



**LARCHWOOD**  
*DULL, ABERFELDY, PERTHSHIRE*







## LARCHWOOD

DULL, ABERFELDY, PERTHSHIRE

**A bespoke and spacious modern home, in an idyllic Highland Perthshire setting, offering immaculately presented contemporary accommodation and scenic, southerly views across the Upper Tay Valley.**

Aberfeldy 3.5 miles (5.7km), Crieff 27 miles (43km), Perth 34 miles (55km), Stirling 48 miles (78km), Glasgow 74 miles (119km), Edinburgh 78 miles (125 km). (All distances are approximate).

### Accommodation

Entrance Porch, Hall, open plan Sitting/Dining Room and Kitchen, and Utility Room.

Principal Bedroom with en suite Shower Room, three further Double Bedrooms, Bedroom 5/Office/TV room, and Family Bathroom.

Larchwood is situated within an attractive plot, which surrounds the house and is governed by scenic views over the Upper Tay Valley to the hills. A spacious, south-facing lawn garden stretches across the front of the house from East to West, featuring traditional stone walling, planted borders, and several mature trees. There are also a pair of paved patio terraces, which are positioned to catch the sun at different times of day. A generous private driveway provides car parking and turning space for multiple vehicles and there is a detached double garage/workshop.



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### Situation

Larchwood sits within an elevated, South-facing plot above the Highland Perthshire hamlet of Dull, with open views across the Upper Tay Valley. It is one of a small clutch of homes accessed along a shared private driveway which branches off the principal lane through the rural settlement and rises to the North East, where it leads onto several pretty woodland and upland walks.

The popular Highland Perthshire town of Aberfeldy lies 4 miles to the East and is renowned for its scenic beauty, in particular, The Birks of Aberfeldy, which was made famous by Robert Burns' poem of the same name.

Aberfeldy caters to the demands of the surrounding rural hinterland and is also well-established as a popular tourist destination. It services the community with an eclectic mix of fine local shops and restaurants, as well as banking, professional and medical services and a golf course. The highly regarded Breadalbane Academy provides education from pre-school to secondary level, incorporating a public swimming pool, library and a variety of other facilities. The Birks cinema, which was rescued by the community and reopened in 2013, has become a popular regional destination, screening the latest film releases as well as live feeds from events at the National Theatre.

The surrounding area supports a wealth of recreational opportunities and country pursuits, including hill walking, climbing and fishing on the River Tay. It is peppered with renowned topographical beauty spots including Glen Lyon and The Queen's view at Loch Tummel, as well as Munro's such as Schiehallion and Ben Lawers. Nearby, Loch Tay, is a particular focal point, and offers a wide array of water sports and further fishing and is also home to the Scottish Crannog Centre featuring a unique reconstruction of the iron-age dwellings, which were excavated from the Loch. The outlying Highland towns and villages, such as Kenmore, Killin, Dunkeld and Pitlochry are equally rich in heritage and charm, each offering a clutch of independent services, a golf course and active local communities.

Despite its scenic position in the Scottish Highlands, Aberfeldy is remarkably accessible. Its central position in Scotland, almost halfway between the East and West coasts, means that a diverse range of popular locations such as Perth, Stirling, Pitlochry, Oban, Glen Coe and Fort William are within comfortable reachable distance. In particular, there is easy access to the A9 trunk road, which provides access to Perth and Scotland's main motorway network in the South, as well as North towards Inverness.









### General Description

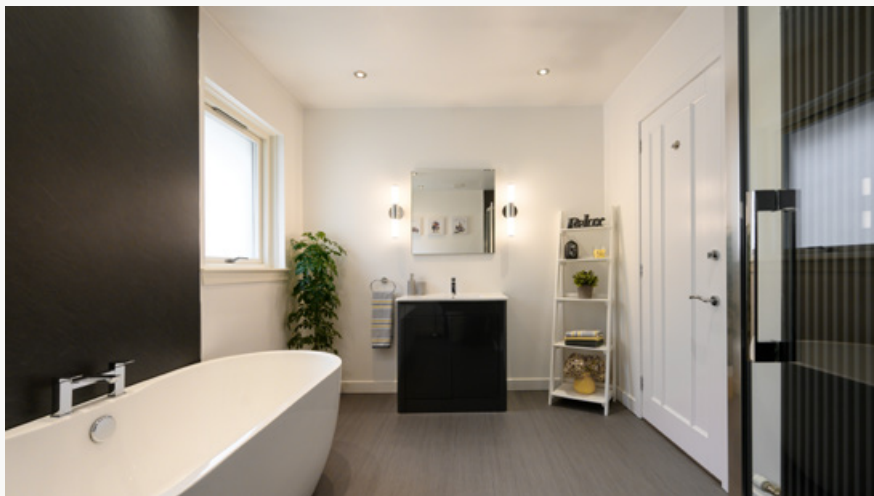
Larchwood is a detached modern villa, set within an attractive plot, which has been imaginatively remodelled in recent years, to provide statement contemporary living accommodation. Situated in a slightly elevated and South-facing plot, the property has a superb outlook across the Upper Tay Valley and the house is orientated and designed to allow for indulgence in the far-reaching, rural views.

