



# GARDEN COTTAGE AND WEST COTTAGE

TULLICRO • ABERFELDY • PERTHSHIRE • PH15 2JF

savills



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*A pretty thatched cottage with B Listed derelict  
cottage and walled garden offering tremendous  
potential*

*Aberfeldy 5 miles, Pitlochry 20 miles, Perth 36 miles, Glasgow 75 miles, Edinburgh 80 miles  
(all distances are approximate)*



**Garden Cottage:** Studio living room with kitchen, bedroom, bathroom,  
utility room, store room and attic.

**West Cottage:** B Listed. Derelict

Walled garden

Garden sheds and summerhouse

EPC - D

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



## SITUATION

Garden Cottage and West Cottage have a beautiful rural setting just to the west of Aberfeldy. The surrounding countryside is a picturesque mixture of rolling fields interspersed with woodland and rugged, spectacular heather-clad hills rising up behind. Aberfeldy is the nearest main centre and has all essential services, including a medical practice. The town has a great selection of independent shops, cafés and restaurants, not to mention the Birks cinema which as well as screening mainstream films has a popular bar and café and hosts a variety of community activities. Breadalbane Academy provides nursery to sixth year secondary education.

The cottages could hardly be better placed for enjoying the outdoors. In addition to a nine hole golf course at Aberfeldy, there are courses at Kenmore, Dunkeld and Pitlochry. Various water sports take place on nearby lochs and rivers, with an internationally renowned canoeing course laid out at the Grandtully rapids. There is also a purpose built water sports centre at Loch Tay. There are endless opportunities for hill climbing and walking nearby. Fishing is available on the rivers Lyon, Tummel and Tay, and shooting and stalking can all be taken locally.

The main attraction of the area, however, is the spectacular scenery, which includes some of Scotland's most famous beauty spots, namely: Glen Lyon, the conservation village of Fortingall, the Falls of Dochart at Killin, Kenmore on Loch Tay, The Queen's View at Loch Tummel and Schiehallion and Ben Lawers which are two spectacular munros close by.





The cottages enjoy all the benefits of a highland location, while remaining very accessible: Perth is only 36 miles away, while Edinburgh and Glasgow are both within about 80 miles. Pitlochry railway station (about 20 miles) also has direct links to Inverness and London.

## DESCRIPTION

Garden Cottage and West Cottage are situated in a hamlet once known as the 'fermtoun' of Tullicro. There are just four other inhabited properties in the group, three of which are arranged around a neat triangle of grass affectionately known as the village green. Most of the neighbouring properties are traditional stone buildings which have been sympathetically developed and extended.

## GARDEN COTTAGE

Formerly an 18<sup>th</sup> century traditional stone cart shed, Garden Cottage was converted in 2000 into a delightful but simple thatched cottage with pretty dormer windows reminiscent of cottages in the nearby conservation village of Fortingall. The property consists of a ground floor store room with a bedroom, bathroom and utility room servicing the upstairs studio room which has south and north facing dormer windows, a wood burning stove and a fitted kitchen along one wall. There is space for a dining table and comfortable seating. From the kitchen there are lovely views over the Tay Valley. In 2013 the cottage was extended at the west end where there is now a bedroom with a room above which is currently accessed by a pull down ladder but which has a window, flooring, and power sockets.





## WEST COTTAGE

West Cottage is a pretty little cottage also likely to pre-date Garden Cottage and is believed to have been part of a longhouse which incorporated a byre for animals. The cottage has been derelict for many years. It is Listed Grade B by Historic Environment Scotland and is now a rare example of local traditional construction with its cruck framed roof beneath a thatched and corrugated iron roof. Interested parties are encouraged to seek advice from Perth and Kinross Planning Authority to understand what development potential there is for West Cottage.

## THE WALLED GARDEN

Behind Garden Cottage is an enchanting, and now overgrown, walled garden. At one time the garden was a productive fruit and vegetable garden planted with herbaceous borders and it still has a productive orchard and soft fruit bushes. The garden has two timber garden sheds along with a timber summerhouse / store.

## DIRECTIONS

From Perth take the A9 north, exiting at the A827 to Aberfeldy. At the traffic lights in the centre of Aberfeldy, turn right onto Taybridge Road (B846) and continue over the Tay. Head out of the town and follow the B846, heading through the village of Weem. After leaving Weem follow the road for about 1.5 miles and turn right at the sign to Tullicro. Follow the track for about 250 metres and the cottages are on the right.

## GENERAL REMARKS

**Viewings:** Strictly by appointment with Savills – 01738 477525.

**Services:** Garden Cottage has mains water and electricity. Private drainage. Heating is by the woodburning stove with hot water supplemented by an immersion heater.

