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# CLATHRIC HOUSE



Clathic House is a *stunning, substantial Grade B Listed mansion house* which has sympathetically balanced fine period detail with a layout offering superb family accommodation. Externally, the grounds and policies are extensive and offer everything for those interested in an outdoor lifestyle, with gardens, equestrian facilities and a tennis court over the lower ground and extending to the rugged hill ground to the north.

## CLATHIC HOUSE

*COMRIE, BY CRIEFF,  
PERTHSHIRE, PH7 4JY*

Crieff (4) miles, Gleneagles Hotel (14) miles, Perth (22) miles, Edinburgh (57) miles, Glasgow (53) miles (All distances are approximate)

**Ground Floor:** Vestibule, Entrance Hall, Drawing Room, Dining Room, Family Room, Courtyard Room, Study, Kitchen/Breakfast Room, Laundry Room, Rod Room, Boot Room, Cloakroom, Boiler Room/Separate WC. Annexe - Living/Dining/Kitchen.

**First Floor:** Landing, Principal Bedroom with 'his and her' dressing rooms and ensuite bathroom, 2 Bedrooms with ensuite bathrooms, five further bedrooms, Bathroom, Shower Room.

**Second Floor:** Bedroom with ensuite shower room, two further bedrooms, bathroom, two store rooms.

Delightful garden with African styled garden gazebo and BBQ area.

Tennis court, orchard and remains of the former walled garden.

Stable Cottage.

4 Loose boxes plus associated rooms, all weather arena.

Paddock grazing, woodland and hill ground.

Grounds extending to approximately 211 acres.

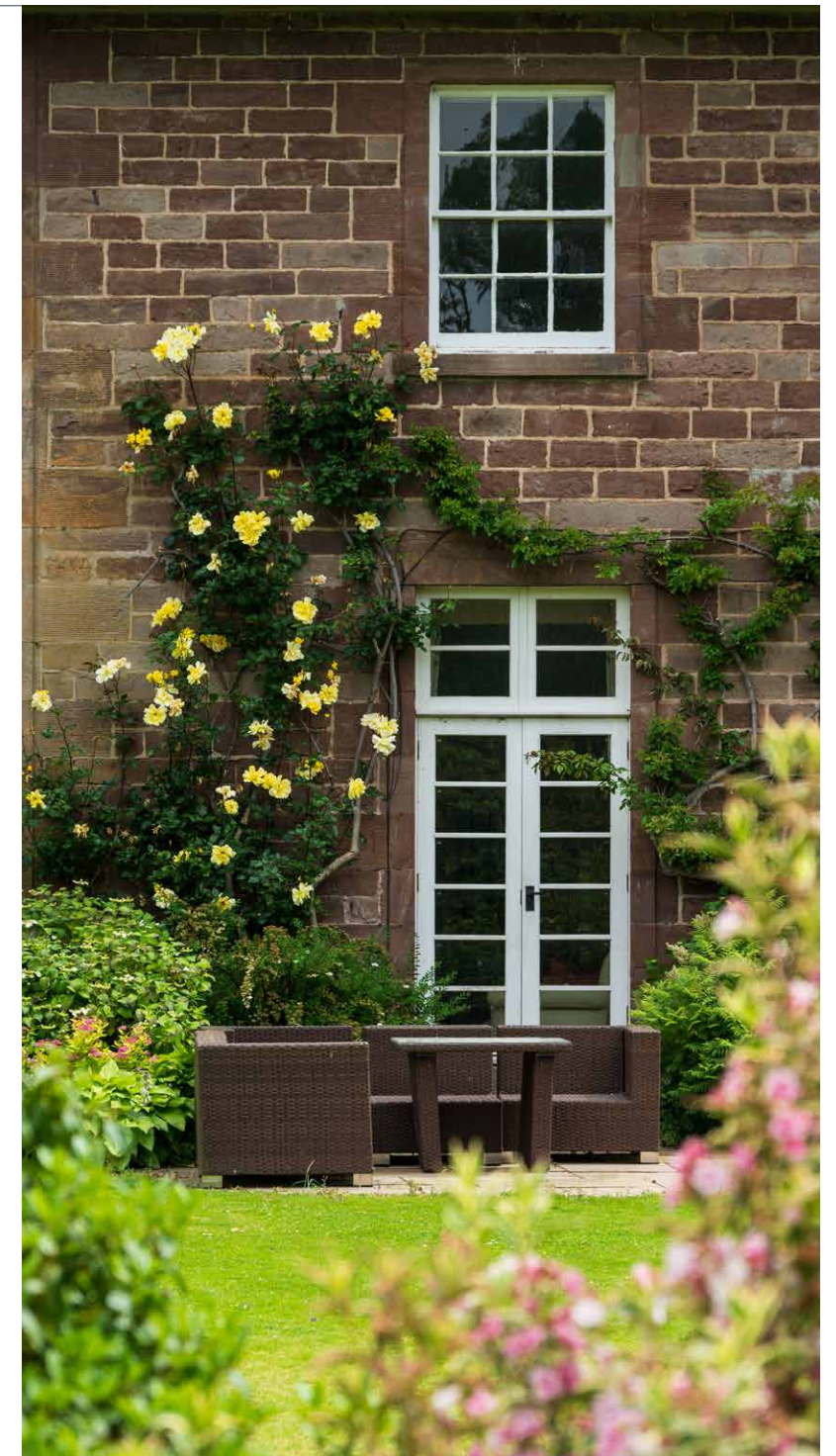






Clathic is situated in the Strathearn Valley approximately 2 miles east of Comrie and 4 miles west of Crieff. The pretty village of Comrie, stands at the meetings of Glens Lednock and Artney with the Scottish Highlands rising to the north. The village is well maintained and has an attractive array of independent shops along its main street and an active community life. In addition to a Cricket Club it has one of Scotland's most scenic nine-hole courses and there is salmon fishing on the River Earn which flows through the village. There are many attractive village 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.





### Situation

Comrie 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. In addition, there is good secondary education locally with Glenalmond College, Strathallan and Morrison's Academy.

The surrounding countryside offers many outdoor opportunities and there are also two 18-hole golf courses at Crieff and there are four 9 hole golf courses within approximately ten miles. 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 Criannlarich and Oban in the west. The A9(T) can be accessed to the south 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 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.



