



TIGH NA ALLT

4 JACKSTONE STEADINGS | BANKFOOT | PERTH



RETTIE



TIGH NA ALLT

4 JACKSTONE STEADINGS, BANKFOOT, PERTH, PH1 4FF

Timeless country living within a quality contemporary home, defined by tasteful interior finishes and uninterrupted views over undulating Perthshire countryside.

Extending to approximately 4598 square feet, the accommodation at Tigh Na Allt includes two self-contained apartments, which lend the property to multigenerational living and offer the potential to generate supplementary income via the operation of a short-let enterprise.







ACCOMMODATION

Ground Floor

Entrance Vestibule, Hall, Sitting Room, open-plan Kitchen/Living/Dining Room, Utility Room, Cloakroom/WC, and Boot Room. Double Bedroom and en suite Bathroom.

First Floor

Landing with area for Study, Principal Bedroom suite with Dressing Room and en suite Shower Room, two further Double Bedrooms, and Family Bathroom.

Apartment 1

Open-plan Kitchen and Living Room, two Double Bedrooms, and Shower Room.

Apartment 2

Open-plan Kitchen and Living Room, Double Bedroom, and Shower Room.

Exterior

The plot at Tigh Na Allt is generous in its proportion and is set apart by commanding views to the South, across scenic open farmland. It includes a spacious south-facing lawn garden trimmed with a variety of ornamental shrubs, as well as a statement patio terrace, which is the ideal spot for indulging in the open outlook across the garden to the fields beyond. There is also a kitchen garden with a polytunnel, raised beds, and fruit trees, as well as chicken coops and a woodland glade bounded by a burn.

The plot is accessed from the road via a shared private driveway, which culminates in an impressive stone-pillared entrance. There is an extensive private tarmac driveway front of the house and integral double garage/car port, with ample room for multi-car parking and turning.

In addition to the large integral double garage/workshop, there is a purpose-built metal-framed garage/workshop with two electric doors and one manual door.

Bankfoot 1.5 miles (2.4 km); Perth City Centre 8 miles (13 km); Dunkeld 8 miles (13 km); Dundee City Centre 33 miles (52 km); Edinburgh City Centre 52 miles (84 km); Glasgow City Centre 65 miles (105 km). (All distances are approximate).





SITUATION

Tigh Na Allt is situated within Jackstone Steadings – a small enclave of individual rural homes, which lie within scenic farmland, approx. 1.5 miles to the South of the Perthshire of the village of Bankfoot. The house occupies one of just four new-built plots which originally received planning permission, as part of a considerate, architect-designed development scheme for the former farm steading. The houses and plots have been orientated to afford mutual privacy and enjoyment of the picturesque setting and Tigh Na Allt occupies arguably the most favourable of these plots, bounded by a charming burn to the East and with uninterrupted views to the South.

The local village of Bankfoot provides the community and surrounding rural hinterland with a strong collection of amenities including a primary school, a general store, pubs and restaurants, a boutique retail village with a delicatessen and restaurant, a garage, a tennis club, and a community church.

The Perthshire countryside affords a wealth of opportunities for walking, cycling, and horse riding through beautiful scenery and there are opportunities to indulge in a great many outdoor pursuits locally, including shooting, fishing, and kayaking. For golfing enthusiasts, there are several championship golf courses within a thirty-minute drive – namely, the Rosemount and Landsdowne courses at The Blairgowrie Golf Club, as well as The King's Course, The Queen's Course and The PGA Centenary Course at the world-famous Gleneagles Resort.

Tigh Na Allt reaps all the benefits of a rural setting, while enjoying close access onto the A9 – placing both the city of Perth (South) and the ancient town of Dunkeld (North) approximately 8 miles away by car and providing access into Scotland's arterial motorway network.

The city of Perth offers the comprehensive range of services and facilities which you would expect of a city of its size, with High Street shops and Retail Parks, Bars and Restaurants, a Cinema, a Theatre and Concert Hall, a Hospital, and Leisure Centres. It also has several secondary schools and a Railway Station with commuter services to Dundee, Edinburgh, and Glasgow, as well as sleeper services to London.