**Local Authority & tax band:** Garden Cottage is Council Tax Band A.

**Listing:** West Cottage is Grade B Listed by Historic Environment Scotland.

**Fixtures & Fittings:** Standard fixtures and fittings are included in the sale.

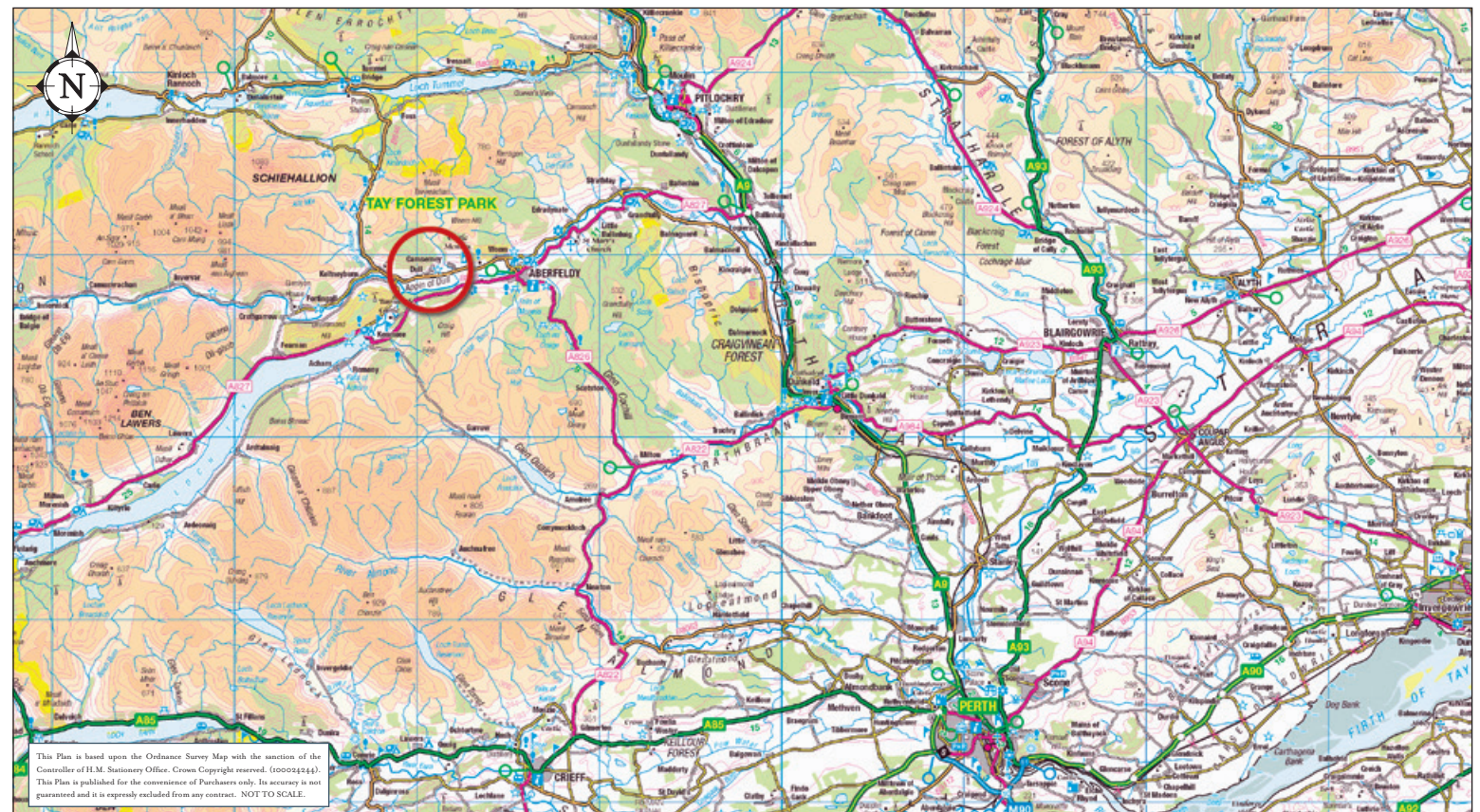
**Access:** Garden Cottage and West Cottage will be sold together with the access road leading to Tullicro from the public road B846. The neighbouring properties at Tullicro have a right of access over this road and maintenance is shared by all who use it.

Photos taken and brochure produced: July 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.

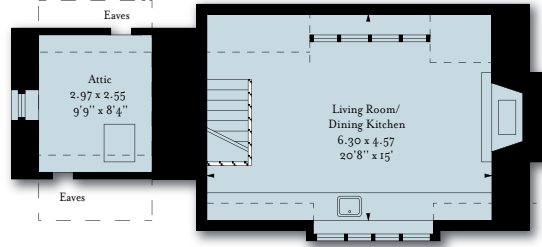
**Deposit:** A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.



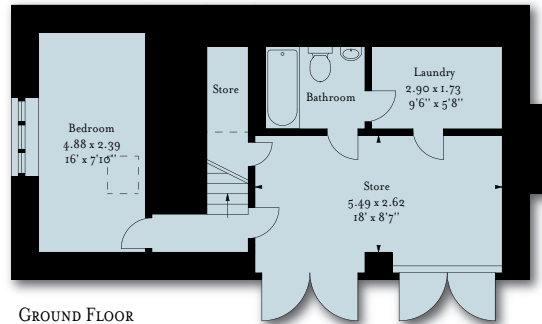
Approximate Gross Internal Floor Area:  
 Garden Cottage: 79.80 sq.m (859 sq.ft)  
 Attic: 7.61 sq.m (82 sq.ft)  
 West Cottage: 48.03 sq.m (517 sq.ft)

For Identification Only. Not To Scale.

#### GARDEN COTTAGE



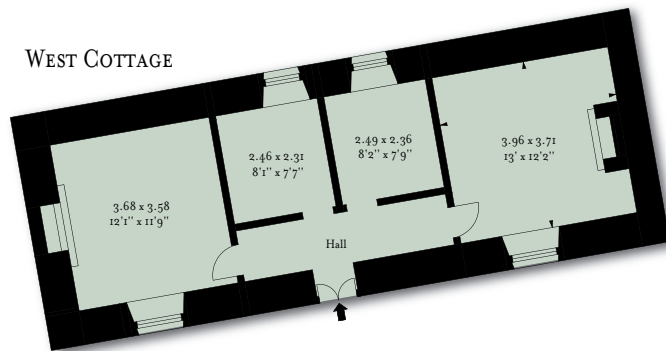
FIRST FLOOR



GROUND FLOOR



#### WEST COTTAGE



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