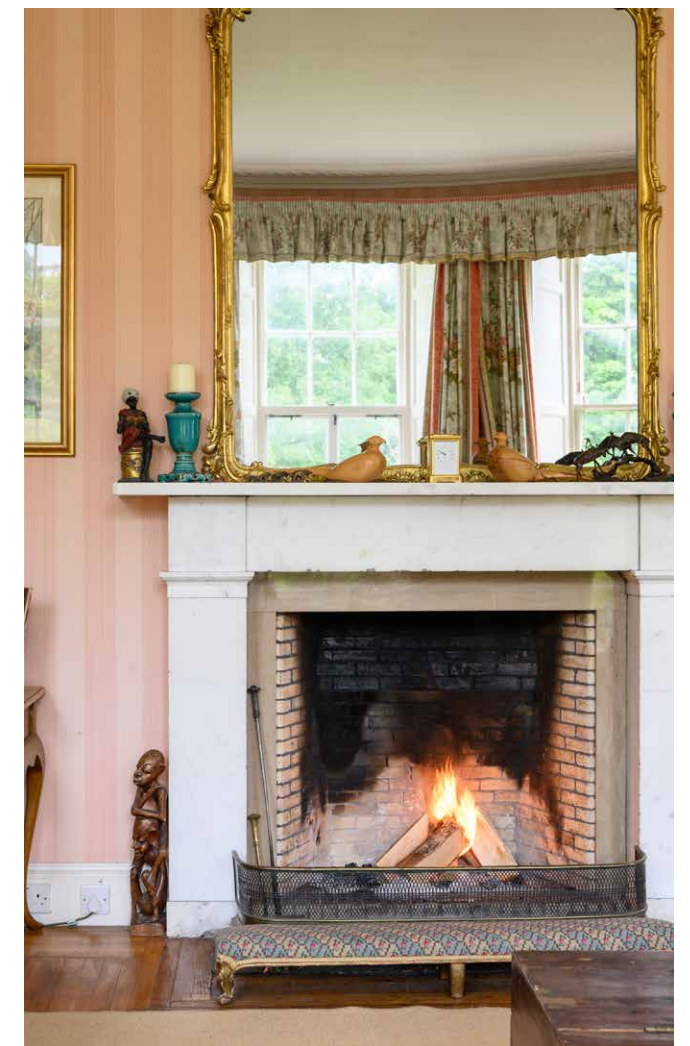




## General Description

Clathic House is a substantial Grade B Listed mansion house, which sits handsomely in its own south facing position. It is understood that the property dates back to circa 1827 with the main part of the house built around 1850. The house is constructed of stone with a central pediment, the accommodation is set over three levels and set under a traditional pitched slate roof.

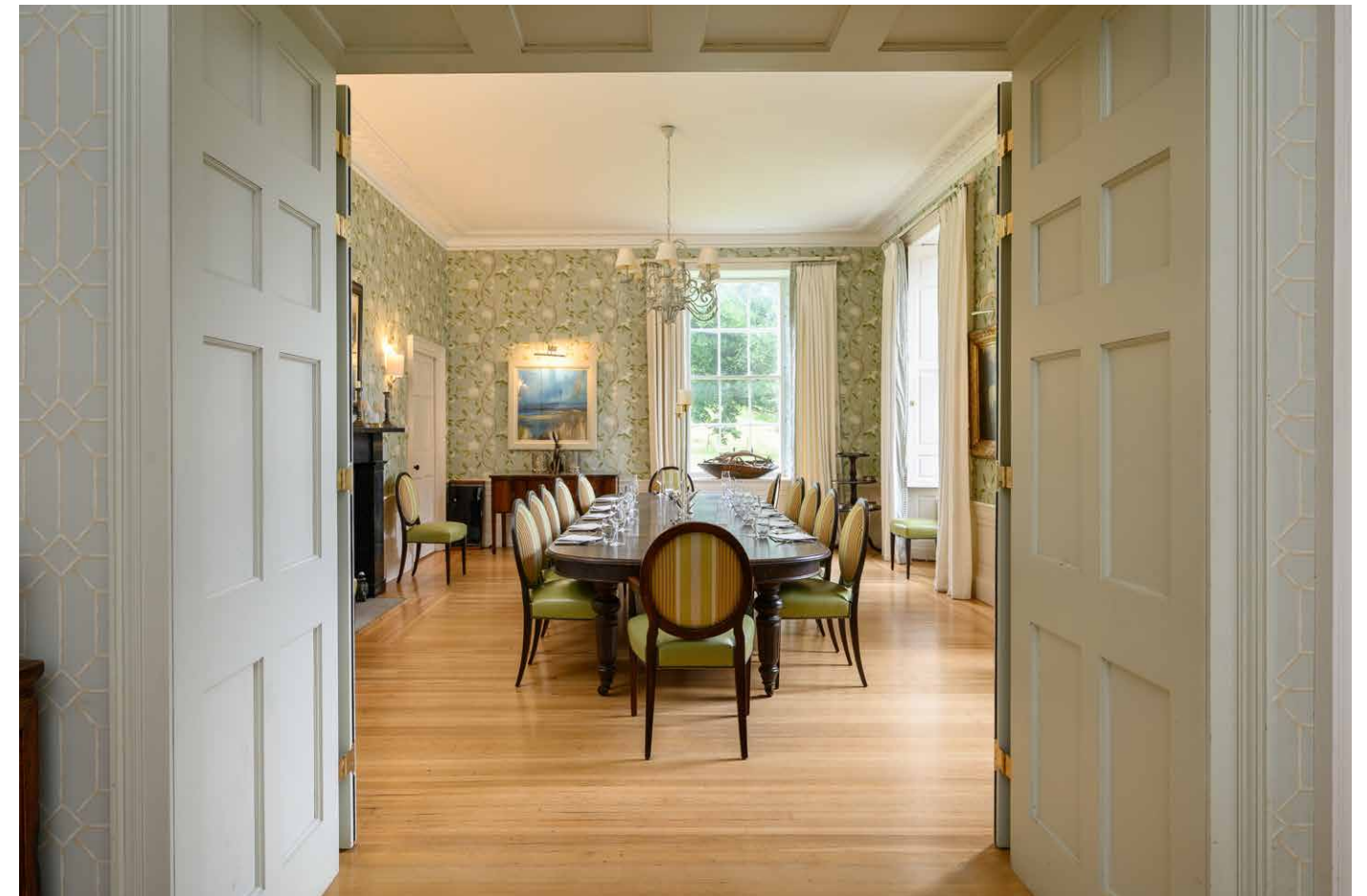
Clathic has been set out to provide a harmonious balance of period grandeur in the formal reception rooms through to the courtyard room which was converted by the current owners to provide a fantastic party room and acts as a central hub to the house. The harmony that exists for formal and informal entertaining compliment a wonderful house for a family.











Complementing the first-class living accommodation is the variety and the beauty of the outside. Clathic is a residential estate which is set from the low ground in the south, where more formal gardens and policies can be found, rising up through the woods and field grazings at mid-level to the hill land in the north, which offers a particularly impressive landscape and far-reaching views over Strathearn, The Ochils and Glen Artrey. Approximately 163 acres has been deer fenced and run as a successful deer farming operation until recently.

As you head to the north, the middle ground provides further grazing and woodland, principally native deciduous and pine trees, with the land climbing to the north and on to the hill. The hill land provides many opportunities and fantastic views. The grounds offer fantastic amenity value and everywhere you look there is something to catch your eye, whether it is the pond/lochan, the former quarry or the shepherd's house, which is crying out to be developed to an off-grid 'hideaway'.

A short distance from the house is an extensive range of traditional outbuildings, which incorporate four loose boxes, tack room, feed room hay and straw store and an all-weather arena. In addition, there is a workshop, machinery shed and a multitude of other stores. Adjacent is Stable Cottage, which is a delightful one-bedroom cottage. The tennis court and the remains of the former walled gardens give way to field grazings which extend over the remaining lower ground.







**Clathic House**

Clathic has been used as a family home, which has been full of love and fun for the past 21 years, and the accommodation has been laid out to provide this environment over three floors. The drive is accessed off the A85 through a stone pillared entrance and a wooded and tree line drive with lawns culminating in an impressive stone chipped sweep to the front of the house.

The principal entrance to the house lies to the south, with supplementary accesses situated on the north and west elevations.

