



WESTER HOUSE OF ROSS

THE ROSS | BY COMRIE | PERTSHIRE



RETTIE



WESTER HOUSE OF ROSS

WESTER HOUSE OF ROSS, THE ROSS, BY COMRIE, PERTHSHIRE

The principal part of an elegant and well-maintained B Listed country house with a plantsman's garden and fine views – about 4.39 acres.

Accommodation

Reception hall, drawing/dining room, sitting room, study, breakfasting kitchen with Aga, utility room, cloakroom with WC, principal bedroom with ensuite dressing room and bathroom, bedrooms 2 and 3 with shared bathroom, bedroom 4, family bathroom, wc, bedroom 5. Gas fired central heating.

Large garage with wc, workshop and storeroom over.

Wonderful sweeping gardens of distinction and note – regularly opened in recent years under Scotland's Garden Scheme.

Woodland knoll with a number of impressive Scots Pine.

About 4.39 Acres.





SITUATION

Wester House of Ross occupies a peaceful and quiet situation to the west of the area known as The Ross; west of the well-known conservation village of Comrie. The Ross comprises a scattered semi-rural collection of houses accessed via the 12th century humpback bridge (with heavy goods taking access via Dalchonzie).

The balance of the overall/former House of Ross comprises 3 dwellings in single ownership. All are currently let on a full-time basis.

Comrie stands at the meetings of Glens Lednock and Artney with the Scottish Highlands rising to the north. The village has an attractive array of independent shops along its main street and an active community life. In addition to a Cricket Club it has some of Scotland's most notable landed estates and there is salmon fishing on the River Earn which flows through the village. There are many attractive local walks and The Royal Hotel is a popular dining and social destination. The surrounding countryside is characterised by the established landscape of some of Scotland's most notable landed estates including Drummond Castle with its Royal Forest of Glen Artney and nearby Aberuchill Castle; a short distance to the west.

The village has a primary school and there is secondary education at Crieff High School and private education at Ardvreck Preparatory School and Morrison's Academy, both in Crieff. Glenalmond College is also within daily travelling distance.

The surrounding countryside offers many outdoor opportunities and there are also two 18-hole golf courses at Crieff, a scenic course at St Fillans and the renowned golf courses of Gleneagles Hotel and its other leisure facilities are within 20 to 25 minutes' drive. Nearby Loch Earn is also a well-known Watersports Centre.

The A85 (T) passes through Comrie and is the principal route connecting Perth and the east with Crieff and Oban in the west. The A9(T) can be accessed at Greenloaning and provides dual carriageway links to both Perth and Stirling with the motorway network to Central Scotland beyond leading to both Edinburgh and Glasgow. There are also rail connections at Dunblane and Gleneagles to Edinburgh and Glasgow as well as Dundee and Aberdeen in the north.

The majority of central Scotland, including Dundee, can be reached in an hour or so drive with the city centres of Edinburgh and Glasgow approximately an hour and a quarter's drive.

GENERAL DESCRIPTION

Wester House of Ross forms the principal part of the House of Ross. The accommodation is primarily arranged over two floors with bedroom 5 situated at second floor level and contains the original reception rooms and principal bedrooms; in total the gross internal floor area is in the region of 5327 sq ft. The balance of the house is owned by a single party and is subdivided into three dwellings which are let on private residential tenancies to families.

House of Ross was rebuilt in 1914 following a fire and is described by Historic Environment Scotland as being designed in the Scots vernacular Georgian manner.