Set beneath a pitched tiled roof, the façade of the house is finished with a timeless combination of natural stone cladding and classic harling. Internally, the design-led renovations have endowed the home with the free-flowing, open-plan accommodation which is so central to current trends in modern family living. The immaculately presented interior has been tastefully curated and features engineered oak flooring, a Wiking wood burning stove, a stylish Magnet kitchen with NEFF appliances, luxury bathroom fixtures, and downlighting. In addition, the environmental efficiency of the home has been enhanced by triple glazed windows.

On entering the plot, there is a spacious private driveway which provides ample room for multi-car parking and sweeps around the rear of the house, leading towards the double garage. It is attractively fringed with natural stone walls, planted borders, and a traditional street lamp.

The main door is set within a traditional porch, which lends character to the Western elevation. Beyond the threshold, the porch provides a welcoming entrance space and is afforded a wealth of natural light via the glass-panelled entrance door, as well as four windows. It is finished with timber flooring and has enough room for a coat stand and a boot bench.

A glazed door, flanked by an internal window, leads into the main hall, which is presented with engineered oak flooring and lent natural light from the porch. The hall sweeps into the principal reception space at one end, where the quality flooring continues, in a swathe of synchronous design.



The spacious and light-filled open-plan kitchen and living/dining room serves as a superb centrepiece to the accommodation at Larchwood. The triple-aspect room easily incorporates a lounge and a formal dining space, as well as the statement open concept kitchen with its U-shaped island unit – lending the room to both effortless and sociable family living, as well as entertaining larger parties, when occasion demands. The lounge is particularly generous and is accented by a striking Wiking woodburning stove, which fosters a sense of atmosphere within the contemporary space.

An abundance of windows and glazed doors offer delightful views over the surrounding garden and the hills in the distance. They include two sets of sliding doors inviting out to a pair of patio terraces – one extending over the garden to the West, and the other elevated above the garden to the South. The latter is ideal for alfresco living and entertaining, against the glorious backdrop of the Upper Tay Valley.

The timeless Magnet kitchen is styled with an array of two-tone country style units, which provide ergonomic culinary storage, including pan drawers and a pull-out larder cupboard, and conceal the integrated dishwasher and fridge/freezer. It is well-appointed with a large composite sink and draining board and a range of modern NEFF appliances including an oven/grill, a combination microwave/oven, and a warming drawer, as well as a five-ring induction hob set beneath an extraction fan. The u-shaped island unit is a particular feature of the kitchen and is finished with slate tiling and a natural timber mantle and breakfast bar.

The utility room is practically positioned off the kitchen/living/dining room and serves as a secondary or day-to-day entrance into the house, with an exterior door providing access from the rear driveway and garage area. It is neatly appointed with linoleum flooring, fitted units and a roll top work surface, a stainless-steel sink and draining board, and an Indesit washing machine and tumble dryer (TBC). Off the kitchen/living room, there is also a deep cupboard housing the Worcester boiler.