The principal entrance is notable, with its impressive solid timber door with ornate carving opening to the large vestibule which in turn gives way to the welcoming entrance hall. The entrance hall is impressive with its decorated cornicing, natural wood flooring and a central focal point is the traditional fireplace with stone mantel, slips and hearth. From the entrance hall the principal reception rooms are accessed. The drawing room is a delightful south and west facing room with a large westerly bay with full height astragal windows and a French window providing access out to a patio terrace and the gardens. The room retains its decorative cornicing and plasterwork, natural wood flooring and a white marble fireplace with stone hearth. The room is perfectly set for more formal entertaining.







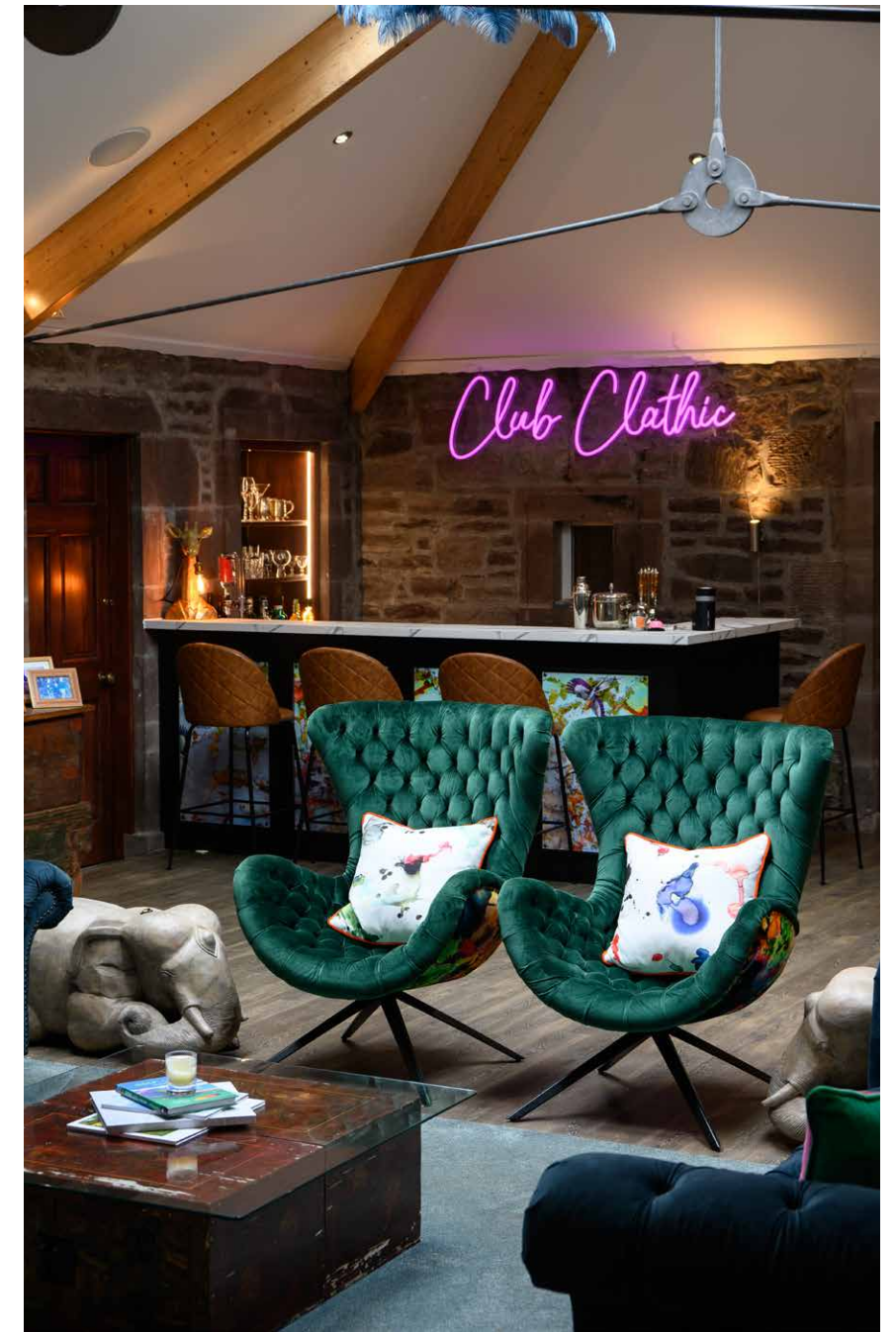




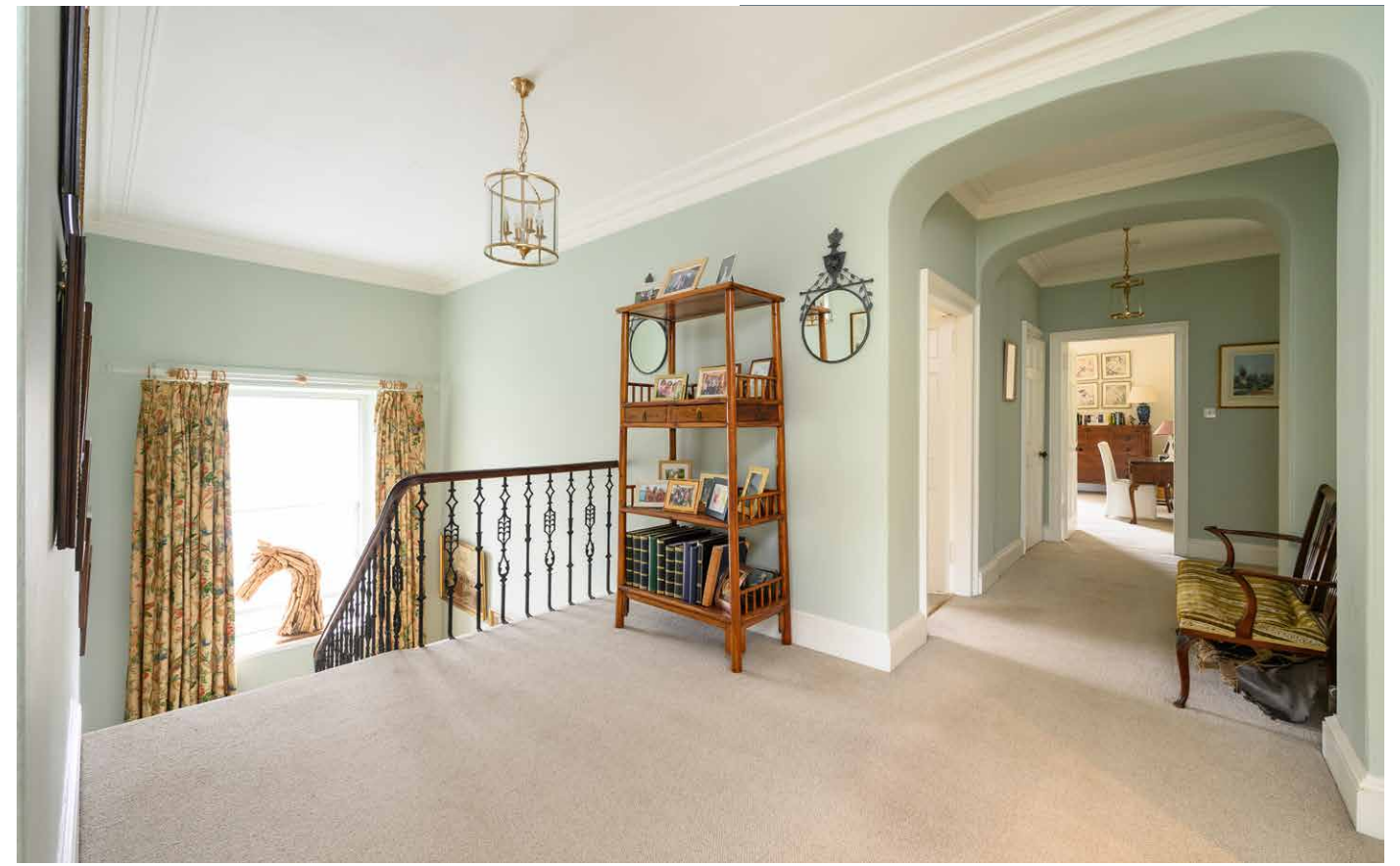
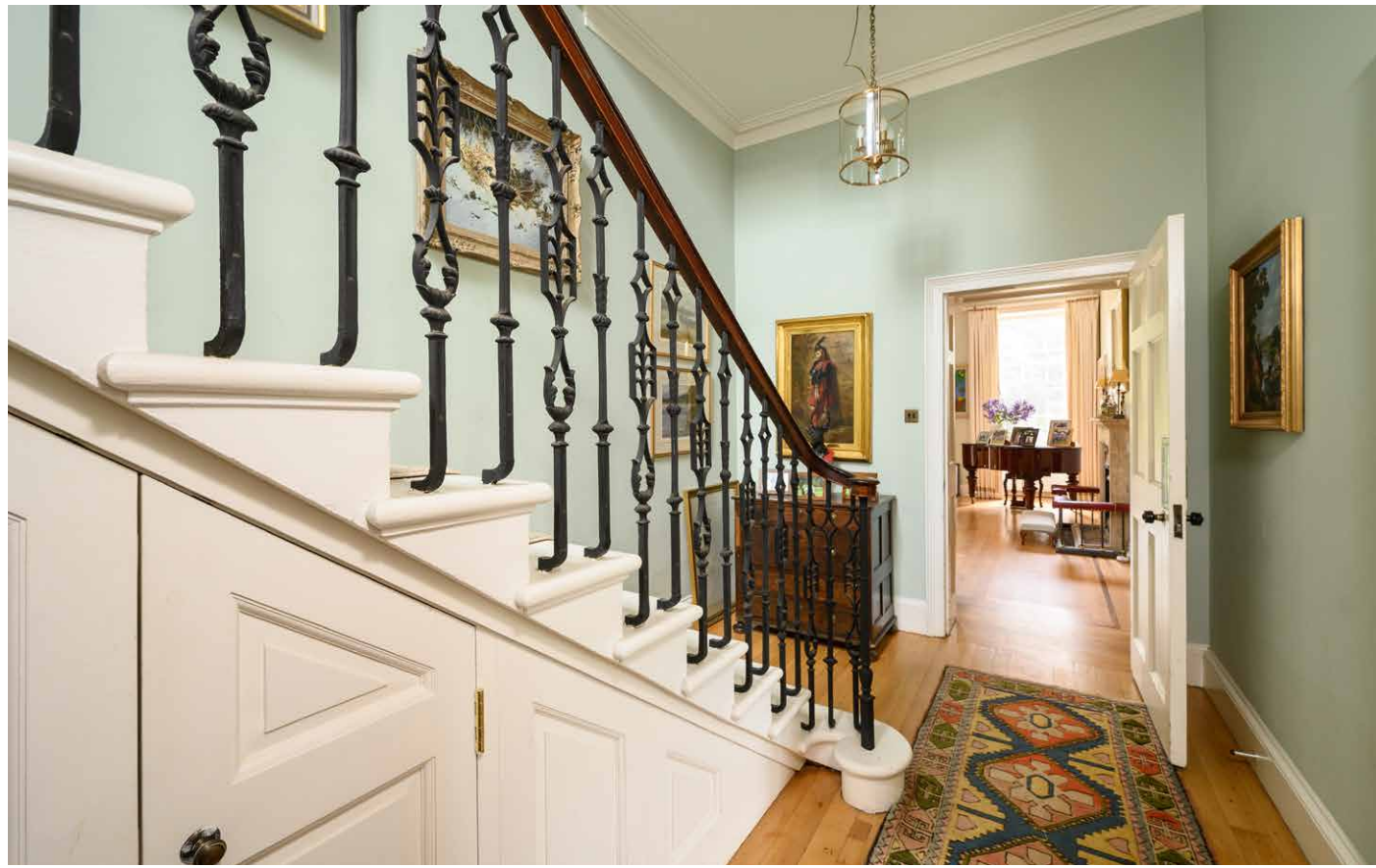
Located off the inner hall is the family room, which is perfect as a 'snug' with the rooms comfortable proportions, a French window out to the garden and detail including decorative corning and black marble fire place.

The dining room, which is set off the hall and accessed via two large double doors, is conveniently placed adjacent to the Kitchen/Breakfast Room. The room is south and east facing and has retained decorative corning, and is smartly finished with attractive natural wood flooring and whilst the fireplace has been removed (it would be easy to reinstate), the attractive black marble mantel and surrounds remain.

A particular feature of Clathic House is the courtyard room, which joins the east and west wings of the house together, and forms a natural hub and makes for a great party room. The room has natural light from a series of roof windows and exposed beams, natural stone and designer wallpaper compliment the room. A raised wood burning stove with stone hearth would normally act as a central focal point to the room, but the 'Clathic Bar', for many, will catch the eye first. The room benefits from floor, wall and ceiling spot lighting and roof speakers which feed to an integral Sonos music system.