A Roman Doric outer porch with twin panelled doors opens to a circular entrance porch with oak flooring and inner part glazed door to the reception hall running the length of the house and providing ample space for entertaining and a seating area around the stone fireplace, which houses a gas-fired stove. To the left lies a double reception room (32'5" x 24'- max sizes) currently used as dining and drawing room with double aspect to the south and tri-partite bay window to the west and incorporating two fireplaces both with Adam style mantelpieces. To the rear of this room lies Study (17'10" x 13'8"), also with open fire and moulded mantelpiece. Opposite the drawing/dining room lies the Sitting Room (22'1" x 15'10") with its fitted bookshelves, desk and additional storage space, again augmented by a stone fireplace housing an open fire. The breakfasting kitchen (25'9" x 15'8" – max sizes) lies to the rear with a bay window housing the dining table and an extensive range of fitted floor and wall mounted cupboards, including central island unit and featuring 6 oven Aga (4 gas and 2 electric alongwith 4 ring gas hob and 2 hotplates), two sinks, two Subzero fridges with four drawer freezer unit below, dishwasher and Corian work surfaces. The neighbouring utility room features original cupboards and Belfast sink, along with further cupboard housing the Ideal Concord central heating boiler and two insulated hot water tanks. The ground floor accommodation is completed by a small rear porch and a cloakroom with WC.





The principal rooms on ground and first floors all feature cornices and many have stripped panelled doors with brass door furniture, alongside secondary glazing and many have coved ceilings.

The first floor is arranged in a similar manner to the ground floor with a large landing providing access to the bedroom accommodation and incorporating two large storage cupboards. The principal bedroom (23'11" x 16'8" – max sizes) benefits from a triple aspect to the west overlooking the undulating gardens and featuring a former stone fireplace with cast iron basket grate. A walk-in dressing room has a range of fitted furniture with door to large bathroom with separate shower cabinet and again, offering views over the gardens. Bedrooms 2 and 3 both have coved ceilings with double aspects and period style fireplaces with gas fires and share a large bathroom with separate shower cabinet. A side passage leads to a large walk-in shelved cupboard, wc, with a further side passage housing two large storage cupboards and a door leading to the stairs to bedroom 5 at second floor level. The first-floor accommodation is completed by a family bathroom, again with separate shower cabinet and double bedroom 4 with brick fireplace housing gas stove.

Wester House of Ross has been actively well maintained and offers internal accommodation extending to about 5327 sq ft on a gross internal floor area basis. The rooms are well proportioned with extensive natural lighting and the proportions, period character and wonderful gardens and grounds, combine to create a desirable country house, close to the many amenities that Comrie offers and spectacular countryside where Highland Perthshire meets Lowland Perthshire.

Externally there is a small garden store and traditionally styled modern garage with harled block work walls under pitched and slate clad roofs and with space for up to three cars with ancillary storage space, wc and wash hand basin, alongside separately accessed first floor workshop and storeroom. Within the gardens there is an impressive pagoda style summerhouse with lead roof overlooking the expansive lawns arranged in a Celtic cross format. The summerhouse incorporates a sink and electric supply and is augmented by an external patio.





The gardens extend to about 4.39 acres in all and have been lovingly nurtured and developed over the past 20 years by the sellers. In recent years, they have regularly opened under Scotland's Garden Scheme and are enclosed by timber and deer fencing.

Wrought iron gates flanked by a high stone wall and beech hedge, open to a gravelled circular driveway with adjacent car parking and flower beds enclosed by low box hedging. A raised patio adjoins the western elevation of the house and is well sited to catch the midday and afternoon sun, as well as providing a raised vantage point overlooking the sweeping lawns and extensive flower and shrub borders. Well established beech hedging to the rear borders the garden and neighbouring properties with pedestrian gateway leading to the garage block which is independently accessed by car to the rear via a shared access. A knoll is sited to the south-west of the garden and features a number of impressive Scots Pine as well as further mixed conifers.

The gardens incorporate an array of lawns interspersed by flower and shrub borders. Over the past 20 years the sellers have enjoyed planning and creating the current garden and have focussed on trying to have something in flower throughout the year:

The goal has been to have something in flower each month of year

Jan/Feb: Aconites, Snowdrops, Hellebore, Crocus, Leucojams.

March/April: Magnolias, small Cherry shrubs, early Iris, Tulips, Narcissus, Clematis.

May/June: Alliums, Astringias, Peonies, Roses, Nepetas.

