at Rowangarth is a particular feature of the property. At the front of the house neat borders are filled with carefully chosen plants and shrubs that provide colour all year and look spectacular in early summer. Behind the house there are two sheltered spots to sit and an impressive terraced garden. Flower beds on each level are filled with colourful plants and steps lead to a seating area within a pretty curved stone wall backed by a colourful cornus hedge.

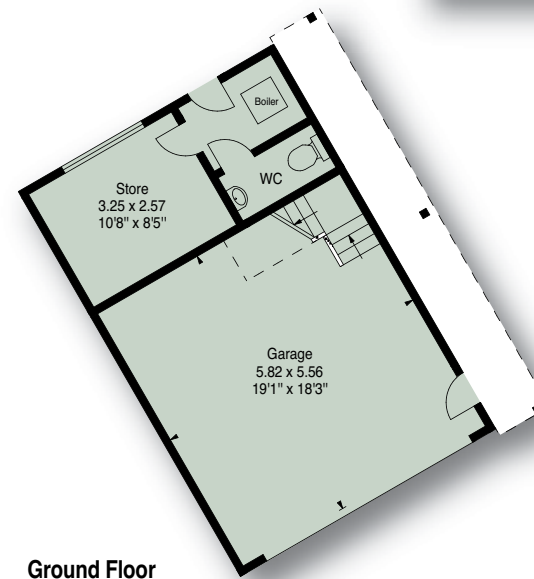
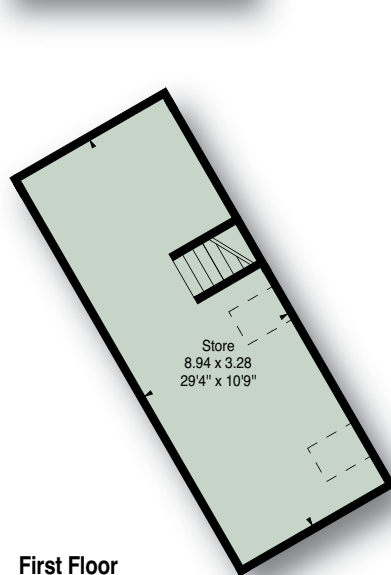
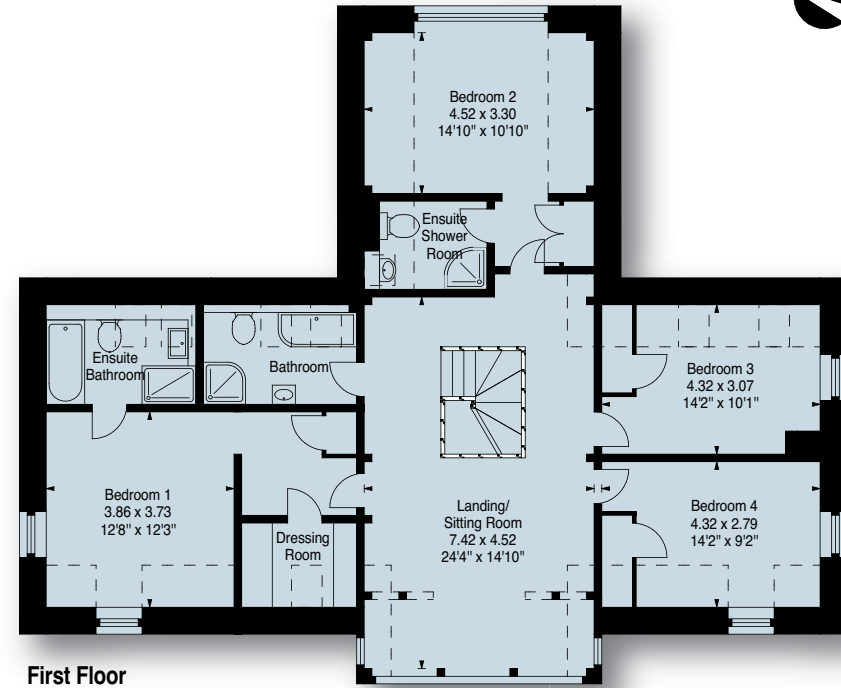
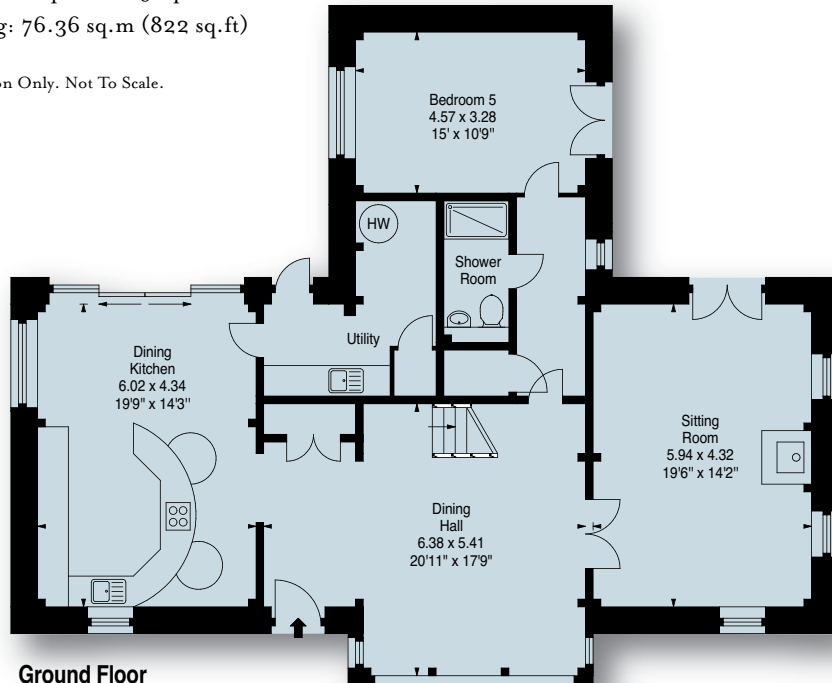