The kitchen/breakfast room is a large space, which is bright, modern and perfect for day-to-day living. The kitchen has a range of wall and floor kitchen units, a large central island with commercial grade gas hob and oven, ample space for American fridge/freezer and integral double oven. The adjoining breakfast room is perfect for daily dining, as well as informal entertaining and is enhanced by its wood burning stove. Located off the breakfast room is the wine cellar with the original stone wine bins. Adjacent to the kitchen is a large laundry room, which follows through to the rod room which in turn is open plan to an extensive boot room, which provides ample space for all the usual outdoor paraphernalia. From the boot room is access to the rear hall which provides entry to the boiler room which includes a separate WC, along with a door to the rear garden.

Continuing the accommodation on the ground floor is a study with a westerly aspect providing an outlook over the garden, fitted bookcases and a living flame gas fire. Completing the main house ground floor accommodation is the cloakroom with WC.

Located off the courtyard room is a door through to a self-contained annexe, which has more recently been let for short term holiday lets (currently Perth and Kinross Council licensed). The room has its own separate external access off the west elevation and the property includes a kitchen/dining/living room, with a fully fitted kitchen, along with ample room for dining and seating. A stair rises up to the first-floor level, where there are two very comfortable double bedrooms and a bathroom which the current owners temporarily partition off from the main house when letting guests are staying.



