



## NEISH HOUSE

*St Fillans, Crieff, Perthshire, PH6 2NF*







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A beautifully-presented period home, balancing heritage charm and quality contemporary fixtures, which is set apart by its outstanding outlook over Loch Earn.

An accompanying Coach House, converted to provide a 1-bedroom apartment, as well as a studio flat, which lend the property towards multi-generational living or could be let out to generate a worthwhile income\*.

An enviable plot in the charming conservation village St. Fillans, nestled amidst the splendour of the Loch Lomond & Trossachs National Park.

The owners of Neish House rent an area of ground on the shore of Loch Earn (opposite the house), which is complete with a jetty and a summerhouse.

The lochside is rented from Drummond Estates for a minimal annual sum and the right to rent the area may pass to the future owners, subject to the Estate's agreement and continued payment of the levy.

\*subject to acquiring all necessary consents/licenses.

*Comrie 9.6km (6 miles), Crieff 19.3km (12 miles), Perth 48.2km (30 miles),  
Stirling 57.9km (36 miles), Glasgow 101km (63 miles),  
Edinburgh 117km (73 miles).  
(All distances are approximate)*









## Situation

St Fillans is situated amongst the outstanding scenery of the Loch Lomond and Trossachs National Park on the eastern edge of Loch Earn. The Victorian Village was laid out in the 19th Century by the Drummond Family and has a Shop, Church, a Sailing Club and the picturesque 9-Hole St Fillans Golf Club. Approximately six miles away is the attractive Village of Comrie with a variety of independent shops along its main street and active community life. In addition to a Cricket Club it has one of Scotland's most scenic 9-Hole Golf Courses and there is Salmon Fishing on the River Earn which flows through the Village. The Village is also well known for its 'Comrie Week' of community activities.

There is a primary school in Comrie with dedicated bus service and Secondary Education at Crieff High School. Private Education is available at Ardvreck Preparatory School and Morrisons Academy, both in Crieff, and at Glenalmond College and Strathallan School.

The surrounding countryside offers many outdoor opportunities for cycling and walking and Loch Earn is a Water Sports Centre as well as offering fishing. The A85(T) passes through St Fillans and is a principal route connecting Perth to the east with Criarlarich and Oban to the west. There is a main line Railway Station at Dunblane and the A9(T) can be accessed at Greenloaning and provides dual carriageway links to both Perth and Stirling, the motorway network of central Scotland and beyond.

## General Description

Neish House is a handsome Victorian house, which has been thoughtfully adapted over the passage of time, to allow for comfortable modern living in a charming period setting. Its charismatic stone façade, which is set beneath a traditional slate roof, is lent character via dormer windows topped with finials, stone quoins, and pretty climbing plants. The principal elevation is orientated to face in a Southerly direction towards Loch Earn - affording the home delightful views over the water and into the scenic hills beyond.

The main house provides approximately 2472 sq. ft. of accommodation and its rooms are defined by the generous proportions, typically associated with period villas. It has been diligently renovated and remodelled by the present owners, to offer all the accommodation one would expect of a modern family home - including a sociable, open-plan living/dining room and a luxurious principal bedroom suite. The interior boasts a catalogue of period features, which instil profound heritage charm, and it has been curated with a keen eye for design and quality, with a range of timeless finishes.

The elegant principal public rooms to the front of the house are both lent character by cornicing and dado railing, as well as distinguished fireplaces (one working, one living flame gas). They are both dual-aspect and each one showcases a splendid south-facing window over the front garden, affording views of the surrounding hills and glimpses of Loch Earn through the foliage. Exposed timber flooring has been utilised on the ground floor to great effect, while the first floor bedrooms and landing are finished with plush neutral carpeting. The main hall is governed by a period staircase, with handsome balustrades and newel posts, as well as a bullnose curtain step.







To the rear of the property, the current owners have created a light-filled, open-plan living/dining room, complete with a glazed door inviting out to a stylish patio terrace to the West of the house. Ideal for modern family living, and entertaining larger parties when occasion demands, it interconnects with the kitchen and provides ample room for both a full formal dining suite and lounge furniture. Striking slate flooring sweeps through the kitchen/breakfast room and the open-plan living/dining room. The latter features a statement living flame gas fireplace, in the style of a contemporary wood burning stove. The country kitchen has been appointed to a high specification, with a generous array of classic wall and floor units, accented by quality black granite worksurfaces. The centrepiece of the kitchen is an electric Aga range, with a pair of hotplates and two ovens, and there is a peninsula island, which provides a breakfast bar for sociable, day-to-day dining. It is also well-equipped with integral appliances including a NEFF electric oven/grill, a four ring electric hob, a dish washer and a fridge/freezer.

The house is well-suited towards the rigmarole of family/country living, with: a rear porch which, accessed off the driveway, serves as an inviting day-to-day entrance and provides coat and boot storage; an adjoining utility room with a washing machine/tumble dryer and a small sink; and a smartly presented WC on the ground floor, finished with quality floor tiling and a pedestal wash hand basin.