July/August: Japanese Anemones, Rogersias, Agapanthus, Hostas.

Sept/Oct: Kaffir Lillies, Rudbeckias, Nerines, Heleniums, Crocomias, Hydrangeas.

Nov/Dec: Winter Irises, Witch, Hazels, Wintersweet, Clematis and Cyclamen.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH6 2JS.

Directions

From the centre of Comrie head west on the A85 signposted to St Fillans and Lochearnhead. After a short distance turn left over the humpback bridge signposted to 'The Ross' and then take the first right. Continue before turning left (signposted) onto the private track and then the driveway to Wester House of Ross lies on your right-hand side.

Local Authority

Perth & Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD.

Solicitors

Shepherd and Wedderburn, 9 Haymarket Square, Edinburgh, EH3 8FY; Tel: 0131 228 9900

Council Tax

Band F.

EPC Certificate

Band F

Services

Mains water and electricity. Private drainage to shared septic tank. Gas-fired central heating.

Fixtures and Fittings

The carpets and curtains are included in the sale. The shelving in the garage storeroom is included in the sale. A selection of garden equipment will be made available by separate negotiation if desired.

Right of Access

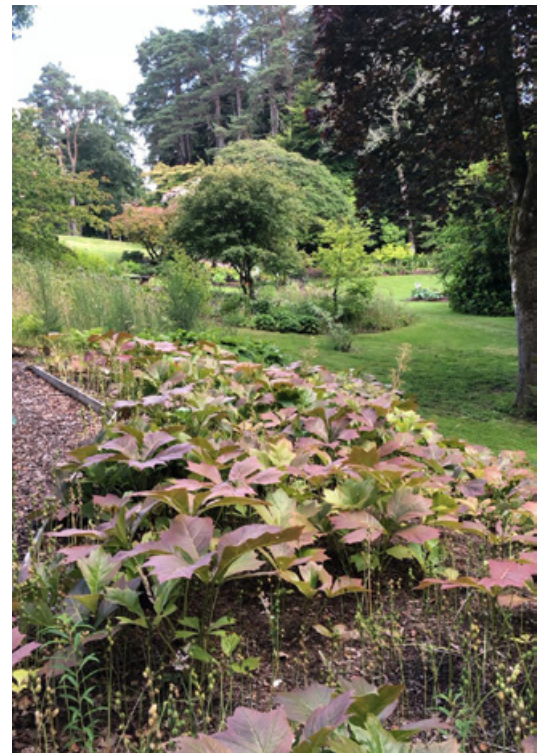
There is a shared right of access over the private driveway from the public road and then the rear driveway leading to the garages and rear garden.