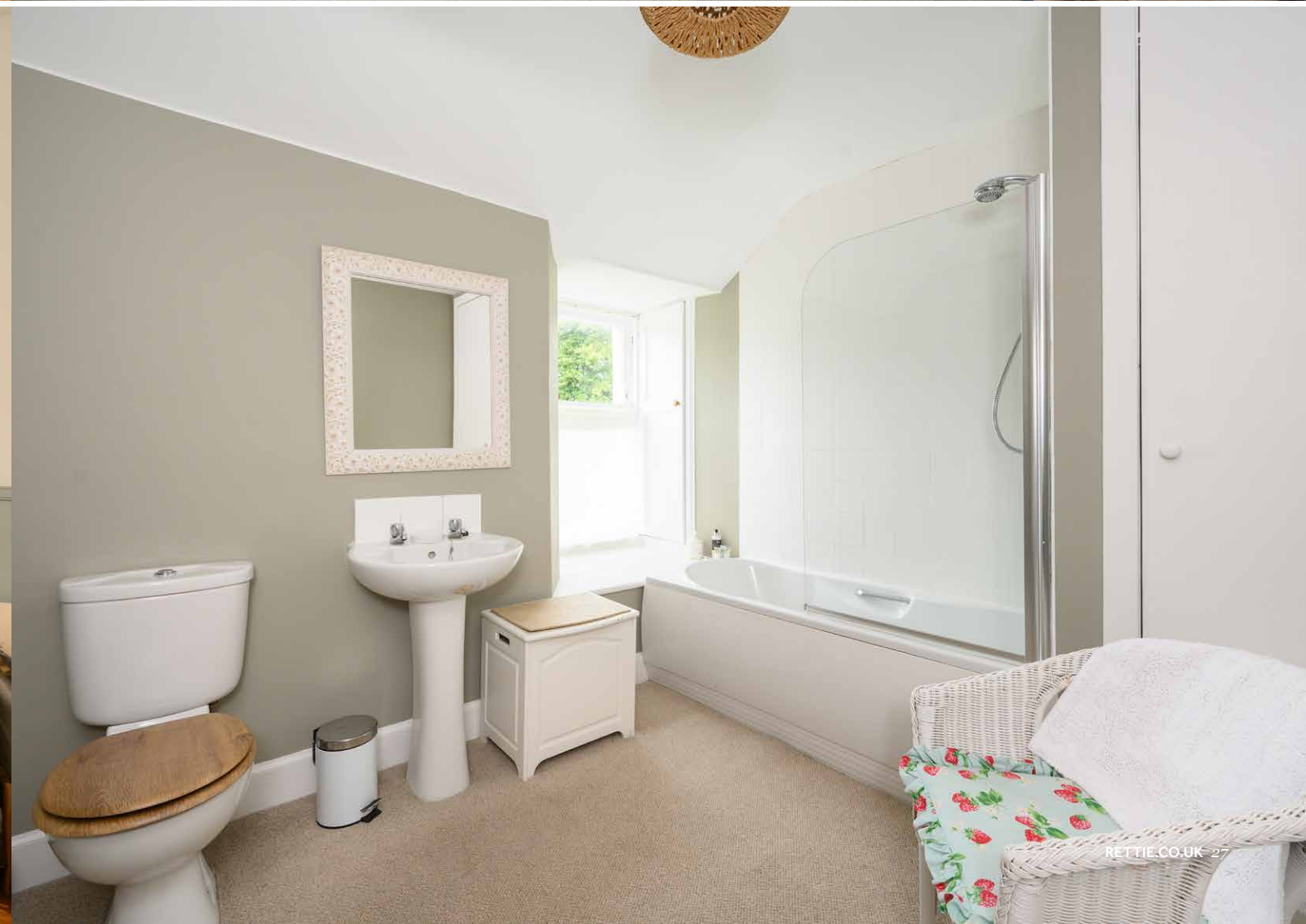


Rising from the inner hall is the main staircase, which benefits from a large astragal sash window at half stair level. The principal bedroom suite is south and west facing, with plain cornicing and is generously proportioned with 'his and her' large dressing rooms and a sumptuous en suite bathroom with double pedestal wash hand basins, large shower cubicle and roll top bath. Continuing the main first floor accommodation is bedroom 2, which is a large room with an easterly aspect and en suite bathroom with separate shower and three further bedrooms which are served by a family shower room.

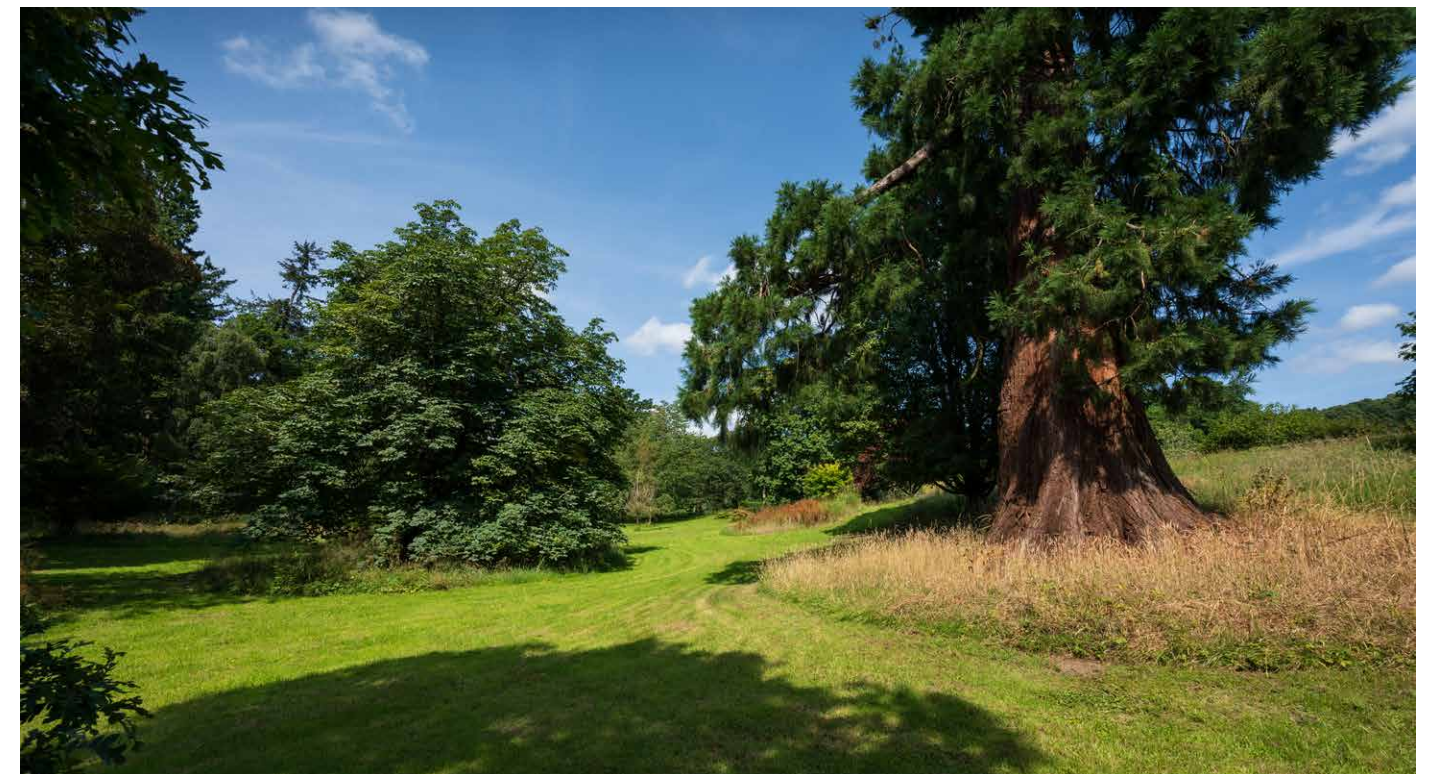
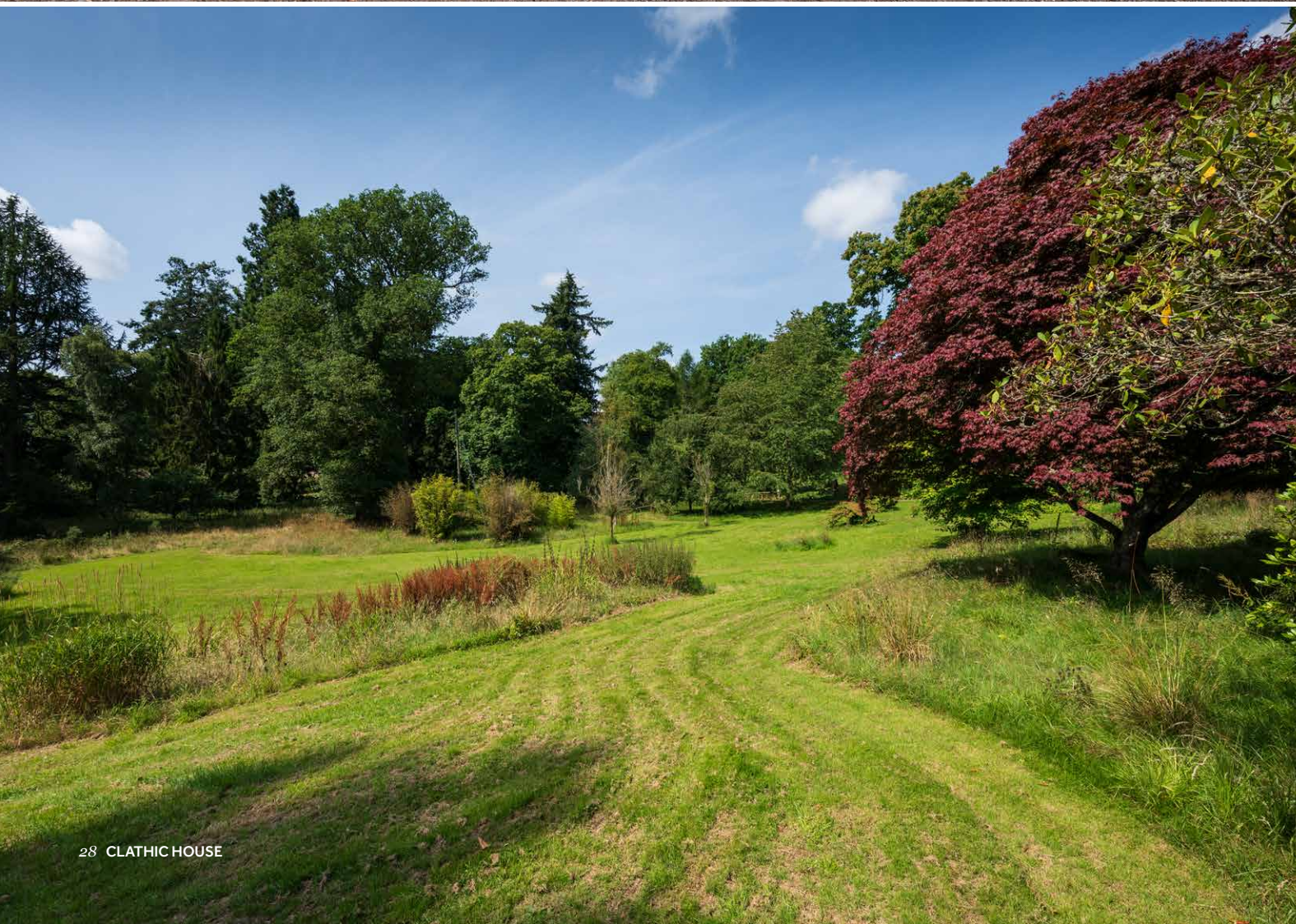
Located between the kitchen and laundry room on the ground floor is a stair which rises to the first floor where there is a large double bedroom with en suite bathroom.

