



Balmyle Coach House

Ballintuim, Blairgowrie, Perthshire

A delightful 4 bedroom period house with annexe set in picturesque countryside.

A characterful period house with light, airy accommodation and a self-contained annexe, set in a stunning and secluded position in Strathardle, surrounded by beautiful rolling hills. The property comprises a comfortable family home with flexible, well-presented living space and the separate one-bedroom annexe, which subject to license could be ideal as a holiday let and peaceful gardens.



5 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



PARKING



LARGE GARDEN



FREEHOLD



RURAL



2830 SQ FT



OFFERS OVER £595,000

The property

Balmyle Coach House is a charming detached period house of approximately 3,500 sq.ft. The beautifully appointed accommodation is arranged over two floors. There are attractive stone elevations, combined with understated, attractive décor and modern fixtures and fittings. The house enjoys exposed stone internal walls, which really do offer a fabulous feature.

In the heart of the home is the open-plan kitchen and breakfast room, which offers fitted wooden kitchen units, a central island with a breakfast bar, a stainless steel range cooker and a seating area with flagstone flooring, there is a large panoramic window with a window seat enjoying magnificent views across the surrounding countryside. Adjoining the kitchen in a semi open-plan layout is the formal dining room, while the ground floor also features a utility room, as well as a spacious sitting room and a beautiful conservatory in which to relax. The sitting room has an impressive stone feature wall and a woodburning stove, while the conservatory features a glass roof and French doors opening to the garden.

A staircase leads from the kitchen area to a galleried first-floor landing, from where there are four well-presented double bedrooms. These include the dual aspect principal bedroom with its built-in wardrobes and en suite bathroom, with bath and a separate shower unit. The first floor also has a family shower room.

There is an annexe attached to the main house with its own private entrance. The annexe offers an open-plan kitchen and sitting room with a logburner and space for both a dining table and a seating area. There is a double bedroom and a shower room, making the annexe ideal for guests and family members, or as a regular income as a holiday let subject to the necessary consents. The annexe offers a wonderful self-contained living space.



Outside

The property is accessed via a singletrack lane which is shared with the neighbouring properties and leads to a gravel parking area at the side of the house. The gardens to the front, sides and rear include gravel and paved terracing, providing space for al fresco dining, with rolling lawns beyond, surrounded by woodland, established shrubs and hedgerows and beautiful rolling countryside.

Location

The property occupies a stunning and secluded rural position, in the heart of beautiful Strathardle and surrounded by rolling Perthshire countryside. The breathtaking scenery and mountains of the Cairngorms National Park is just a few miles to the north, while the village of Bridge of Cally, four miles away, provides a village store. Blairgowrie, nine miles to the south, has a number of local amenities and shops, including a large supermarket, plus a range of leisure facilities. Primary schooling is available at Kirkmichael, three miles to the north, while the nearest state secondary school can be found in Blairgowrie. Road connections include the A9, around 15 miles away, while rail services can be accessed in Pitlochry.



Distances

- Kirkmichael 3.3 miles
- Bridge of Cally 4 miles
- Blairgowrie & Rattray 9 miles
- Pitlochry 15.6 miles
- Alyth 14.6 miles
- Clunie 15 miles