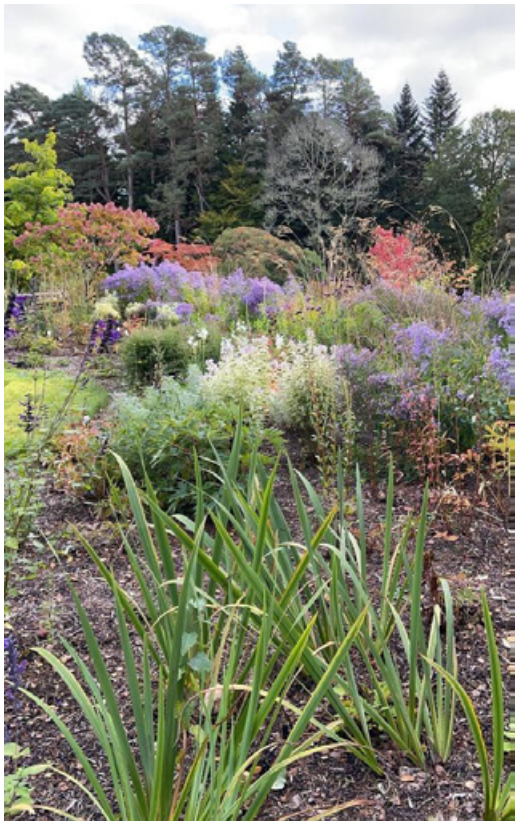
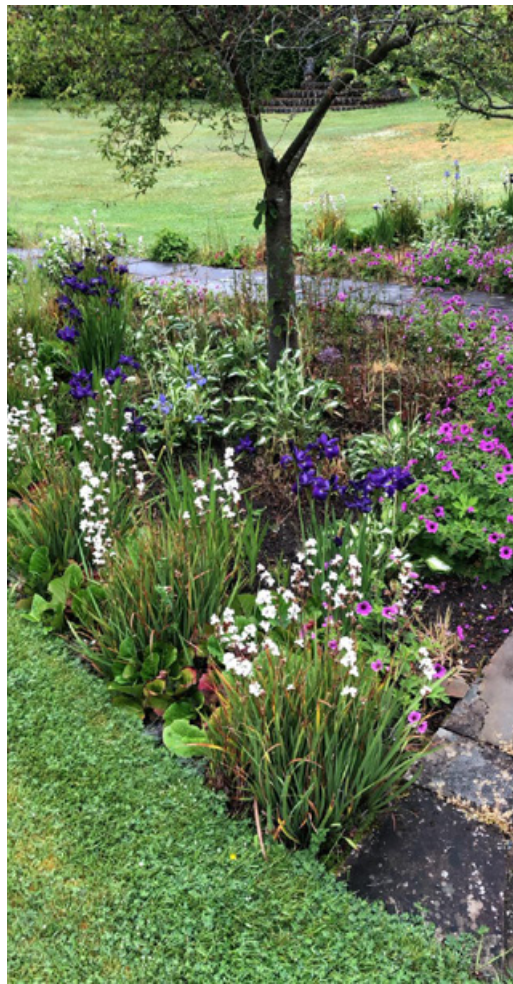
Servitude Rights, Burdens & Wayleaves

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.

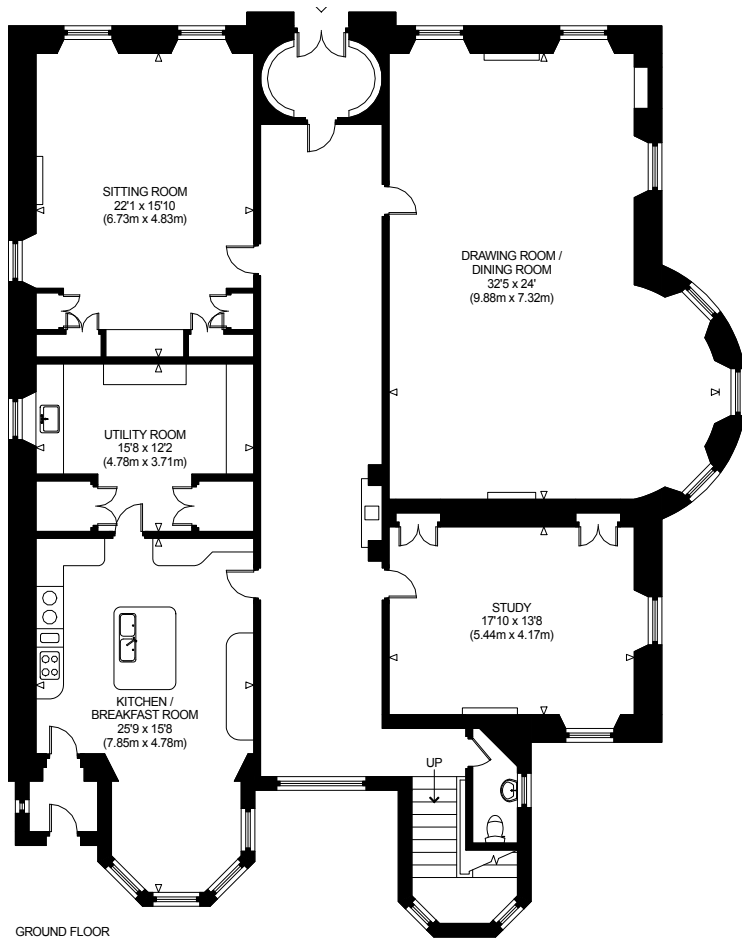
Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