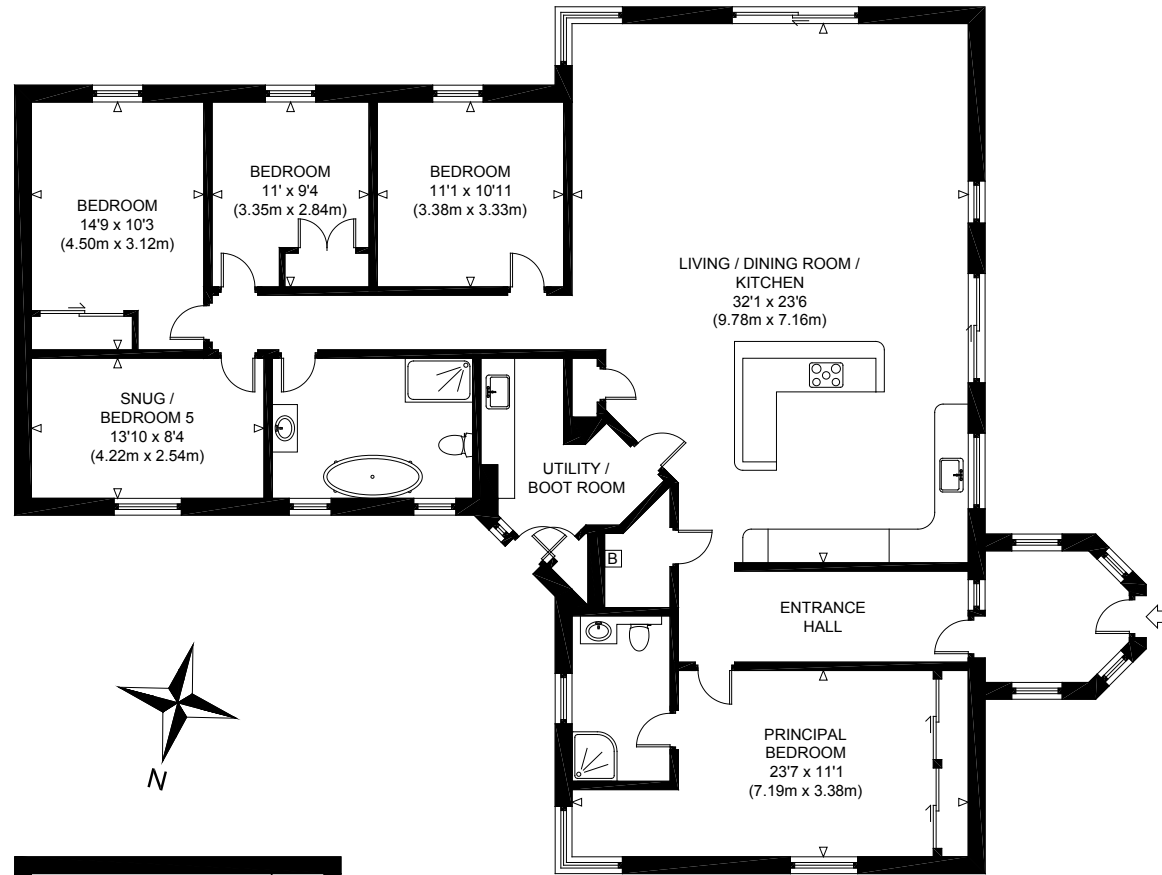
The single-level home has been thoughtfully laid out to provide definition between the principal living accommodation and the bedrooms.

The generously proportioned principal bedroom suite is positioned off the main hall and extends away from the central reception room, in a layout which fosters a sense of sanctuary. The dual-aspect double bedroom has windows with a very private outlook to the rear of the house and is appointed with neutral carpeting and a pair of fitted double wardrobes, with sliding mirrored doors. The contemporary en suite has a corner shower cubicle finished with light oak style wet walling and fitted with deluge and handheld fixtures. It also has a vanity stand with a wash hand bowl, a mirrored vanity cabinet, a WC, a heated towel rail/radiator, and a wall-mounted vanity unit with storage drawers.

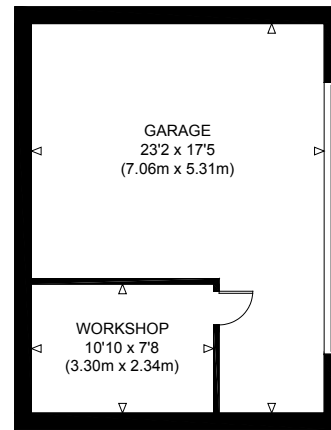
The remaining accommodation is set off a corridor which extends away from the principal living room to the East. There are three well-presented double bedrooms set against the southerly elevation, which share in the splendid outlook over the garden and the idyllic scenery beyond it. Two of the bedrooms benefit from double fitted wardrobes. The corridor also leads to the Snug/Bedroom 5, which has a large window to the rear of the house. It is versatile space which can easily be imagined as a home office. The bedrooms share the generously proportioned family bathroom, which has a luxurious free-standing bath, as well as a separate shower in a large enclosure, with both deluge and handheld attachments. It is complete with a wash hand basin set atop a vanity unit, as well as a WC and a vertical radiator.