Nearby Stations

- Pitlochry
- Dunkeld & Birnam

Key Locations

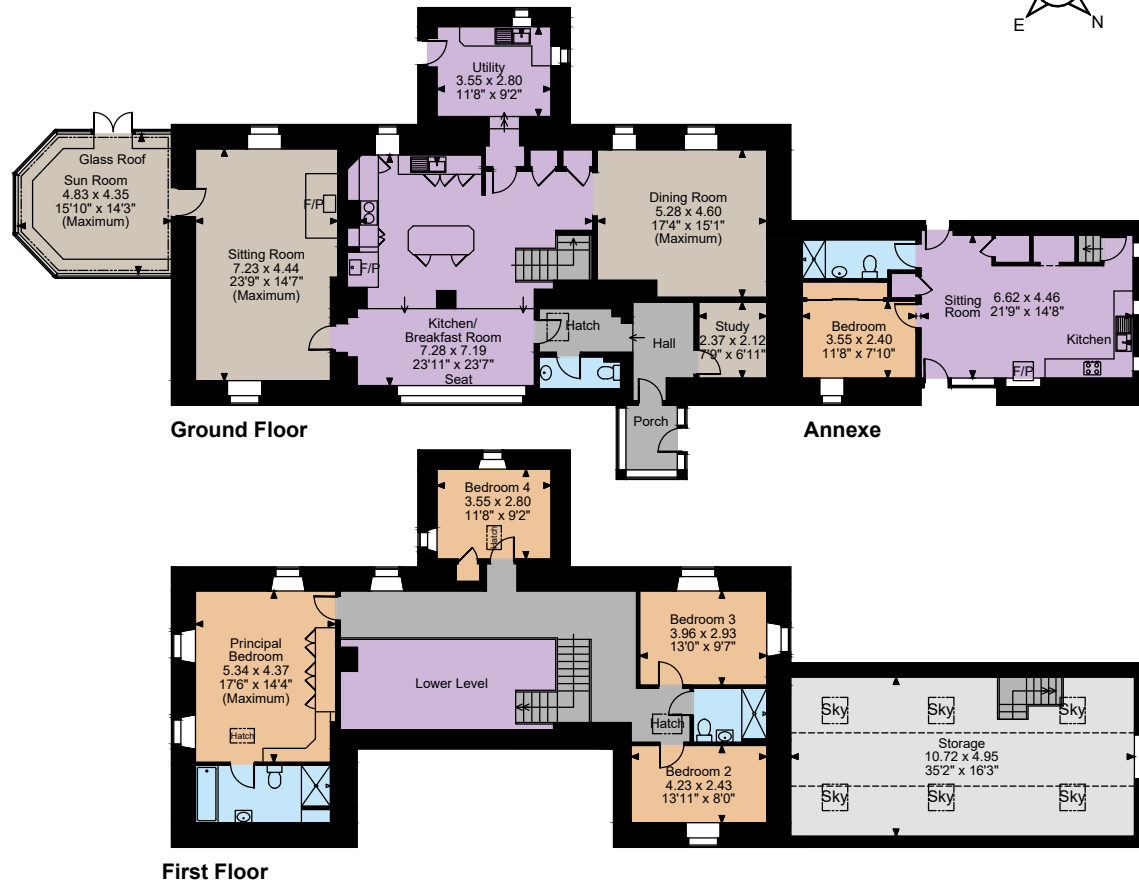
- Scone Palace
- The Black Watch Castle & Museum (Balhousie Castle)
- Perth Museum and Art Gallery
- Branklyn Garden (National Trust)
- Kinnoull Hill Woodland Park
- Dundee V&A

- Glenshee Ski Centre
- Glamis Castle
- Pitlochry Theatre

Nearby Schools

- Kirkmichael Primary School
- Rattray Primary School
- Blairgowrie High School
- Craigclowan Preparatory School
- High School of Dundee
- Strathallan School
- Glenalmond College





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 2,830 sq ft (263 sq m)

Annexe internal area 668 sq ft (62 sq m)

Total internal area 3,498 sq ft (325 sq m)

For identification purposes only.

Directions

Post Code: PH10 7NL

what3words: ///purely.silence.tentacles - brings you to the driveway

General

Local Authority: Perth & Kinross Council - Tel: 01738 475000.

Services: Electricity mains, water private, drainage private septic tank, heating electricity, night storage heaters, wood burning stove,

Council Tax: Band G

Mobile coverage and broadband: Information can be found here:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC: Rating E

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Tenure: Freehold

Access: Balmyle Coach House benefits from a right of access over the driveway leading from the public road to the property. Maintenance is according to user.

Perth

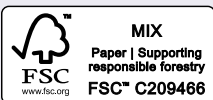
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