



# THE BRICK HOUSE

MEIKLEOUR • PERTH • PH2 6DZ









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*A fine Georgian dower house with guest bothy  
and delightful garden*

*Blairgowrie 5 miles, Dunkeld 10 miles, Perth 13 miles, Dundee 20 miles, Edinburgh 56 miles  
(all distances are approximate)*



3 reception rooms

Dining kitchen

3 bedrooms

Guest bothy

Useful outbuildings

**About 0.7 acres in all**

**EPC Rating = F**

## Savills Perth

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The Savills logo, featuring the word "savills" in a red, lowercase, sans-serif font, set against a yellow rectangular background.





## SITUATION

The Brick House is situated on the eastern edge of Meikleour. The village is famous for being beside the tallest beech hedge in the world, but it is also one of Scotland's prettiest villages and the local hotel, the Meikleour Arms forms a friendly hub within the village. The nearest shops are in Blairgowrie which also has primary to secondary schooling as well as health and professional services. The picturesque town of Dunkeld which is just 11 miles away on the banks of the River Tay has a further 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 13 miles and 20 miles away respectively and offer high street shops, cultural opportunities, leisure facilities, travel links, hospitals and professional services. There are also a number of private schools within

easy driving distance of The Brick House. These include Glenalmond, Strathallan, Ardvreck, Craigclowan and Kilgraston.

The Brick House is ideally positioned to take advantage of the many outdoor pursuits that Perthshire has to offer. These include salmon fishing on the nearby rivers Isla and Tay, pheasant and partridge shooting on local estates and stalking and grouse shooting on the higher ground a little further north. The house is well placed for the ski slopes of Glenshee and there are challenging cycling routes and pretty woodland walks in the locality for those not wishing to tackle Perthshire's notable Munros. Golfers will enjoy the proximity of some of Scotland's finest championship golf courses including Gleneagles, St Andrews, Carnoustie and The Rosemount Course at Blairgowrie Golf Club.



## DESCRIPTION

Formerly the Dower House to Meikleour Estate, The Brick House is an extremely pretty B Listed house which has been a much loved family home for the last 20 years.

Stone gate piers, wrought iron gates and neatly clipped beech hedges frame the entrance to the driveway which leads to a generous parking area to the side of the house. The front of the house dates from about 1790 and has a handsome Georgian façade with a timber porch with Doric columns. The rear of the house was added in about 1820 and is just as pretty, with exposed stone walls and irregular rooflines. The front door opens into a lobby where a beautiful stone staircase sits between the two most formal rooms in the house. The drawing room is a bright room with three windows, all with working shutters, and an open fireplace. To the left of the stair is an informal sitting room. This room also has

an open fire. It is open to the hallway which leads past the side entrance and a shower room to the dining room. Beneath the staircase is an intriguing alcove which is lined in old brick, hence the name of the house. The dining room is a quirky space which could suit a number of uses but works well for formal dining being next to the kitchen. With an AGA at its heart, the kitchen with its central island and space for a dining table is ideal for small gatherings. Beyond the kitchen is a utility room and the back door.

The principal bedrooms are accessed by the wide stone staircase which leads up to the first floor where there is a master bedroom and double bedroom which share a shower room. These bedrooms look out to the front and the side of the house. From the dining area, a spiral staircase rises to a charming third bedroom. One end of this bedroom has been fitted out as a study.



## THE BOTHY

An attractive stone bothy in the garden has been converted into independent guest accommodation. It has space for twin beds, a seating area, a kitchenette cupboard and a bathroom. It is ideal for guests and relatives but may also work well for letting purposes.

## OUTSIDE

The garden at The Brick House is a particular feature of the property. Neatly clipped beech hedges form the main boundaries of the garden. There is an orchard, front and rear lawns, two splendid parterre gardens and plenty of sheltered areas to sit out in the sunshine. Perfectly trained climbing roses cover the walls of the house and produce a tremendous display in the summer.

## OUTBUILDINGS

A substantial painted timber workshop sits next to the covered log and machinery store. Adjoining the house at the rear there are two store rooms which house the oil tank and the boiler respectively.

## 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. The Brick House is the first house on the right hand side as you enter the village.



Approximate Gross Internal Floor Area:

Main House

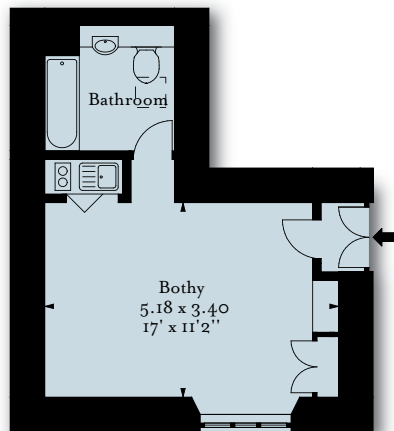
211.07 m<sup>2</sup> (2272 sq.ft.)

(Including Boiler Room & Oil Tank)

Bothy

26.01 m<sup>2</sup> (280 sq.ft.)

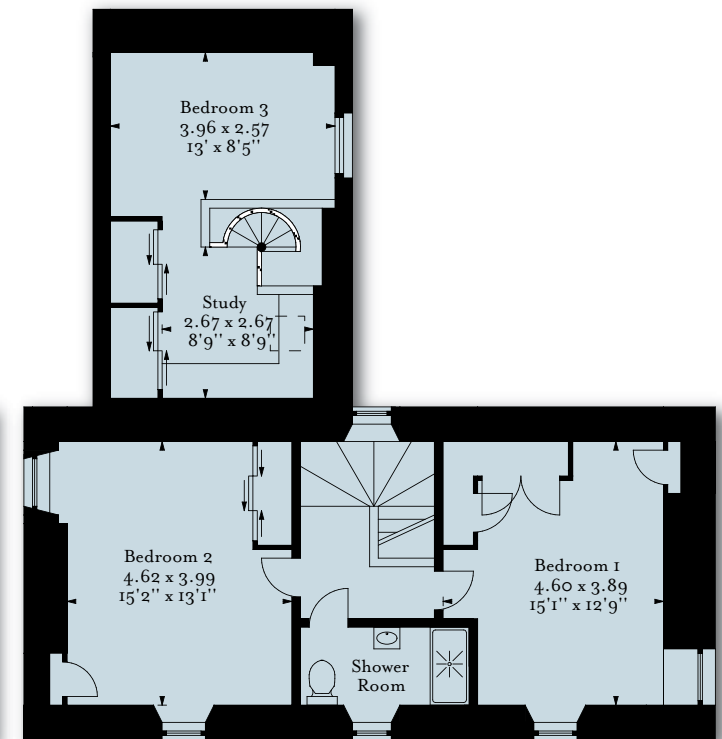
For Identification Only. Not To Scale.



GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



## GENERAL REMARKS

### Viewings

Strictly by appointment with Savills  
– 01738 477525.

### Services

Mains electricity and water. Private drainage. Oil fired central heating.

### Local Authority & tax band

Perth & Kinross Council tax band E

### Listing

The Brick House is Category B Listed by Historic Environment Scotland

### Fixtures & Fittings

All white goods, the AGA, carpets, blinds and light fittings are included in the sale.

### Solicitors

Joanne S Smith  
Commercial Legal Centre  
36 Tay Street  
Perth PH1 5TR

### Photos Taken

March 2019

### Date produced

28 March 2019

### 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

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