Named the best place to live in Scotland by the Sunday Times' annual Best Places to Live guide for 2023, the ancient town of Dunkeld lies around an 8-mile drive to the North and is renowned for its beautiful scenery and position of the banks of the River Tay. It is the setting of the magnificent Dunkeld Cathedral, which dates to the 14th Century, and has an eclectic collection of independent shops and services, hotels and restaurants. The neighbouring village of Birnam is well-known by literary enthusiasts as the favoured Scottish holiday-spot of Beatrix Potter and has a Railway Station which offers sleeper services to London, as well as services to Perth, Pitlochry, Inverness, Edinburgh and Stirling. Often referred to as the gateway to the Highlands, Dunkeld's local include the Hermitage Woodland Gorge, Birnam Arts and Beatrix Potter Exhibition Centre, The Loch of the Lowes Visitor Centre and Wildlife Reserve, as well as the House of Bruar Retail Centre and Blair Atholl Castle.

Perthshire hosts many of Scotland's leading independent schools including Craigclowan and Ardvreck Preparatory Schools, Strathallan School and Glenalmond College, Morrison's Academy, and Kilgraston School for Girls.

GENERAL DESCRIPTION

Tigh Na Allt is a fine example of a contemporary country house, wherein a blend of quality finishes and contemporary fixtures have been utilised to create a home which affords the most comfortable of modern living accommodation. Designed by David Soppitt Architects in Bankfoot, the bespoke home is the final iteration of preceding plans for the plot, crafted to meet an exacting standard of specification. It affords approximately 4598 sq. ft. of light-filled accommodation, which superbly aligns with modern lifestyle trends - incorporating versatile and open-plan living space, ideal for effortless and relaxed family living. The proportions of the rooms are of a scale rarely found in modern homes and the dimensions of the double bedrooms are particularly generous.

Borrowing from traditional Scottish vernacular, the exterior of the house has a timeless aesthetic, which impresses a sense of character. Its rendered façade is finished with areas of natural stone cladding and is set beneath a pitched slate roof animated by charming dormer windows.



The tastefully presented interior features a well-coordinated collection of finishes including: a combination of engineered oak, Karndene, and Amitico flooring; oak-finished doors; two Barbas wood-burning stoves; granite worksurfaces; quality bathroom tiling and fixtures; and classic shutter blinds. The attention to detail extends to the lighting design, which accents and defines the accommodation with a thoughtful mix of contemporary downlighting, wall sconces, and pendants.

The functional utility of the house has not been spared by its aesthetic appeal and the accommodation is appointed with a copious quantity of integrated storage, with several deep storage cupboards, walk-in-wardrobes, and a traditional kitchen pantry, as well as both a utility room and a separate boot room.

Tigh Na Allt has been designed with energy performance and comfort at the fore. Renewable technologies, including roof-mounted solar PV panels and a ground source heat pump, make a material impact on the costs associated with running the home and both the ground and first floor are appointed with an under-floor heating system. There is also thermally efficient double glazing.

The accommodation within the house is augmented by two self-contained first floor flats, with their own private entrance from the carport. The neatly presented apartments have been finished to a similarly high standard. They lend the property towards multigenerational living and have been let out by the current owners as holiday/short stay accommodation, generating a worthwhile income.

HOUSE

Set into a stone-faced porch, the main door opens into a welcoming traditional entrance vestibule, where there is Victorian-style floor tiling and a glass door, flanked by glass panels, into the hall.

The main hall is finished with engineered oak flooring and showcases an attractive oak staircase and balustrade, accented by low level lighting. The generous half-stair landing is lit by a tall window to the rear of the stairwell which frames far reaching views and cast natural light into the hall below. Off the hall, there is a comms. cupboard.

The extensive open-plan kitchen/dining/living room is ideal for both sociable day-to-day living and entertaining larger parties, when occasion demands, with a statement kitchen, a spacious formal dining area, and an atmospheric lounge, as well as double sliding pocket doors into the formal sitting room. Quality Amtico oak effect flooring extends throughout the room in a swathe of synchronous design, while the lighting design lends definition to the space, including a series of pendant lamps thoughtfully positioned over the dining area. A wall of full-height windows governs the southerly elevation of the room, framing splendid views over a flagstone terrace, the garden, and the rural fields beyond. The generous fenestration incorporates large sliding patio doors which invite out onto the terrace – a sheltered suntrap, which is the ideal spot for alfresco entertaining against the scenic backdrop and is finished with flagstones. In the lounge area, the Brabus wood burning stove is set within a chimney breast finished in natural stone and there is a fitted entertainment unit with shelving. There is a large tripartite window to the South, as well as two smaller windows to the East.