A stair rises from the first-floor landing to the second floor accommodation, where there are three further double bedrooms, one of which has en suite facilities and the other two bedrooms are served by a bathroom. In addition, there are two large walk-in storerooms, which could easily be converted to provide further accommodation if required, subject to acquiring any necessary consents.









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### *Stable Cottage*

Stable Cottage is a traditional single storey stone cottage under a pitched slate roof. There is a hall from which all rooms are accessed. The kitchen/dining/living room is open plan, with the kitchen being of a good standard, a central focal point of the living room is the wood burning stove. There is a double bedroom and bathroom.





### *Gardens and Policies*

Clathic House has an attractive approach with lawns flanking the drive and the gravel sweep to the house. There is a range of mature noteworthy trees, which populate the house and grounds. The gardens are particularly attractive and have been established to provide a range of colours through herbaceous borders and a mixture of mature shrubs, trees and bushes. The garden has been thoughtfully established to contain a mix of both deciduous and evergreen trees and bushes, so a level of interest is retained throughout the year. There is a sunken patio terrace, which is ideally located to provide shelter for al fresco dining, but for more inclement weather there is a safari-style gazebo with electricity and heating.

The former walled garden comprises principally of the north wall which provides shelter to the area from some of the harsher weather and the original greenhouse which now requires repair. There is an established orchard comprising of a variety of different apple trees, crab apples, quince and pears.

For the sportsman, there is an all-weather tennis court.

### *Equestrian Facilities*

Clathic offers great opportunities for those with an equestrian interest, in addition to great local riding and hacking there is a traditional range of stone outbuildings, which include four loose boxes, tack room, hay and straw storage and feed room. There is an all-weather arena, enclosed with post and rail fencing and is approximately , 25m x 40m.

The traditional range of buildings also include a workshop, machinery store and other storerooms. The outbuildings could be converted to create more equestrian facilities or a wide range of alternative uses including residential subject to acquiring the necessary consents.









### *Farmland and Hill*

Clathic extends to approximately 211 acres and ranges from approximately 60 meters above sea level to 233 meters. The land is registered as a land capability for agriculture of 4.2 for the lower ground and 5.2 on the hill. The farmland is in permanent pasture and rough grazing and has been used for equestrian purposes close to the house. Approximately 163 acres has been deer fenced and a successful deer farming enterprise was run from Clathic until recently. There is a pond/loch on the hill which has previously been stocked with brown trout and both ponds have been used for duck/goose flighting. The grounds overall provide fantastic recreational opportunity for countryside sport with a fun rough shoot having been enjoyed and the potential for much more. There is an annual grazing licence over approximately 163 acres which terminates 27th March 2025.

There is a former quarry on site which has provided the hardcore for roads and there is a former shepherd's derelict cottage which, if restored, could make a great 'off-grid' development.

Located near to the highest point on the hill is a BBQ hut which has far reaching views over the Strathearn Valley and unspoilt views of Glen Artney and The Ochills and is partially enclosed with a stone dyke surround to provide shelter and offers a great place for the wilder summer BBQ.







## General Remarks

### Entitlements

Clathic is IACS registered under the Location Code: 89/658/0046.  
The Basic Payment Scheme Entitlements are included in the sale; Region 1 - 64.42 Units & Region 3 - 1.93 Units  
The purchasers will be obliged to comply with all GAEC Requirements until 31 December 2024

Rural Payments Inspectorate Directorate (SGRPID)  
Scottish Government Agriculture and Rural Economy, Strathearn House, Broxden Business Park, Lamberkine Drive, Perth, PH1 1RX  
Tel: 0300 2445400 Email: SGRPID.perth@gov.scot

### Designations

Clathic House is Category B Listed  
Canmore – Stone setting (Neolithic) – (Bronze age)  
Scheduled Monument – Comprises the remains of a stone cist of prehistoric date, situated in undulating pasture land on the flat summit of a low knoll. Located approximately 500m NE of Clathic House.

