



CRAIGNAVAR

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Timeless country living within a high-calibre contemporary home, defined by tasteful interior finishes, high quality fixtures, and its generous and beautifully landscaped plot in Southern Perthshire's prestigious Clathymore.

Set amidst the glorious scenery of the Strathearn Valley, Craignavar affords approximately 3304 square feet of well-crafted and impeccably presented accommodation and occupies a singular plot within the exclusive James Denholm-designed development of Clathymore – within striking distance of the A9 and Scotland's arterial transport network.

Accommodation

Entrance Porch, Hall, open-plan Sitting/Dining Room and Kitchen, Drawing/Dining Room, Family Room/Double Bedroom 4, Utility/Boot Room, and WC.

Landing, Principal Bedroom Suite with Dressing Area and Shower Room, two further Double Bedrooms, and Family Bathroom.

Stunning landscape designed plot extending to 0.69 acres, accessed via electrically operated entrance gates.

Veranda and flagstone patio terrace, pergola and decked terrace, and traditional summerhouse.

Private driveway providing parking and turning space for multiple vehicles.

Integral Large Double Garage.





Situation

Clathymore is an exclusive rural development set amongst Perthshire countryside, approximately ten miles west of Perth. The picturesque 60-acre site has been planted with thousands of trees and hedges. It offers pleasant and peaceful country walks for its residents within the communal grounds and has been thoughtfully designed by renowned architects, The James Denholm Partnership, in conjunction with A & J Stephen Builders to create luxury homes in a rural community.

Known as 'the fair city', Perth is considered one of the most desirable cities in the United Kingdom and the city centre has an excellent range of shops, banks, leisure facilities, Sports Clubs and Professional services. Perth also has a Concert Hall, a number of Golf Courses and easy access to wide areas of countryside which offer many outdoor recreational pastimes and country sports. Nearby Gleneagles Hotel is renowned worldwide as a leading Resort Hotel and its facilities include four Golf Courses, a Golf Academy and Practice Range, Leisure Club, Spa and Equestrian and Shooting Schools.

Perthshire has an excellent range of private schooling including Glenalmond College, Strathallan School, Ardvreck and Craigclowan Preparatory School, as well as Morrisons Academy and Dollar Academy, the latter in Clackmannanshire. The popularity of the district is also enhanced by the scenic beauty of the countryside and the ready accessibility of much of the Perthshire countryside via the excellent road network.

Clathymore enjoys excellent communication links with the nearby A9 providing dual carriageway links to Perth, the north of Scotland and Stirling. From Stirling the M8/M876 motorways connect with Glasgow and the majority of the remainder of the west and central belt. The M9 also continues to Edinburgh as does the M90 from Perth. Both Edinburgh and Glasgow Airports can be reached in about an hour's drive out with rush hour time and there are domestic flights from Dundee Airport.

General Description

Craignavar is a fine example of a contemporary country home, wherein high-quality fixtures and luxury finishes have been utilised to create a home which affords the most comfortable modern living accommodation. Completed in 2012, the architect-designed house is the final iteration of preceding plans for the plot – having been individually crafted to meet an exacting and elevated standard of specification.

Borrowing from traditional Scottish vernacular, the exterior of the house has a timeless aesthetic, while impressing a sense of character. Its classic rendered façade is set beneath a pitched slate roof and lent charisma by distinctive overhanging eaves and a veranda.

Internally, Craignavar affords approximately 3304 sq. ft. of light-filled accommodation, which superbly aligns with modern lifestyle trends - incorporating the open-plan living space, so coveted by contemporary households today. Notably, the proportions of the rooms are of a scale rarely found in modern homes.





Beyond the threshold, the beautifully presented interior features a well-coordinated collection of finishes, including a combination of Oak flooring, quality floor tiling, and plush carpets, as well as timeless shutters from the Scottish Shutter Company. The attention to detail employed in its specification is patent and pervasive, from the door handles and the handsome corning to the lighting design – the latter accenting the accommodation with a thoughtful mix of contemporary downlighting, wall sconces, and statement pendants. In addition, it is appointed with an array of modern conveniences, including an Opus Audio surround sound system with integrated ceiling speakers and electric underfloor heating in the family bathroom and principal ensuite.

From the main entrance, the generously proportioned porch opens into a statement hall, which impresses a genuine sense of arrival, with a galleried staircase rising to the first floor and double doors into the principal reception space.