Approximate Gross Internal Floor Area:

House: 249.81 sq.m (2689 sq.ft)

Outbuilding: 76.36 sq.m (822 sq.ft)

For Identification Only. Not To Scale.



The remainder of the ground has been turned into a wildflower meadow. A pedestrian gate at the top of the garden provides access to the beautiful countryside that surrounds Rowangarth.

DIRECTIONS

From Perth follow the A9 north for about 22 miles until reaching the turning (right) to East Haugh and Croftinloan. Having turned off the A9 bear left and follow the road for about a mile before turning right towards Donavourd. Follow the road uphill for just over half a mile until reaching the entrance pillars to the small development at Donavourd. Rowangarth is the second house on the left.

GENERAL REMARKS

Viewings

Strictly by appointment with Savills
– 01738 477525.

Services

Mains water and electricity

Private drainage

Central heating by biomass wood pellet boiler

Two solar panels heat hot water in the summer

Mechanical Ventilation and Heat Recovery System (changes the air and recycles heat)

Local Authority & tax band

Perth and Kinross Council Tax Band G

Fixtures & Fittings

The washing machine and drier are included in the sale. Certain items of furniture may be available by separate negotiation.

Servitude rights, burdens and wayleaves

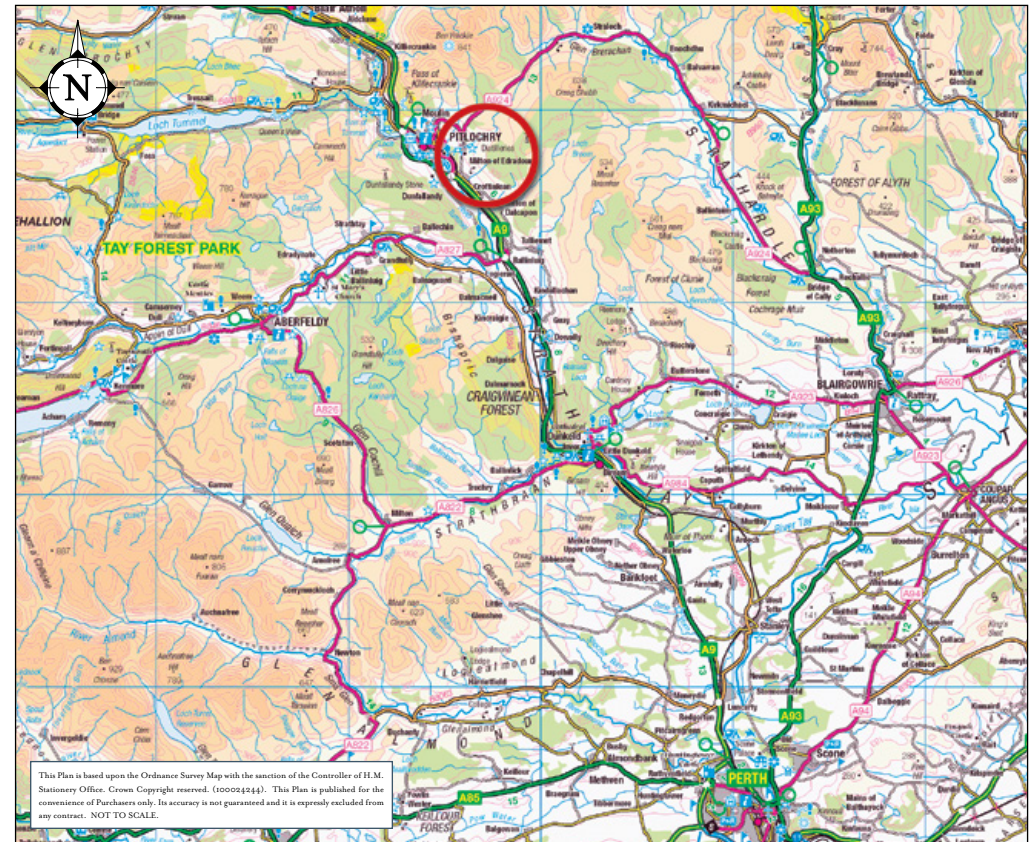
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes,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

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.

Photographs taken and brochure produced September 2019

19/09/26 SC



savills