The country kitchen has been fitted with a generous array of two-tone floor and wall units, which are complimented by a striking dark granite worksurface and under unit lighting. The units offer ergonomic storage and are appointed with a comprehensive range of appliances, including a Siemens 5 ring gas hob, two NEFF ovens, a Siemens American style fridge/freezer, and a dishwasher. A double Belfast sink, complete with a swan neck mixer tap and a Quooker boiling hot water tap, aligns with the classic country image and is positioned beneath a double window overlooking the driveway. The central island is a particular feature of the room. The culinary storage is supplemented by a traditional shelved pantry, which has a window to the driveway and does not have underfloor heating.

The sitting room is a versatile reception room, which is suited to both formal entertaining and family living and can be accessed off the hall or the dining area. It is finished with engineered oak flooring, contemporary wall sconces and features another Brabus wood burning stove, which serves as a natural focal point. A series of four windows to the South share in the splendid rural views, while a glazed door to the West provides access out to the garden.

Tigh Na Allt benefits from a double bedroom suite on the ground floor, which is set off its own vestibule off the hall. The well-proportioned and dual aspect bedroom has a window over the garden to the South, a fitted wardrobe, shutter blinds, wall sconces positioned to frame a headboard, and engineered oak flooring. The luxurious en suite bathroom features both a large bathtub and a separate shower cubicle, as well as a vanity unit with a wash hand basin, a mirror with lighting, a WC and stone-style tiling. There is further storage by way of a shelved cupboard off the vestibule.

The utility room is conveniently positioned off the kitchen and is well-suited for the rigmarole of family living in the countryside. It is appointed with Karndean slate effect flooring, fitted base units with a composite worksurface, a Belfast sink and a traditional clothes drying pulley. There is space for two white goods between the units and there is a shelved linen cupboard. There is also an additional large walk-in cupboard housing the meters and fire alarm console.

The adjoining boot room serves as a smartly presented and practical day-to-day entrance into the house and has a boot bench with integral storage, coat hooks. It is finished with Karndean slate effect flooring and has traditional timber panelling to dado height. A door provides access into the boot room for the car port. The cloakroom/WC off the boot room is also neatly finished with matching Karndean slate effect flooring and has a WC and wash hand basin.

On the first floor, the staircase rises to a spacious landing, which is flooded with natural light via a Velux window and has ample room for occasional furniture or a study/library. It has engineered oak flooring, contemporary downlighting, and wall sconces.

The principal bedroom suite is set to the end of the landing off its own private vestibule, creating a sense of privacy and retreat. The bedroom is particularly sumptuous in size and showcases a double window, with shutter blinds, framing an exceptional, elevated view over the scenic landscape to the South. It is finished with oak flooring and wall sconces and benefits from a 5 AMP circuit. The ensuite has a corner shower cubicle with a remote-operated shower fixture, a large vanity unit with a wash hand basin set beneath a mirror and complete with two drawers, a heated towel rail and a WC – all finished with stylish tiling. There is ample storage within the dressing room, which is fitted with wardrobe storage.

There are two further double bedrooms off the landing, which are both generously proportioned and finished with oak flooring and double fitted wardrobes. Both of the rooms benefit from windows to the South and shutter blinds and one has a charming window seat with integrated storage.

The family bathroom is presented and finished to a high standard with black floor tiling and a deluxe bathtub with a handheld shower attachment. The separate generous shower cubicle is finished with white tiling, in an appealing contrast with the floor, and has a Mira remote-control operated shower fixture. There is also a WC, a heated towel rail, and a large vanity unit with a wash hand basin and storage drawer, which is set beneath a mirror with lighting.







APARTMENTS

There are two apartments at Tigh Na Allt, set above the garage and the carport, which afford a high standard of ancillary and self-contained accommodation. The flats have been let by the current owners as holiday/short stay accommodation and offer the potential for an incoming purchaser to generate a worthwhile income.