Larchwood's charming and South facing garden is defined by wonderful views across the Upper Tay Valley and is principally laid to lawn. Traditional low level stone walls lend character to the garden, a diverse array of specimen shrubs and trees inject year-round colour and interest and include Holly and Rhododendron. Two paved patio terraces margin the house itself, accessed via patio doors from the principal living room, which have been thoughtfully positioned to catch the sun at different times of the day. There is a detached double garage, which has an electric door, is serviced with electricity, and has been partitioned internally to create a workshop. There are also a series of lean-to log stores. The southerly section of the property's eastern boundary line on the registered title is not defined by a physical boundary/fence.





GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 2012 SQ FT / 186.9 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 403 SQ FT / 37.5 SQ M

LARCHWOOD  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2012 SQ FT / 186.9 SQ M  
EXTERNAL GARAGE / WORKSHOP AREA 403 SQ FT / 37.5 SQ M  
TOTAL COMBINED FLOOR AREA 2415 SQ FT / 224.4 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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## 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 LPG tank for Worcester gas-fired boiler. Private septic tank (a new tank is being installed at the property current owners, prior to the completion of the sale).

### Fixtures

Only items specifically mentioned in the sales particulars are included in the sale price. (TBC)

### Burdens

Council Tax Band – G

### Classifications

EPC Rating – TBC

### 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](http://www.rettie.co.uk) as well as Rightmove, 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.

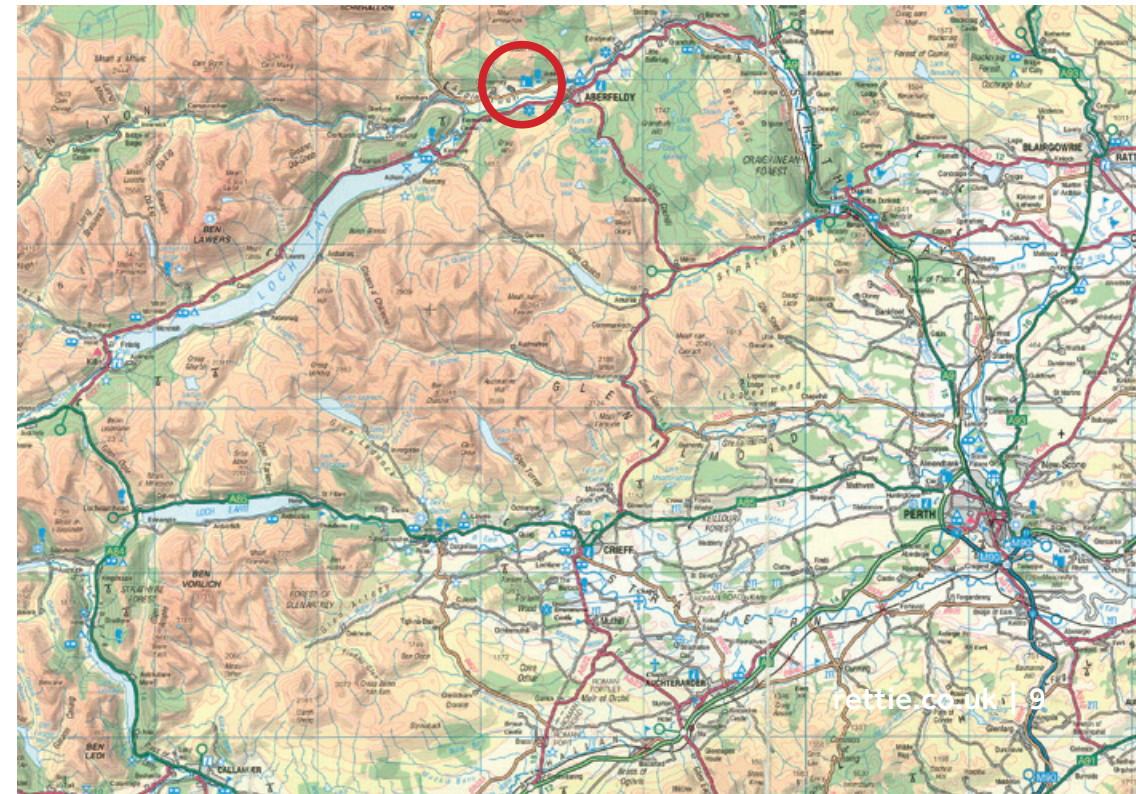
### Important Notice

Rettie, 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. 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.