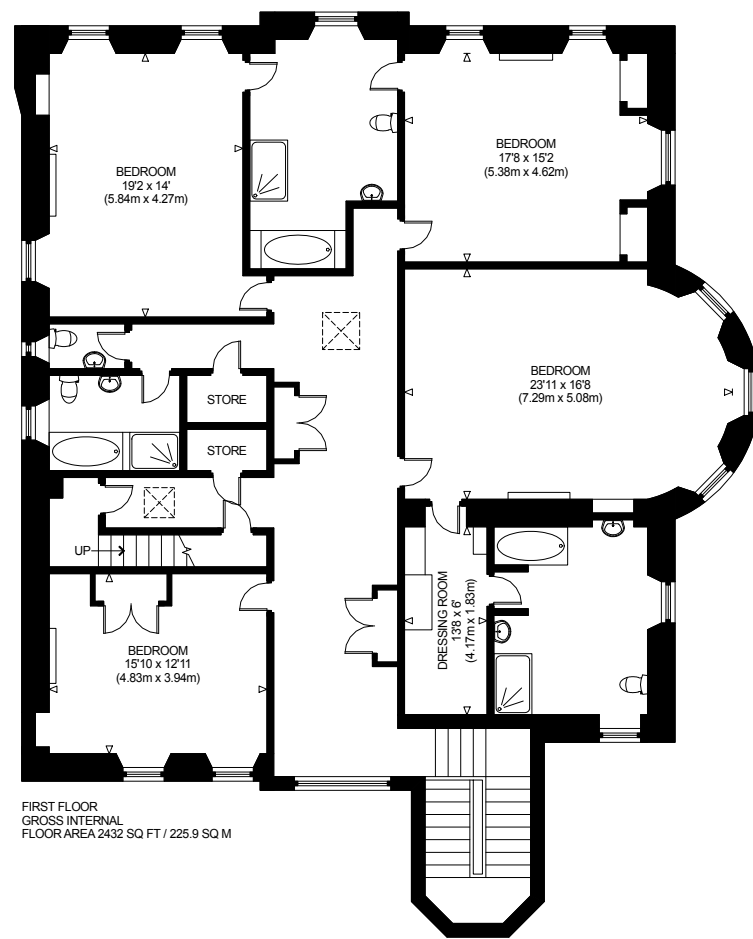




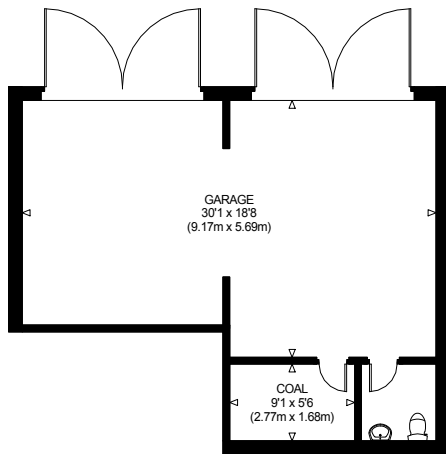




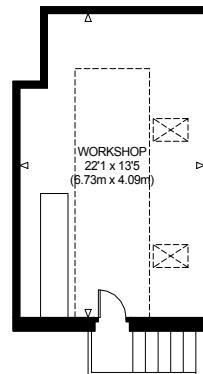
GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 2545 SQ FT / 236.5 SQ M



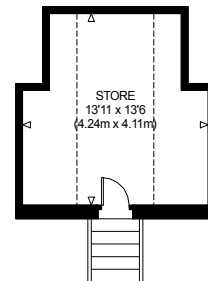
FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 2432 SQ FT / 225.9 SQ M