The apartments share an entrance door, which is set in the shelter of the car port and opens into a welcoming vestibule with automatic lighting, a lockable storage cupboard, and a traditional staircase. On the first floor, there is a communal landing, which is flooded with natural light via a VELUX window.

APARTMENT 1

The two-bedroom apartment has a spacious open-plan living room/kitchen which is timelessly presented with oak flooring and under floor heating and has a tall window with views across the garden and fields. The kitchen is fitted with contemporary gloss wall and floor units and is complete with a Samsung fridge/freezer, a Lamona oven/grill and a ceramic hob, a Hotpoint washing machine, and a one and a half basin sink and draining board. There is also a breakfast bar and a large storage cupboard.

The double bedroom is carpeted and has a mirrored wardrobe with sliding doors. It has a window with shutter blinds over the side garden, as well as a VELUX window.

There is also a comfortable twin room, with a fitted headboard in a tasteful fabric, which is combed and has a VELUX window.

The bedrooms share a well-presented shower room which has stylish black floor tiling, a wash hand basin, a WC, a headed shower rail, and a shower with white tiling to the walls.

APARTMENT 2

The apartment has a smartly presented open-plan kitchen/living/dining room which is finished with oak flooring and under floor heating and has a comfortable lounge area, as well as a breakfast bar. There are Velux windows to the West, while to the East there is a dormer window. The kitchen is fitted with farmhouse style units, incorporating a Lamona ceramic hob and an oven/grill, a Hotpoint washing machine, a Sharp fridge and a stainless-steel sink and draining board. There is also a large storage cupboard.



The double bedroom has a neutral carpet and a walk-in wardrobe with shelving and a hanging rail. It also has a charming dormer window with shutter blinds to the East. The shower room is appointed with back tiling to the floor and has a heated towel rail, a WC, a wash hand basin with a mirror above with lighting.

GROUND

The plot at Tigh Na Allt frames the house attractively and is set apart by the scenic outlook to the South, with uninterrupted views across undulating rural fields. It is accessed from the country road via a shared private driveway, which leads up to an impressive stone pillared entrance. Beyond the entrance, there is a smart tarmac driveway which extends up to the foot of the house and the double garage, providing multi-car parking and turning space. Smart drystone walls impress a sense of character to the neat curtilage, while to the West there is a tall timber fence providing screening and privacy.

The mainstay of the garden stretches across the southerly façade of the house, allowing for maximal enjoyment of the views. It showcases a splendid flagstone patio terrace margining the house - complete with a sheltered veranda area. The garden itself is predominantly laid to lawn, with ample room

for garden sports, and a mix of shrubs including Rhododendron have been planted at intervals along the boundary, contributing colour and interest.

To the East of the lawn, there is a small but varied copse of trees, including a Eucalyptus and Apple and Plum, and natural stone boulders make for attractive features. The plot slopes downwards from the garden, through a bank of woodland, towards a charming burn. a spacious lawn sweeps across the southerly façade of the house.