Ideal for both sociable day-to-day living and entertaining larger parties, when occasion demands, the extensive open-plan kitchen/sitting/dining room at Craignavar balances modern elegance and timeless atmosphere. It showcases a striking apex ceiling, rising above the lounge area, and an attractive living flame gas fireplace, in the image of a traditional wood burning stove and set on a slate hearth. The accompanying kitchen is of bespoke Charles Yorke design and features fine cabinetry, accented by stylish black granite worksurfaces, as well as a peninsula island complete with a breakfast bar. Its generous array of wall and floor units offer a wealth of ergonomic culinary storage, incorporating pan drawers and wine racks, and it is well-equipped with appliances including: a Rangemaster cooker, providing a five-ring gas hob, a double oven, and a grill; a Rangemaster American-style fridge/freezer; a Miele dishwasher, and a Siemens microwave.

The principal reception space also invites alfresco living and dining, with a pair of glazed doors providing access to sheltered verandas on either side – one leading to the stylish West and South-facing patio terrace, and the other to an extensive South-facing decked terrace, set in the shelter of a natural timber-framed pergola.





There are two further handsomely proportioned public rooms on the ground floor, which are similarly immaculate in their decoration and offer inherently versatile accommodation. The handsomely proportioned dining room, which was originally proposed as a drawing room, easily accommodates a full formal dining suite, while the family room can easily be imagined as a spacious fourth double bedroom or a large home office.

For all its aesthetic appeal, the functional utility and pragmatism of the house has not been spared and, as such, it also features a smartly appointed ground floor cloakroom/WC, timber-framed double-glazed windows, and a copious quantity of integrated storage - with several deep storage cupboards, integrated double wardrobes, and a traditional kitchen pantry. The generous utility/boot room is particularly well-suited to the rigmarole of family living within the country, with excellent full-height storage cupboards and an integrated Miele washing machine and tumble dryer. The roof is also fitted with a solar water heating panel.

On the first floor, the landing is flooded with natural light via Velux ceiling windows and leads to three remarkably well-proportioned double bedrooms, as well as the stylish family bathroom. It also provides access to the loft, via a hatch in the ceiling.

The sumptuous principal bedroom suite is a particular highlight of the accommodation at Craignavar, with ample space for dressers, vanity tables, and occasional lounge furniture, as well as double aspect windows framing enviable, elevated views across the undulating Strathearn Valley and towards the distant hills. It has been designed with a sense of sanctuary in mind and has a spacious dressing area, with a stretch of fitted double wardrobes, as well as a luxurious en suite shower room. The latter was recently renovated by the Bathroom Company in Perth and features: a pair of mirrors with integral LED lighting; twin wash hand basins set atop contemporary vanity stands; a luxe hotel-grade shower enclosure complete with both rainfall and a handheld attachment, together with a recessed bench and display shelf; and striking marble style wall and floor tiling.

The family bathroom has also been finished for style and indulgence, with a large contemporary bathtub and a separate shower cubicle, a WC with a hidden cistern, and a wash hand basin.

The second and third bedrooms are both remarkably well-proportioned and appointed with fitted wardrobes, while further storage is provided by a deep airing cupboard in the hall - housing two hot water tanks.



Exterior

Craignavar is ensconced by an attractive plot of a size rarely found with comparable modern built properties, which extends to approximately 0.69 acres. Bounded by tall beech hedging, it affords the house a high level of privacy and has been landscaped to an exceptional standard by Down to Earth Landscapes.

From The Green, Craignavar is accessed via a fittingly impressive entrance, with a set of electrically operated metal entrance gates, flanked by a matching pedestrian gate. Beyond the gates, there is a sweeping private gravel driveway, edged by a smart flagstone path, which stretches up to and beyond the house. It expands into a generous gravel sweep to the front of the integral double garage and provides space for parking and turning multiple vehicles.

The frontage to the house is immaculately presented and features stone planters stocked with attractive shrubs, including Heather, as well as a flagstone pathway leading up to the main door. The garden itself is primarily laid to lawn and arcs around the house from the East to West, with the majority indulging in a splendid southerly aspect. The verdant and expansive lawn is ideal for all manner of garden sports and is punctuated by a stunning island border, burgeoning with mature shrubs and ornamental trees, which lends year-round colour and interest.

The landscape designers have thoughtfully sculpted a succession of areas around the house, which lend themselves to alfresco living and entertaining and have been positioned to catch the sun at varying times in the day. With views over the garden to the South and West, there is a spacious and smart flagstone patio terrace, featuring striking planters, and a sheltered decked veranda. To the South, there is a considerably large timber decked terrace, which is sheltered by a natural timber pergola and neighboured by beautifully landscaped pocket of garden, with a contemporary water feature and pretty borders of colourful flowering plants.

As in the house, the attention to detail extends to the functional aspects of the plot, with the clothes drying green, LPG Gas tank, and private oil tank screened by neat timber privacy fencing.