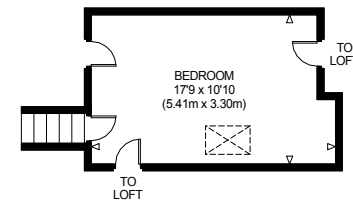
GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 618 SQ FT / 57.4 SQ M



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 285 SQ FT / 26.5 SQ M



RAISED GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 166 SQ FT / 15.4 SQ M



SECOND FLOOR
 GROSS INTERNAL
 FLOOR AREA 184 SQ FT / 17.1 SQ M

WESTER HOUSE OF ROSS
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 5327 SQ FT / 494.9 SQ M
 EXTERNAL GARAGE AREA 618 SQ FT / 57.4 SQ M
 EXTERNAL WORKSHOP AREA 285 SQ FT / 26.5 SQ M
 TOTAL COMBINED FLOOR AREA 6230 SQ FT / 578.8 SQ M
 (INCLUDING AREAS OF RESTRICTED HEIGHT)
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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Websites and Social Media

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk and www.thelondonoffice.co.uk.

In addition, our social media platforms are Facebook.com – RettieTownandCountry; Twitter.com – RettieandCo; Instagram and LinkedIn.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, 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 he has not entered into contact in reliance on the said statements, that he has satisfied himself 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.