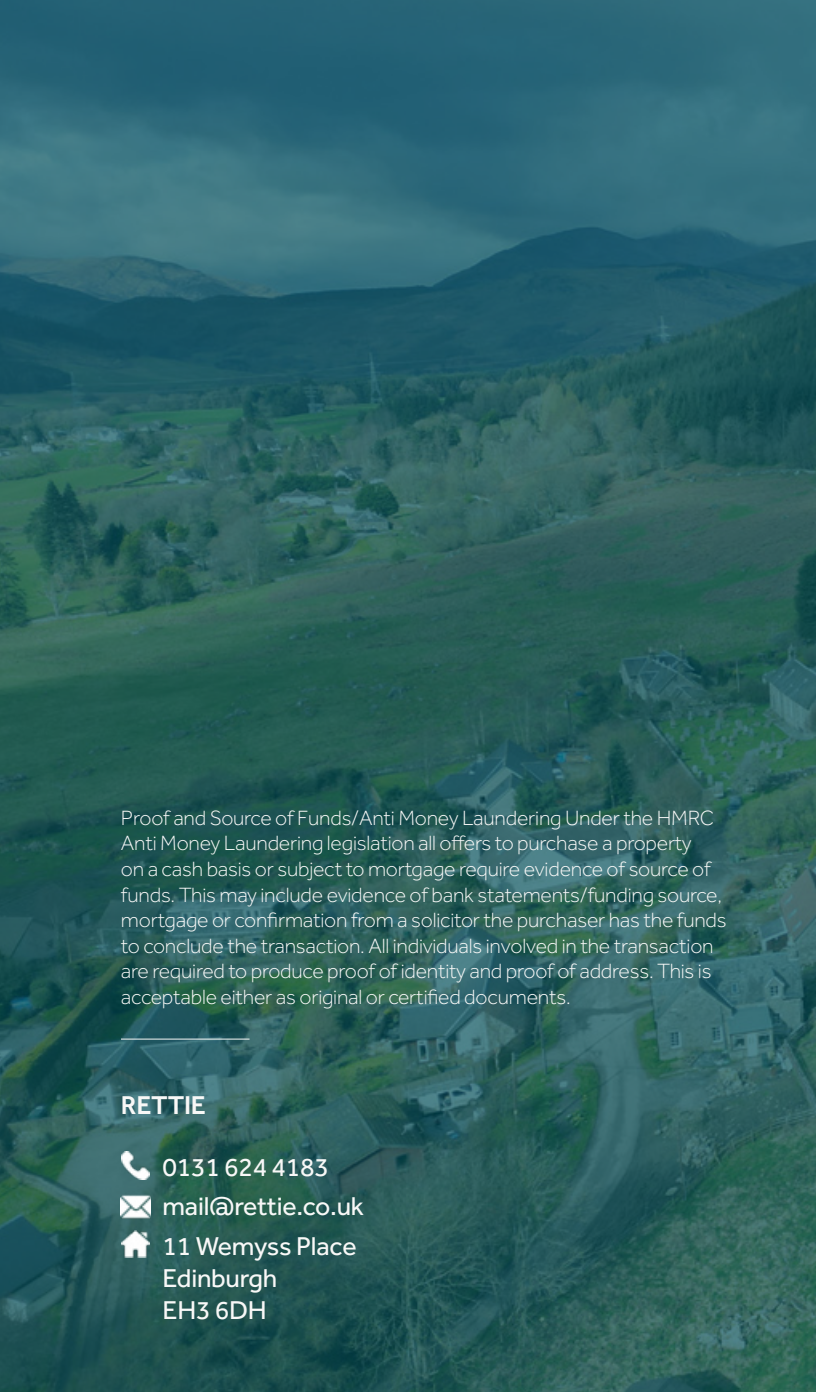












Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor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