



An exceptional rural family home

Hillocks Steading, Burrelton, Blairgowrie, Perthshire, PH13 9PX

Freehold





An exceptionally comfortable and well-located family home

Ground Floor: Reception hall • dining kitchen • sitting room • garden room • family room • cinema room • double bedroom with en suite bathroom • utility room and WC

First Floor: Principal bedroom with en suite shower room and dressing room • bedroom two with en suite shower room • two further double bedrooms with a Jack and Jill shower room • office with balcony

Double garage • enclosed, landscaped garden • EPC = C

Situation

Hillocks Steading has a gloriously peaceful rural location surrounded by rolling farmland just 10 miles from Perth. Accessed via a quiet country lane the property has a view over open fields to the south and as far as the Perthshire hills and Angus Glens to the north. Although rural, the nearest amenities are close by at Burrelton (3 miles) which has a village shop, post office, butcher and a village hall. Coupar Angus (5 miles) has a wider range of amenities including a health centre, supermarket, post office and fuel station. Perth (10 miles) and Dundee (18 miles) offer a more comprehensive range of professional services, national retailers and leisure facilities. There are primary schools in Burrelton, Balbeggie and Coupar Angus while Blairgowrie and Perth have both primary and secondary schools. Hillocks Steading is also well placed for several private schools, with Craigclowan, Glenalmond, Strathallan, Kilgraston and Dundee High School all within easy reach. The A94 from

Coupar Angus links to the A90 at Forfar providing fast access north to Aberdeen, while the A923 leads directly from Coupar Angus to Dundee. The M90 and A9 at Perth link to Edinburgh and Stirling respectively. There are train stations at Perth and Dundee. Edinburgh Airport is about 51 miles away and there are direct flights from Dundee Airport (17 miles) to London City and Belfast.

Hillocks Steading is ideally placed for those who enjoy the outdoors, with lovely walks on the doorstep. The Perthshire hills and the Angus Glens are easily accessible and popular with hillwalkers. There is skiing at Glenshee (about 32 miles) and salmon fishing on the nearby rivers Tay, Isla and Erich. Local golf courses include Murrayshall, Blairgowrie, Strathmore, Alyth, Glenisla and Piperdam while the famous courses at Gleneagles, St Andrews and Carnoustie are all within 33 miles. All distances and travel times are approximate.



Description

Hillocks Steading was converted from a former farm steading into an impressive family home in 2007. Externally the property has an attractive traditional character with its mixture of stone and rendered walls beneath a slate roof. Internally however the house is made up of a series of bright contemporary rooms, all of which feel a little larger than expected and give an immense feeling of space and comfort. A pretty front door in the corner of the courtyard opens to a welcoming reception hall characterised by a central staircase which rises to a galleried landing. To the west side of the hall is a sitting room which spans the width of the house and has a large stone fireplace as its focal point. This room connects to the garden room which has double doors to the garden and is a lovely place to entertain on summer evenings. On the west side of the hall is a terrific open plan dining kitchen with views to the north and south and with a large central island and lots of space for a dining table. Beyond the kitchen is a back door, utility room and access to the garage and a storeroom. Behind the stairs is an additional reception room which would make a great family room or gym. Finally, on the ground floor the southern wing of the property houses a double bedroom with en suite bathroom and a cinema room. Subject to obtaining the relevant consents this wing would lend itself well to becoming a self-contained annexe for guests or perhaps an elderly relative.

On the first floor the galleried landing provides access to the main bedrooms. The principal bedroom has an en suite shower room and a dressing room. Bedroom two has an en suite shower room and a walk-in cupboard while bedrooms three and four share a Jack and Jill shower room and also have built in storage. Finally, on the first floor is the office, which is one of the loveliest rooms in the house. It has a wall of glazing incorporating doors to the balcony and a fabulous view over the fields to the hills. This room has been beautifully designed and decorated to be used as an office, however it would also make a fantastic upstairs library, sitting room or even a bedroom depending on requirements.

Outside

Hillocks Steading is set in 0.67 acres of garden which is enclosed by a mixture of post and rail fencing and neat hedging. At the front there is a gravelled courtyard with space to park several cars. The back drive runs parallel to the courtyard and leads to a double garage and more space to park at the rear of the house. The neighbouring property has a right of access over the back driveway. The garden is mainly down to lawn with thoughtfully planted trees and shrubs which provide colour and interest throughout the year in a low maintenance garden. There are various sheltered and sunny spots to sit out in good weather.





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Directions

From Perth head north on the A93 to Guildtown, on leaving the village turn right towards Wolfhill and Burrelton. After 3.5 miles, Hillocks Steading is on the left.

General Remarks

Viewings

Strictly by appointment with Savills - 01738 477525.

Services

Mains water, electricity, gas and drainage. Oil fired central heating.

Access

The neighbouring property has a right of access over the back drive to Hillocks Steading.

Local Authority & tax band

Perth and Kinross Council tax band H

Fixtures & Fittings

The fitted carpets, light fittings, washing machine, tumble dryer, fridge and freezer along with an extra fridge and chest freezer in the garage are included in the sale. Curtains, blinds and certain items of furniture may be available for purchase 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.

**Hillocks Steading, Burrelton,
Blairgowrie, Perthshire, PH13 9PX**
Gross internal area (approx)

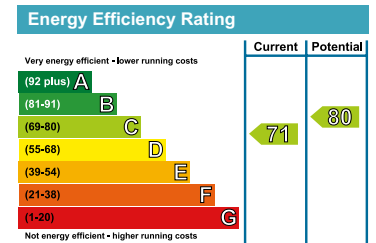
484.19 sq m/5212 sq ft (Including Double Garage)

Stephanie Clarke
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savills

savills.co.uk



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