The main house provides four generously-proportioned double bedrooms, each with their own individual character. The sumptuous principal bedroom suite is particularly spacious and commands sublime, far-reaching views over Loch Earn from its South facing windows. The accompanying bathroom has been designed with a sense of sanctuary in mind and showcases a deluxe bath tub and a large walk-in shower. It has been splendidly finished, with a well-coordinated combination of tiling and large wall mirrors, which enhance the impressive scale of the room. It is complete with a wash hand basin set on a contemporary vanity unit and a WC with a hidden cistern. The principal bedroom also has a dressing room, with its own window providing natural light. The fourth double bedroom is located on the ground floor and can easily be imagined as a home office or a family/TV room.





On the first floor, the congenial family bathroom completes the accommodation and is fitted with a bath with an overhead shower attachment, a WC, and a pedestal wash hand basin.

#### Coach House

The traditional stone and slate coach house is set off the private driveway, to the North East of the house. It has been thoughtfully converted to offer supplementary living accommodation, while retaining a large garage and a workshop space.

From the private driveway, a set of double timber doors provide access to the garage space, which in turn has a door leading into the workshop. The studio is accessed via a porch on the ground floor and has a living room/bedroom with access to a separate kitchen and a shower room. It has an integrated oven and two ring hob, as well as a fridge and a washing machine. The shower room is equipped with a WC, a wash hand basin, a heated towel rail, and a shower.

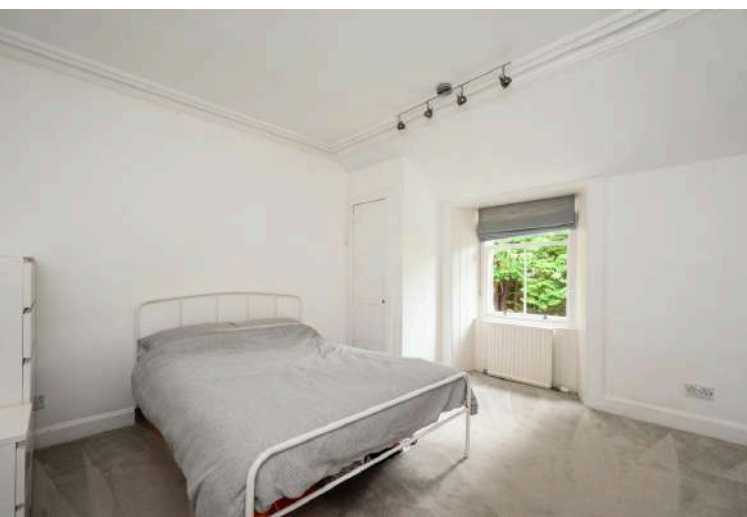
The first floor accommodation is very flexible and is accessed via an external staircase, which rises from the garden to the North up to a door into an entrance porch. It has: a spacious living/dining room finished with timber flooring; a kitchen which is appointed with a range of classic modern floor units and display shelving, as well as a Siemens electric oven/grill, a four ring hob, an under counter fridge, and a washing machine; a generous double bedroom also finished with wooden flooring; and a bathroom which is finished with classic tiling and has a bath with an overhead shower attachment, a pedestal wash hand basin, and a WC.

#### Garden/Grounds

Neish House is set within a generous plot, which bounds the house on all sides and frames it attractively. Affording the house a genuine sense of privacy, it is screened by a combination of tall hedging and a mixture of mature coniferous and evergreen trees. Verdant herbaceous borders provide year-round colour and interest and the plot's variegated array of plants, flowering shrubs, and trees include Rhododendron, Rose, Hydrangea, Rowan, and Willow.

To the front, the house presides over a pretty garden, which features a lawn punctuated by a charming weeping willow and trimmed by well-stocked borders and a neat gravel pathway, leading to the formal entrance door. It has stone walling with wrought iron railings and a pedestrian entrance gate, sheltered by a charming trellis. The main entrance into the plot leads onto a spacious private driveway, which is finished with gravel and stretches along the Eastern side of the house, as well as sweeping around to the rear. It provides ample room for parking and turning multiple vehicles. The rear garden is principally laid to lawn and is well screened by mature trees and hedging. Its features a patio terrace by the coach house and a timber garden shed. To the West of the house, there is a sheltered and spacious gravel area, which is suited towards alfresco living and entertaining - with a patio terrace and a glazed door from the living/dining room.







Our clients rent an area of ground opposite the house from the Drummond Estate on a minimal annual rent. It adjoins the Loch shoreline and features a timber deck/jetty which extends over Loch Earn, as well as a summerhouse serviced with electricity - both built by the current owners of Neish House. It is believed that the right to rent the lochside will pass onto the future owners of Neish House, subject to continued payment of the annual levy. Please contact Rettie for further information.

#### GENERAL REMARKS AND INFORMATION

##### Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 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 2NF.

##### Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price, as well as the fitted blinds. Certain items of furniture may be made available by way of additional negotiation.

##### Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

##### Services

Mains Water, Electricity, and Drainage. Oil-fired central heating and hot water systems.