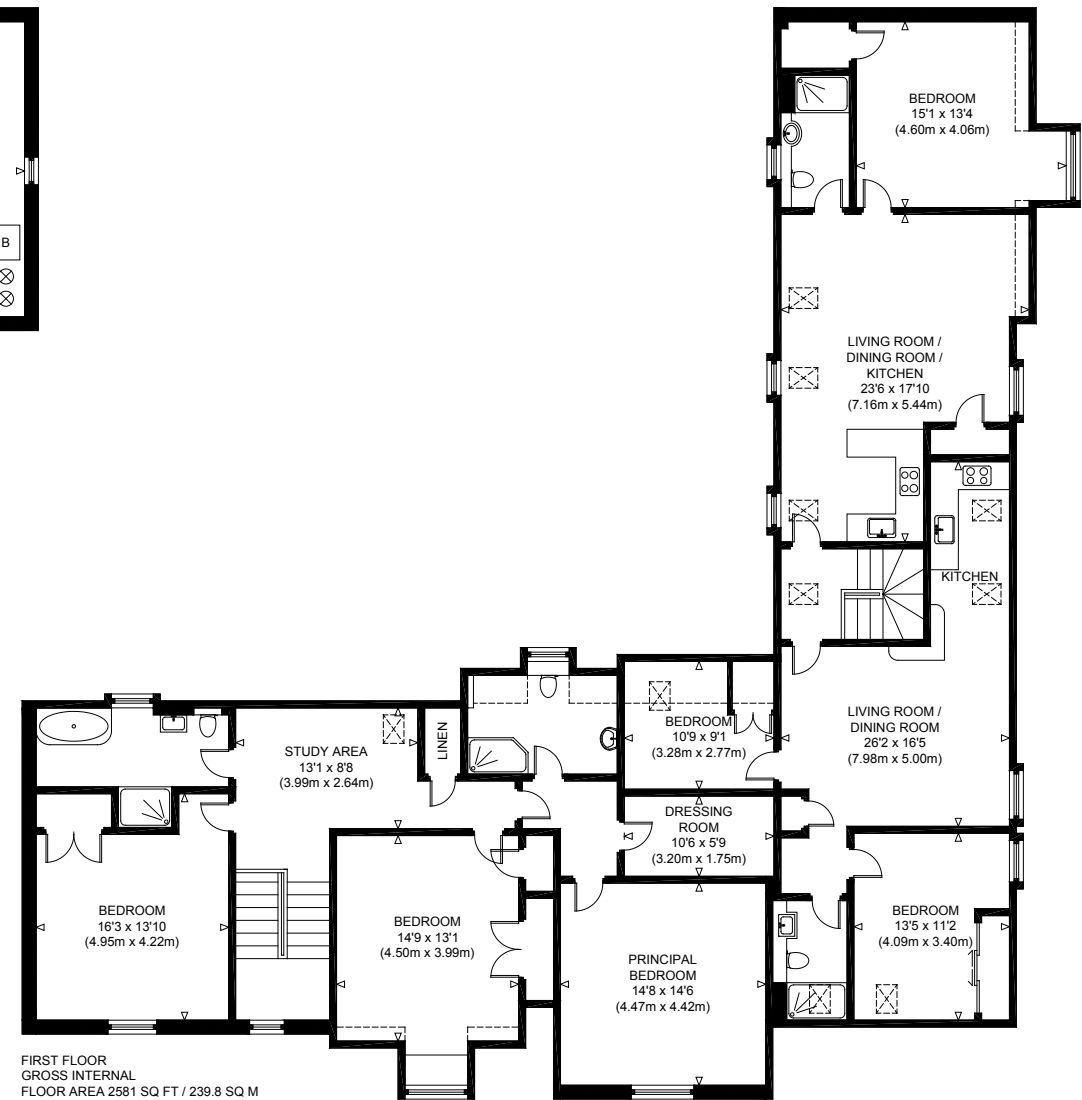
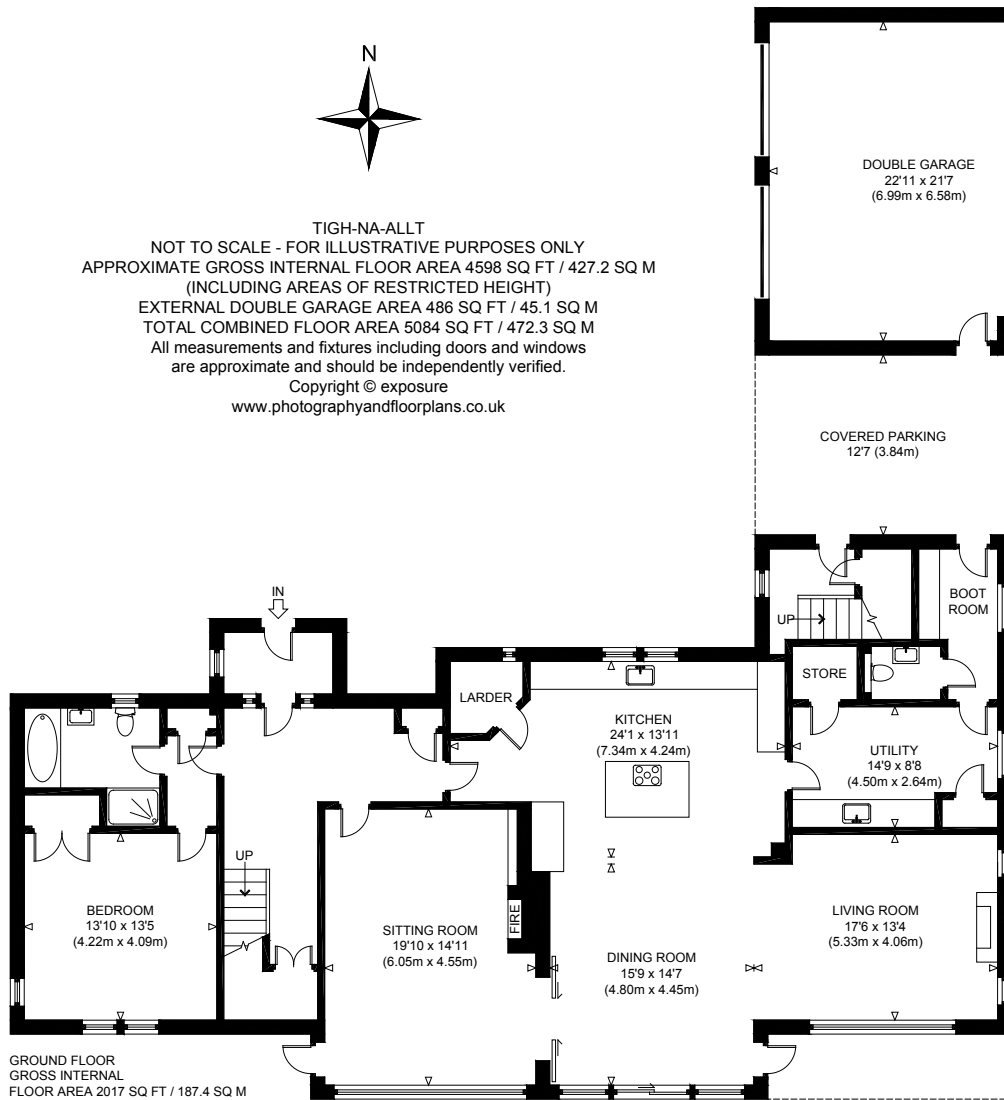
The kitchen garden at Tigh Na Allt is also set to the East of the house and has been landscaped in a traditional manner, with raised beds intersected by gravel paths. Of particular note, the garden has a polytunnel, wherein there are further raised beds and a vine, and several chicken coops.