### 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 PH7 4JY.

### What Three Words

///ramp.butchers.nightcap

### Fixtures and Fittings

Only items specifically mention in the particulars of sale are included in the sale price.

### Entry & Possession

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

There is an annual grazing licence over approximately 163 acres which terminates 27th March 2025.

### Services

Private water supply which is UV filtered, Mains electric, Mains gas.  
The Smoke House (Stable Cottage) – Private Water and electric heating.

### Local Authority

Perth & Kinross Council, Pullar House, 35 Kinnoull Street, Perth PH1 5JD. Tel: 01738 475 000

### Council Tax

Band H  
The Smoke House (Stable Cottage) Band A.

### EPC Rating

Clathic House – Band E  
The Smoke House (Stable Cottage) – Band G

### Solicitors

Gillespie Macandrew, 5 Athol Crescent, Edinburgh EH3 8EJ. Telephone: 0131 225 1677

### 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.com](https://www.facebook.com) – Rettie TownandCountry; [twitter.com](https://twitter.com) – RettieandCo; Instagram and LinkedIn.

### 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.

### 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.

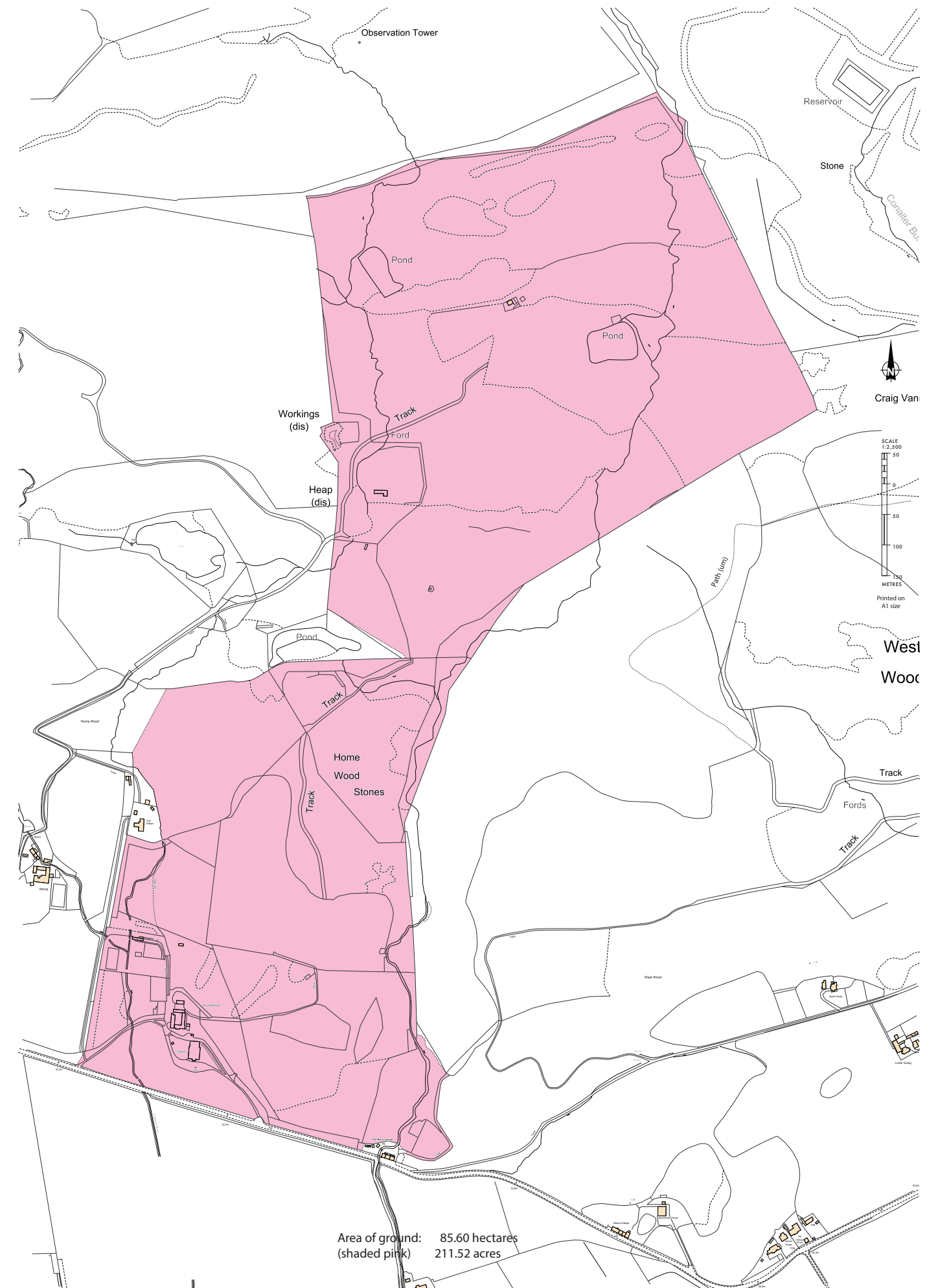
3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