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 PH1 1WS.

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

NB: The Opus Audio System is in working order, but a repair is required to operate the speakers in the Dining Room and Family/TV Room.

Entry & Possession

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

Services

Mains Water and Electricity, Private Drainage. Oil-fired central heating and hot water systems. LPG Gas tank for Rangemaster cooker and living flame gas fireplace.

Burdens

Council Tax Band - G

There is a factoring fee for the Clathmore development. For further information, please contact Rettie.

EPC Rating Band

C

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.





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

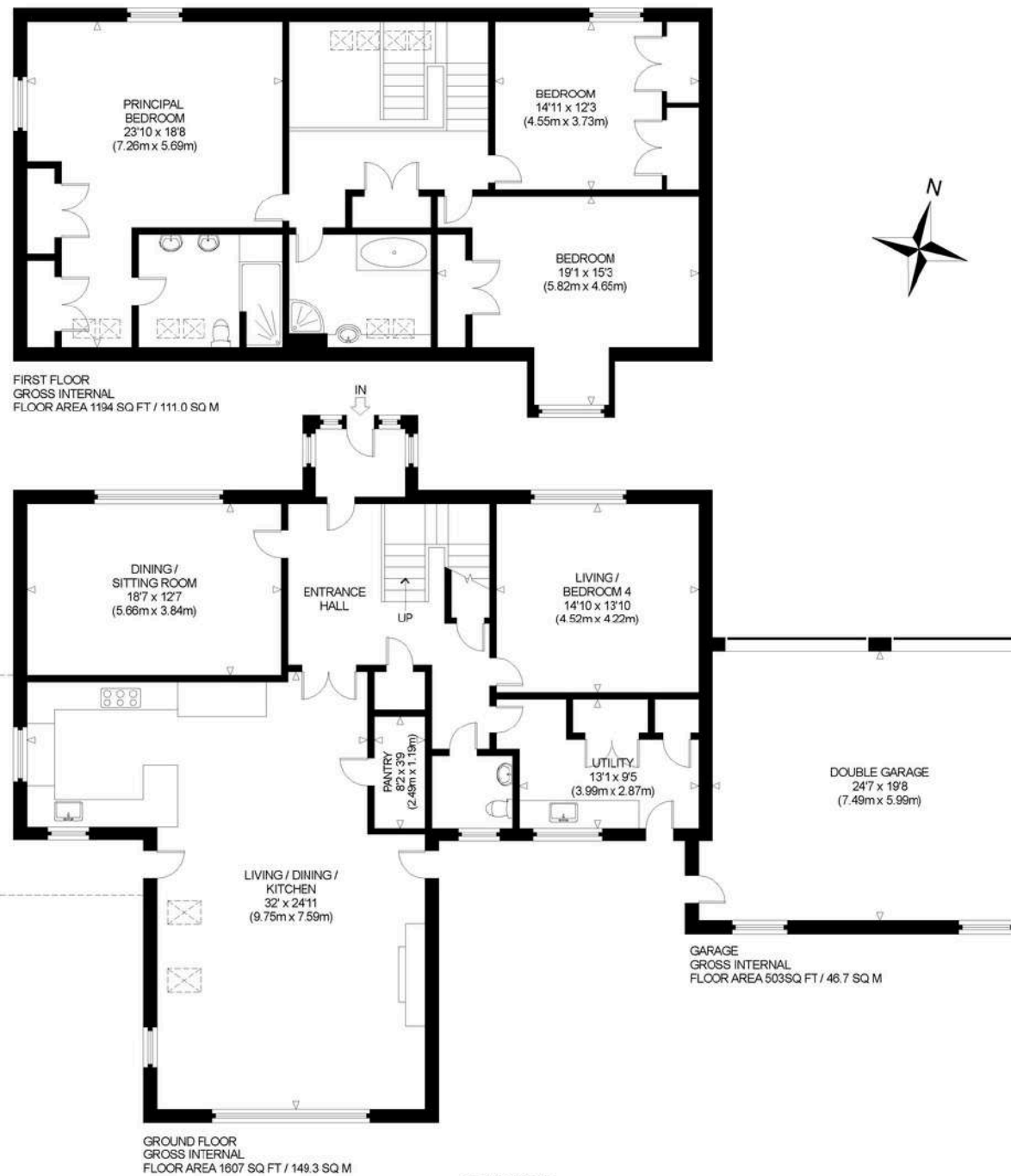
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CRAIGNAVAR

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2801 SQ FT / 260.3 SQ M

(APPROXIMATE GROSS INTERNAL FLOOR AREA INCLUDING GARAGE 3304 SQ FT / 307 SQ M)

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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.