The area of ground occupied is not completely consistent with the registered title. Please contact the selling agent for further information.





TIGH-NA-ALLT
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 4598 SQ FT / 427.2 SQ M
 (INCLUDING AREAS OF RESTRICTED HEIGHT)
 EXTERNAL DOUBLE GARAGE AREA 486 SQ FT / 45.1 SQ M
 TOTAL COMBINED FLOOR AREA 5084 SQ FT / 472.3 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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OUTBUILDINGS

The large integral double garage is fitted with a pair of electrically operated insulated doors and includes workshop space. It houses the NIBE ground source heat pump, as well as the hot water cylinder.

There is a further modern metal framed garage/workshop to the East of the house, which can be accessed from the side of the property or via the car port. It has two electric roller doors and one manual door and is divided into two compartments internally by a chipboard partition.

GENERAL REMARKS & INFORMATION

Viewings

Viewing is strictly by appointment through Rettie & Co. 11 Wemyss Place, Edinburgh, Midlothian, EH3 6DH. Tel: 0131 220 4160.

Services

Mains electricity and water. Private septic tank. Ground Source Heat Pump for heating and hot water systems. Solar PV Panels with a feed-in tariff.

Fixtures

Only items specifically mentioned in the sales particulars are included in the sale price, as well as all light fittings and blinds.

Burdens

Council Tax Band – G

Classifications

EPC Rating – A





Tenure
Freehold

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co. & Rettie LLP's. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Internet Website

This property and other properties offered by Rettie & Co. & Rettie LLP's. can be viewed on our website at www.rettie.co.uk as well as Rightmove, Zoopla, On The Market and The London Office.

Servitude Rights, Burdens & 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 or not referred to above.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co. or Rettie LLP's, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contract in reliance on the said statements, that they are satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

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2. All Rettie floorplans are drawn to RICS standard. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. & Rettie LLP's have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



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Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.