### 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.

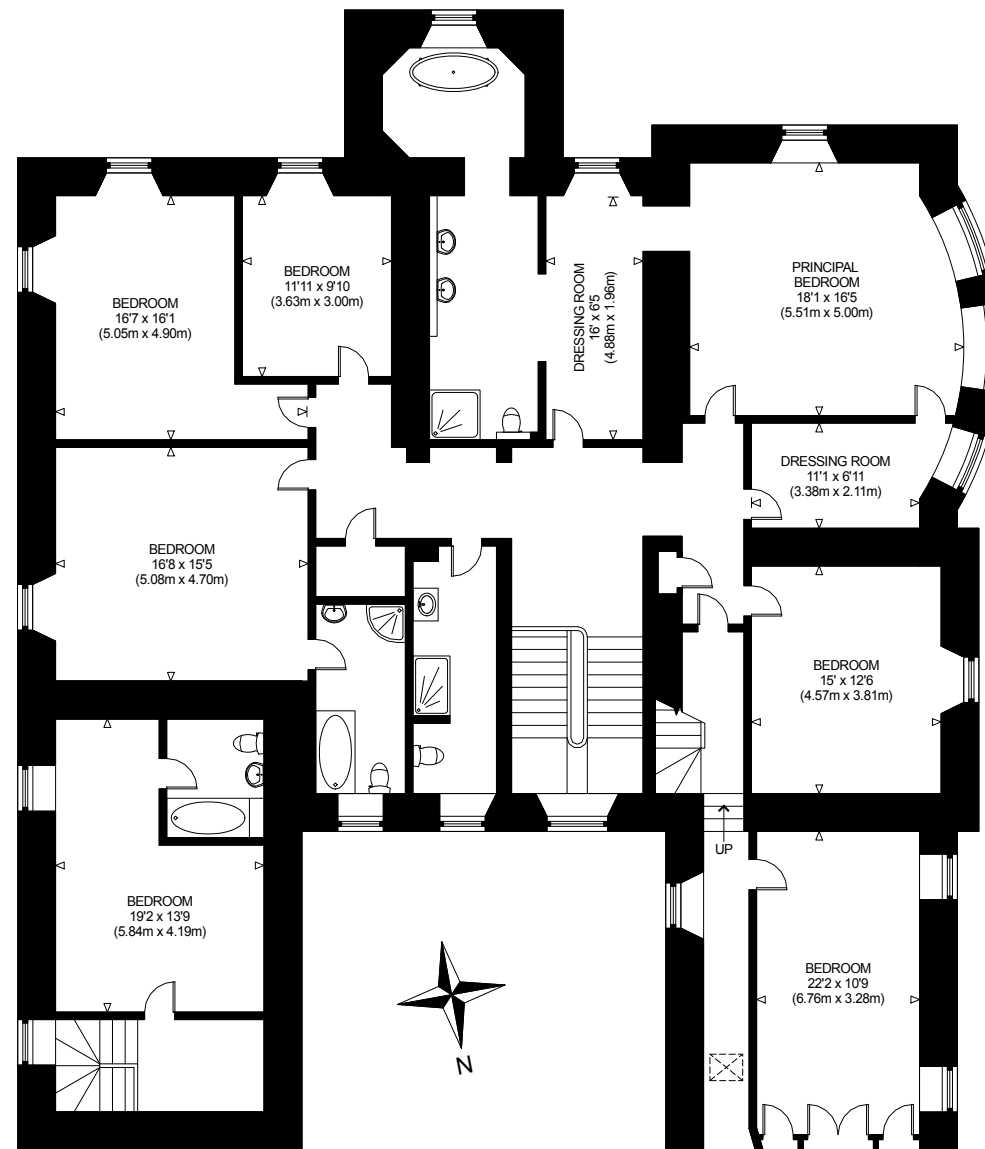
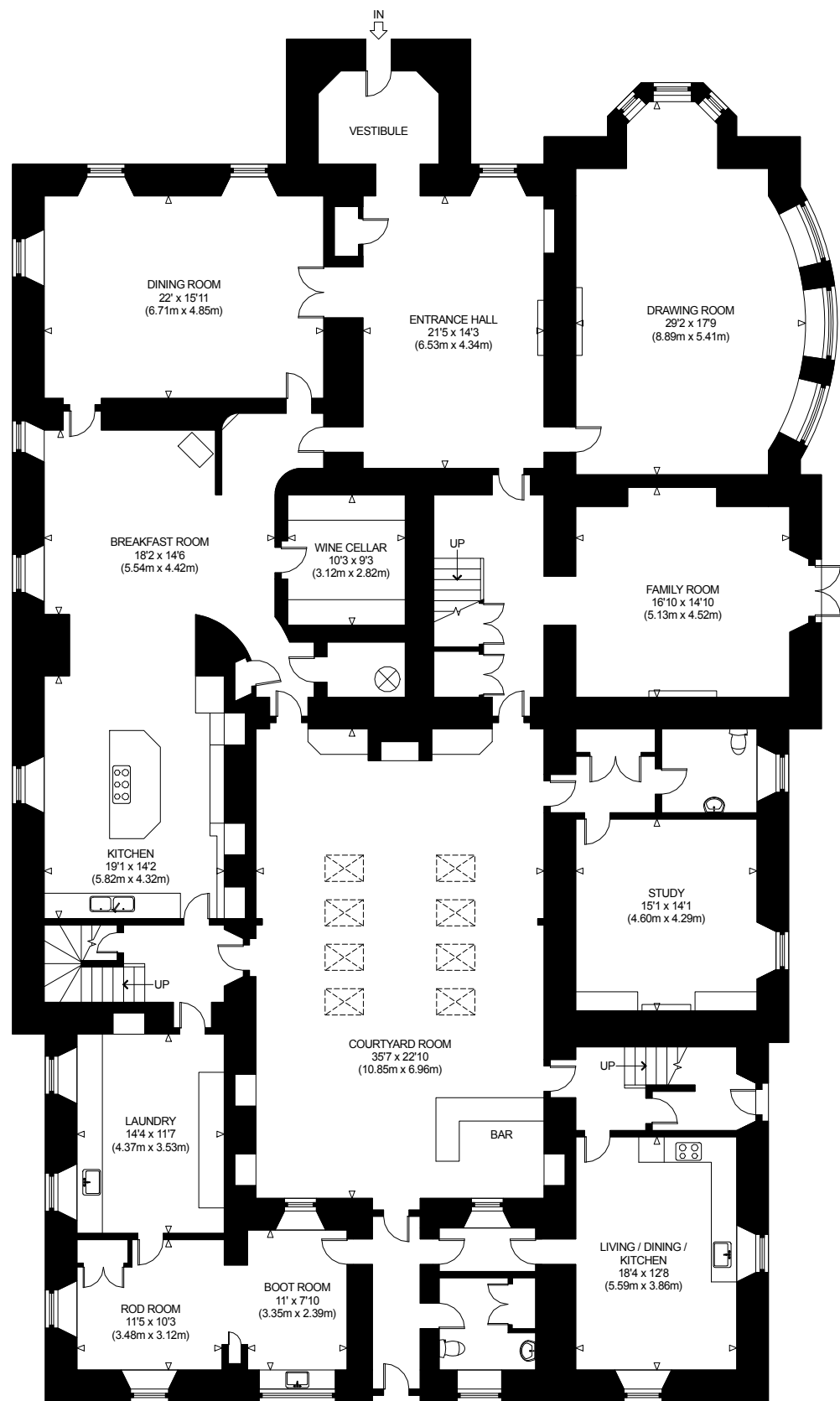
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary 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.

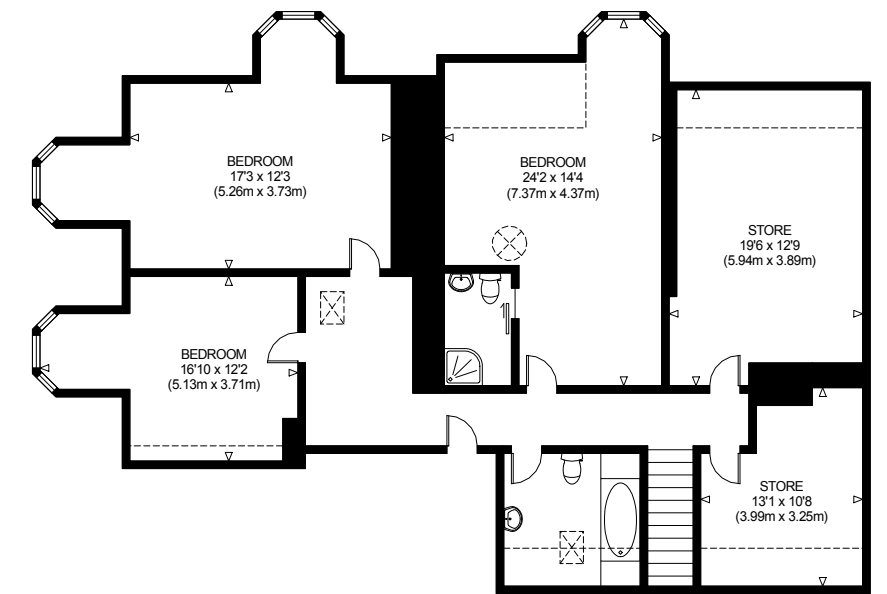


Not to Scale, For Identification Purposes Only.





FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 3031 SQ FT / 281.9 SQ M



Not to scale.  
For identification purposes only.



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# Contact

FOR FURTHER INFORMATION REGARDING THE PROPERTY PLEASE CONTACT:

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Director of Country House Sales

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