



TIGHNAULT

Glen Lyon, Aberfeldy, Perthshire PH15 2PL



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A charismatic country cottage, set in the scenic splendour of Highland Perthshire's Glenlyon, ensconced in utterly charming and private grounds, extending to approximately 2.3 acres.

Summary of Accommodation

Ground Floor:

Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room and Pantry, Principal Bedroom, Double Bedroom 2, Single Bedroom/Bunk Room, and Family Bathroom.

Detached Single Garage. External Storeroom.

Sweeping, principally South-facing lawn garden, bounded by a verdant variety of established shrubs and a mix of evergreen and deciduous trees.

Amenity woodland/paddock.

About 2.3 Acres in all.



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Situation

Tighnault is situated within the hamlet of Invervar towards the western end of Glenlyon and approximately 6 miles to the East of the charming hamlet of Bridge of Balgie. This hamlet is renowned for its popular tea shop, post office and primary school.

Nearby, the Victorian town of Aberfeldy services the community and the surrounding rural hinterland with a wide selection of individual shops, delicatessens, butchers, bakeries and antique shops, in addition to a range of professional services. For schooling, Breadalbane Academy, a community campus in Aberfeldy provides secondary education and there is a school bus running the length of the glen to Bridge of Balgie Primary School and Breadalbane Academy that picks up at Invervar. Aberfeldy has a health centre and a not-for-profit cinema in addition to swimming pool, sports and library facilities which are open to the general public at the Breadalbane Campus. There is a festival theatre and railway station at Pitlochry and a comprehensive range of high street shops, services, and communication links at Perth.

Outdoor enthusiasts are drawn to the area as the river Lyon is bounded by impressive mountains, both north and south. The Hamlet of Invervar is known among hill walkers as the starting point for the Glenlyon Horseshoe which is a high-level walk taking in four Munros on the north side of Glenlyon.

In addition, Lawers, Schiehallion, Ben More and Stob Binnein are all close by and popular with walkers. First class brown trout and salmon fishing is available to rent on the river Lyon and close by the Rivers Tay, Dochart and Tummel. For country sport enthusiasts in addition to the stalking in Glenlyon, there is a variety of shooting readily available on local estates. There are water sports on Lochs Tay, Earn, Rannoch and Tummel and for golfers there are local courses at Aberfeldy, Kenmore, Killin and the famous courses at Gleneagles.



General Description

Tighnault dates from circa 1952 and is a 'Colt House' clad in cedar with tile effect roof sheets. The single-storey home offers well-proportioned and tastefully presented accommodation and, in recent years, has been employed as a licensed short let/holiday accommodation – generating a worthwhile income. Many of the rooms are naturally light – benefiting from double aspects – and are orientated to afford views over the attractive garden to the South and into picturesque Glenlyon beyond. The house occupies a raised setting amongst its landscaped and established gardens and has benefitted from numerous improvements since it was originally built – including decorative refurbishment, double glazing, and a wood burning stove.

The main entrance is prominently positioned above the garden and is accessed via a short flight of steps. The main door opens into an inviting hallway, which is finished with oak effect flooring and lent natural light via internal windows from the dining room.

The principal sitting room is finished with matching flooring and is lent atmosphere by a Stovax wood burning stove, inset within a handsome stone fireplace with a flagstone hearth. It is fitted with inbuilt media/library shelving and is governed by large windows framing spectacular, scenic views across the garden and towards the distant Glenlyon hills.

The country kitchen has ample room for a table and chairs, in a layout which is ideal for both sociable family living. In addition, off the hall, there is a formal dining room with an outlook over the front garden. The kitchen itself has been finished with timeless wall and floor units, accented by timber worksurfaces, classic tiled splash backs, and linoleum flooring, in the style of traditional farmhouse tiles. It is well-equipped with a Hotpoint 4-ring hob and electric oven, set beneath an extractor fan, as well as a Bosch washing machine/dryer and a dishwasher. There is also a deep, shelved pantry cupboard providing excellent supplementary culinary storage.

There are two generous double bedrooms within the property, as well as a single bedroom/bunk room – all positioned off a broad corridor extending off the hall. They are finished with contemporary oak effect flooring and have idyllic views into the surrounding garden. The double bedrooms are also equipped with their own inbuilt wardrobes, providing generous storage. The congenial family bathroom has a bath with a Mira electric shower, a heated towel rail, a WC, and a pedestal wash hand basin and is finished with classic tiling to the floor.

Colt Houses offer a consultancy service, providing assistance on the redesign, extension, and/or alteration of "Colt" buildings. They also retain the plans for the original house. Alternatively, Tighnault may be suited to demolition and development of a replacement house subject to planning consent.



Gardens and Policies

The gardens and policies extend to about 2.3 acres and provide a most exceptional setting, with the charming Invervar Burn running along the outside of the Eastern boundary. The garden itself is principally laid to lawn and trimmed with a wide array of specimen shrub, providing a verdant bank of shelter and privacy, including a wealth of traditional Rhododendrons and foxgloves.

To the North of the house, there is an area of amenity woodland/paddock, which was formerly the site of a collection of log cabins/chalets. It is primarily deer fenced and includes a timber shed.

Not to scale: For illustrative purposes only.



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

Entry and Possession

Entry and possession will be by mutual arrangement.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH15 2PL.

Fixtures and Fittings

Only items specifically mentioned within the sales particulars are included within the sale price. In addition, the curtains and blinds are included in the sale in so far as present. Furniture may be made available by way of separate negotiation.

Services Private water. Mains electricity. Private drainage with septic tank

Rateable Value

Band TBC

EPC Rating

E

Solicitors

J & H Mitchell

Offers

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

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.

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. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.



Websites

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, www.onthemarket.com and www.thelondonoffice.co.uk

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 mis-statement 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 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. 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.







GARAGE
18'2 x 8'
(5.54m x 2.44m)

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 145 SQ FT / 13.5 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1085 SQ FT / 100.9 SQ M

TIGHNAULT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1085 SQ FT / 100.9 SQ M
EXTERNAL OUTBUILDING FLOOR AREA 145 SQ FT / 13.5 SQ M
TOTAL COMBINED FLOOR AREA 1230 SQ FT / 114.4 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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.

RETTIE

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