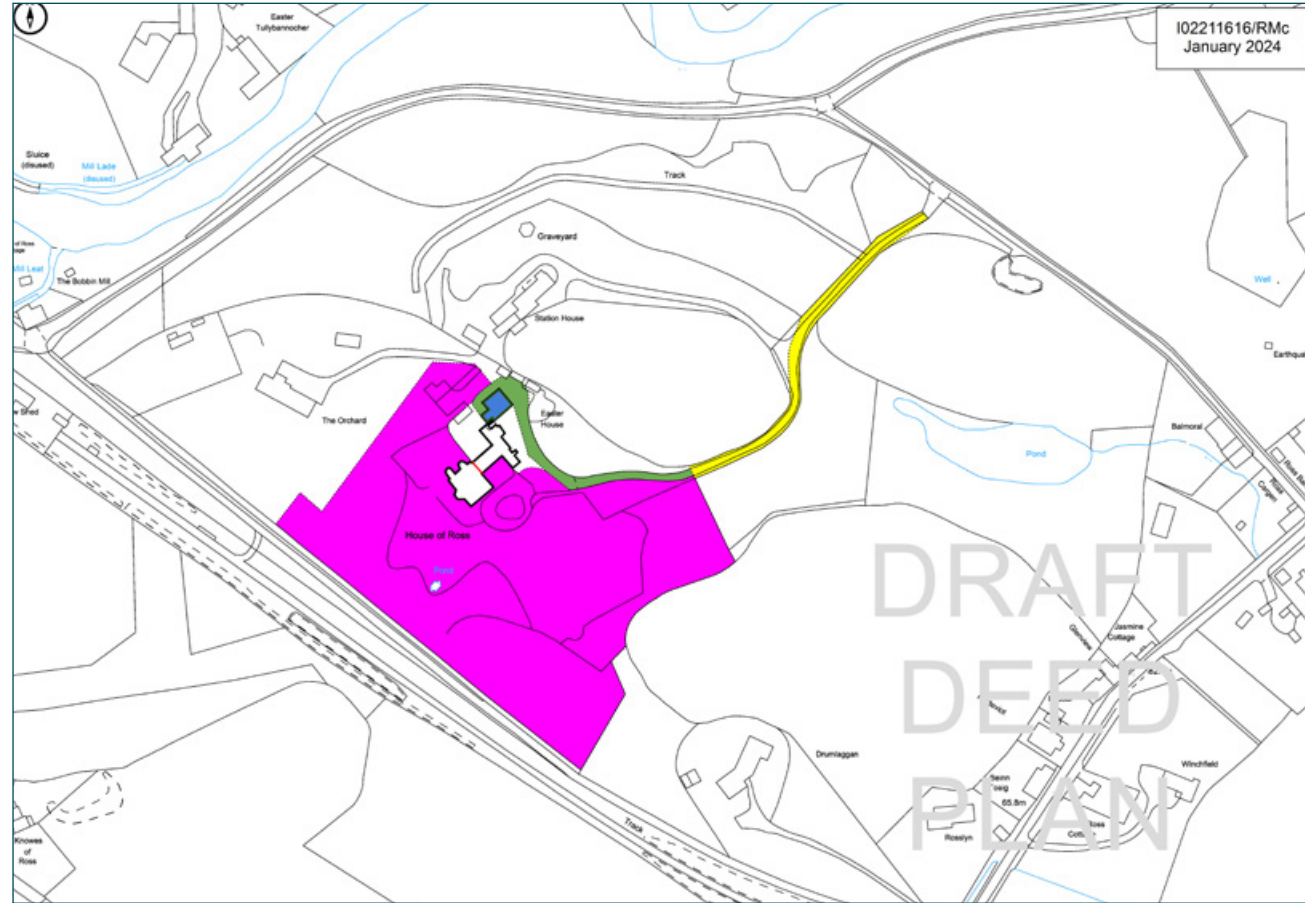
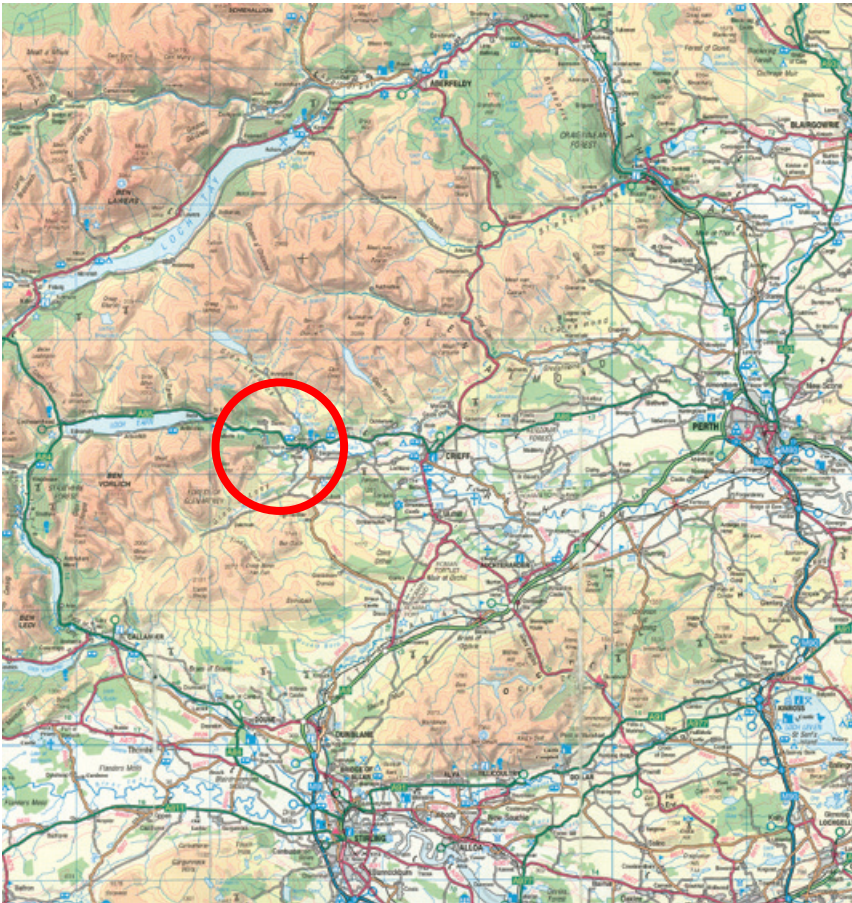


Important Notice

Rettie & Co, their clients and any joint agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. 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 misstatement 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. 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.







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Glasgow

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London

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.