



A picture-perfect highland home

Balloch, Folda, glenisl, Blairgowrie, Perthshire, PH11 8QW

Freehold





Dining kitchen • games/dining room • sitting room • TV room/bedroom 4 • utility room and pantry
Three double bedrooms and two bathrooms
Useful outbuildings for garden machinery and logs
About 0.8 acres • EPC = F

Situation

Balloch has a wonderfully private and peaceful situation at the end of a driveway and set back from the hill road that links Glenisla with the road to Glenshee. Glenisla is arguably the prettiest of all the Angus Glens with its rolling green fields on either side of the River Isla set against a backdrop of the more dramatic hills beyond. Mount Blair, Loch Shandra, Loch Auchintaple, and the Cateran Trail are all easily accessible from the house and the southern boundary of the Cairngorms National Park is less than a mile away. Stalking as well as pheasant and grouse shooting can be taken on local estates. Fishing is available on the local rivers Ericht, Isla, Shee and Tay as well as lochs Shandra and Lintrathen and on the Backwater Reservoir. Cycle routes include a 6 mile road circuit around Glenisla and extensive off-road tracks in Glen Markie and the surrounding glens. The ski centre at Glenshee is 14 miles away and there are three golf courses at Alyth as well as a championship course at Rosemount (Blairgowrie). Blairgowrie (16 miles) has three supermarkets, cafés, restaurants and professional services. There is a primary school in Lintrathen and

secondary schooling in Kirriemuir and Blairgowrie as well as a choice of private schooling closer to Perth. Perth (34 miles) and Dundee (29 miles) are easily reached and offer all the services expected of major cities. Dundee, Aberdeen and Edinburgh airports have regular flights to London. All distances and travel times are approximate.

Description

Originally a farm cottage and outbuildings, Balloch is believed to date from the 18th century and was historically occupied by the shepherd for Forter Farm. In the 1980s the outbuildings at Balloch were joined to the cottage and converted into additional accommodation so that the property is now deceptively large and comfortable as well as having lots of traditional character.

Balloch is approached via a shared private driveway which leads to parking beside the house. The original front door to the house opens into a small hall with a sitting room on one side and a family room/bedroom 4 on the other. Both these rooms have pretty south facing windows. The family room works well as a home office, a television room or a bedroom, depending on





requirements. The sitting room is one of the loveliest rooms in the house with its large stone fireplace with woodburning stove. Decorative timber beams and wall panelling give the room a cosy feel. It links to the kitchen which is situated in the centre of the property. With space for a dining table, and characterful pine cabinetry as well as a two oven AGA in British Racing Green, this is a warm and welcoming room ideal for family meals. Behind the kitchen and on a slightly raised level is an impressive dining room which was created within the old stone steading. The room has a mixture of timber lined and exposed stone walls. Its vaulted ceiling has decorative timber beams and two attractive windows reach almost to the wooden floor. This room is made for entertaining and has an open fire with back boiler connected to the central heating system at one end.

Beyond the dining room is a short passage to the main bedroom and bathroom.

Spanning the width of the building the main bedroom is both roomy and cosy with three windows keeping it bright. Balloch also has a utility room / boot room with plenty of space for outdoor gear, as well as a larder/pantry. On the first floor, there are two south facing double bedrooms and a bathroom.

Outside

Balloch is set in about 0.8 acres of garden which wraps around the house and is mainly down to grass with gravel parking edged with field stones. Birch, copper beech and specimen conifers are amongst the trees that surround Balloch, giving the garden interest and privacy. The Duchray Burn flows down the eastern boundary of the property and is a lovely part of the garden. A footbridge leads across the burn to the perfect spot to sit out and enjoy the evening sun. An old stone dyke forms the northern boundary where there is also a useful timber shed and a greenhouse.





Directions

From Blairgowrie follow the A93 north towards Glenshee. Drive through Bridge of Cally and after about 7.5 miles turn right onto the B951 towards Cray, Forter and Glenisla. Follow this road for about 2 miles and the entrance to Balloch is through a farm gate on the left-hand side.

General Remarks

Viewings

Strictly by appointment with Savills - 01738 477525.

Services

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

Local Authority & tax band

Perth and Kinross Council tax band E

Fixtures & Fittings

The fitted carpets, curtains, washing machine, tumble drier, dishwasher and fridge freezer are included in the sale. The contents may be available by separate negotiation. The cast iron and timber bench overlooking the burn is specifically excluded from the sale.

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.

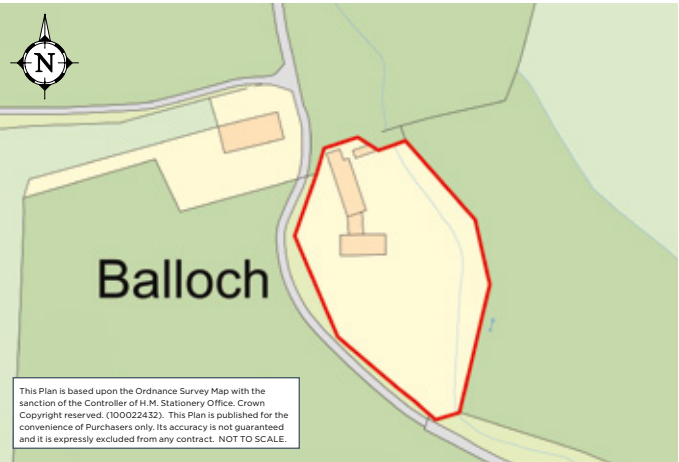
Deposit

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.

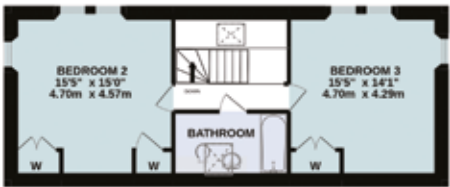
Balloch, Folda, glenisl, Blairgowrie,
Perthshire, PH11 8QW
Gross internal area (approx)
Ground Floor 148.4 sq m/1598 sq ft
First Floor 56.9 sq m/613 sq ft
Total 205.4 sq m/2210 sq ft

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		

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