##### Council Tax Band

G

##### EPC Rating Band

E

##### 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 Town & Country 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.

### Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com), and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk). In addition, our social media platforms are facebook.

### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, 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 contact in reliance on the said statements, that they have 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

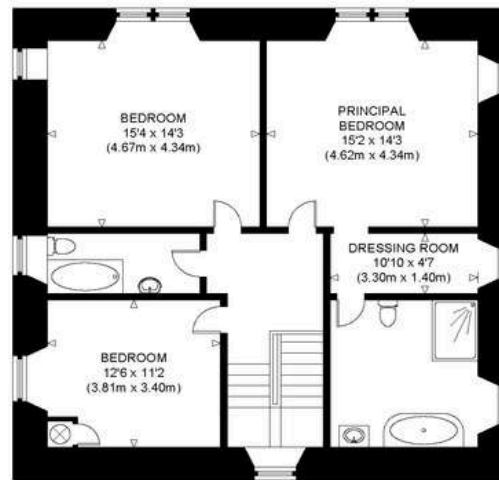
Rettie & Co, their clients and any joint agents give notice that:  
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the 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



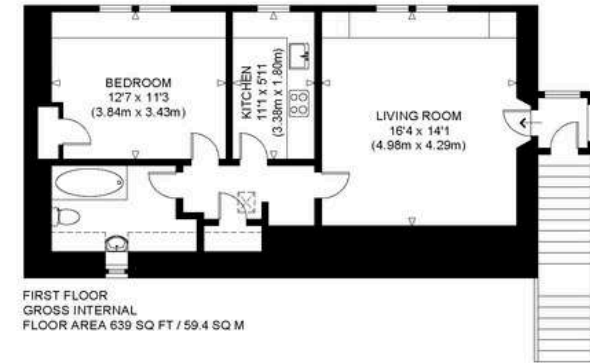




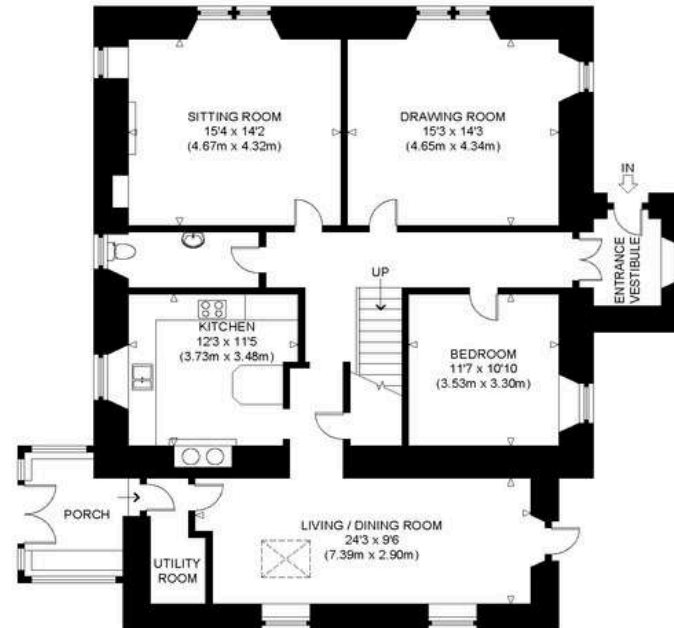




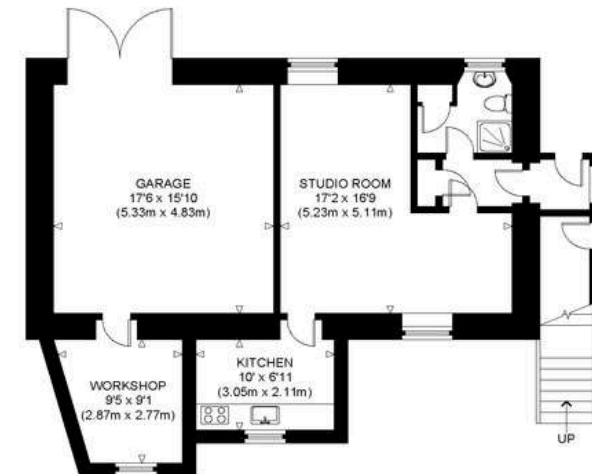
FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 1001 SQ FT / 93.1 SQ M



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 639 SQ FT / 59.4 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1471 SQ FT / 136.8 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 844 SQ FT / 78.5 SQ M

NEISH HOUSE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2472 SQ FT / 229.9 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT)  
EXTERNAL OUTBUILDING FLOOR AREA 1483 SQ FT / 137.9 SQ M  
TOTAL COMBINED FLOOR AREA 3955 SQ FT / 367.8 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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RETTIE

0131 624 4183

mail@rettie.co.uk

11 Wemyss Place  
Edinburgh  
EH3 6DH



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.

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📞 0131 624 4183

✉️ [mail@rettie.co.uk](mailto:mail@rettie.co.uk)

🏠 11 Wemyss Place  
Edinburgh  
EH3 6DH