

North Steading, Quilts Farm
Dunning, Perthshire



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A beautifully presented stone-built steading conversion set within extensive grounds, offering a blend of contemporary living and superb equestrian facilities in a highly scenic and tranquil Perthshire location.

North Steading, Quilts Farm is a characterful link-detached period conversion, showcasing traditional stone elevations and a slate roof, complemented by bright, contemporary décor throughout. The property offers more than 3,000 sq ft of versatile and beautifully finished accommodation, including a substantial range of internal stables, making it an ideal choice for equestrian enthusiasts.

The heart of the home is the impressive open-plan kitchen and living area, a superb space designed for modern family living. It features wood-effect flooring, solid oak worktops, skylights that flood the room with natural light, a focal wood-burning stove, and a barn-style door providing separation from the wider accommodation. The kitchen is fitted with contemporary Shaker-style units, high-quality integrated appliances and a breakfast bar for informal dining. A separate dedicated office offers an excellent space for home working. There are three well-presented, light-filled bedrooms, all served by a stylish family bathroom with a freestanding oval bath and separate walk-in rainfall shower; there is also a second shower room. Practical accommodation is well catered for on the lower ground floor, which includes a large utility room, a shower room and an expansive store.

The property sits within generous grounds, including well-maintained grazing paddocks secured by post-and-rail fencing. A gravelled courtyard to the front provides ample parking for multiple vehicles and horse boxes, while the private garden has been designed for relaxation, featuring a level lawn and extensive paved terrace ideal for al fresco entertaining. The substantial internal stables extend to approximately 1,402 sq ft.

1,612 sq ft (150 sq m)

1 reception room | 3 bedrooms

1 bathroom with shower

1 shower room

Stables | 4.25 acres

Freehold | Rural

Offers over £425,000



The property has direct access to the yard and enjoys an elevated position on the farm with far-reaching, panoramic views over the surrounding countryside.

The outbuilding has potential for development subject to the necessary planning permissions.

Location
North Steading, Quilts Farm is situated in a peaceful rural setting just a short distance from the historic city of Perth, offering the perfect balance of countryside living with convenient access to urban amenities. Perth provides a wide range of facilities including independent shops, supermarkets, cafés, restaurants and cultural attractions such as Perth Theatre and Concert Hall, together with leisure facilities and riverside walks along the River Tay. The area is well served for schooling, with a selection of highly regarded primary and secondary schools in and around Perth, including the popular and reputable Dunning Primary School, together with respected independent options including Dollar, Morrisons Academy, Strathallan and Glenalmond. School bus routes are serviced in Dunning.

Dunning offers various horse riding hacks, cycling and walking routes with a number of forestry tracks nearby; they are also accessible from the property. Food can be enjoyed at The Kirkstyle Inn, nestled in the heart of Dunning.

For commuters, the property is well placed for access to the A9, providing straightforward road links to Stirling, Edinburgh, Dundee and the Central Belt, while Perth railway station offers regular services to Inverness, Edinburgh, Glasgow and Aberdeen. Edinburgh Airport is also within comfortable driving distance, offering a wide range of domestic and international flights.

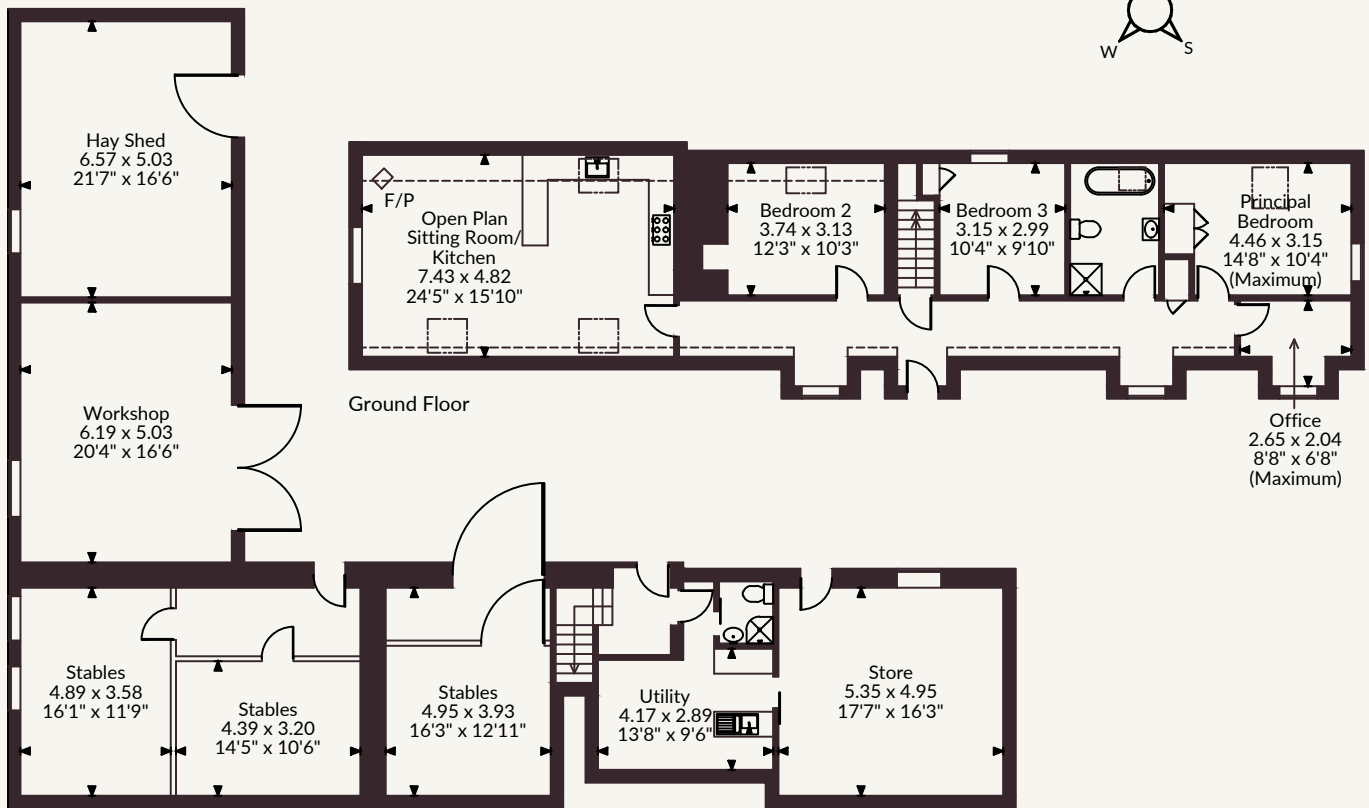
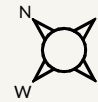
Postcode region: PH2

General

Local Authority: Perth & Kinross Council
Services: Electricity mains, drainage private septic tank, water shared private, heating LPG Gas.
Council Tax: Band B
EPC Rating: E
Mobile Phone Coverage/broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/>



Quilts Farm, North Steading, Perth
Main House internal area 1,612 sq ft (150 sq m)
Stables internal area 1,402 sq ft (130 sq m)
Total internal area 3,014 sq ft (280 sq m)



Lower Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

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