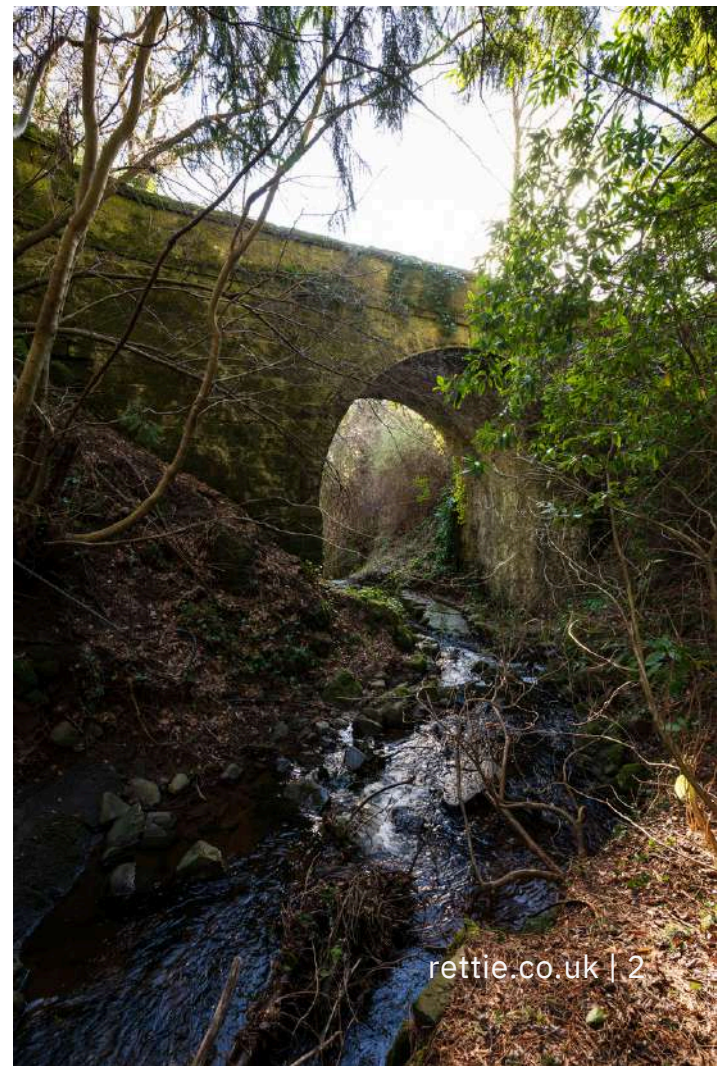




**KEILLOUR CASTLE**  
*Methven, Perth, PH1 3RA*







## KEILLOUR CASTLE

*Methven, Perth, PH1 3RA*

A beautifully restored 19th Century Scottish country house set within approximately 43 acres of private rural policies and accompanied by three traditional estate dwellings, which is located in amidst the picturesque countryside of the Strathern Valley in Southern Perthshire.

### Accommodation Summary

#### Main House

Ground Floor: Entrance Vestibule, Hall, Dining Room, Morning Room, open-plan Kitchen/Living Room, Games Room, Media Room, Cloakroom, Boot Room and Utility Room.

First Floor: Landing, Drawing Room, Study, Double Bedroom with en suite Bathroom, Double Bedroom with en suite Shower Room, and Cloakroom with WC. Double Bedroom via secondary staircase.

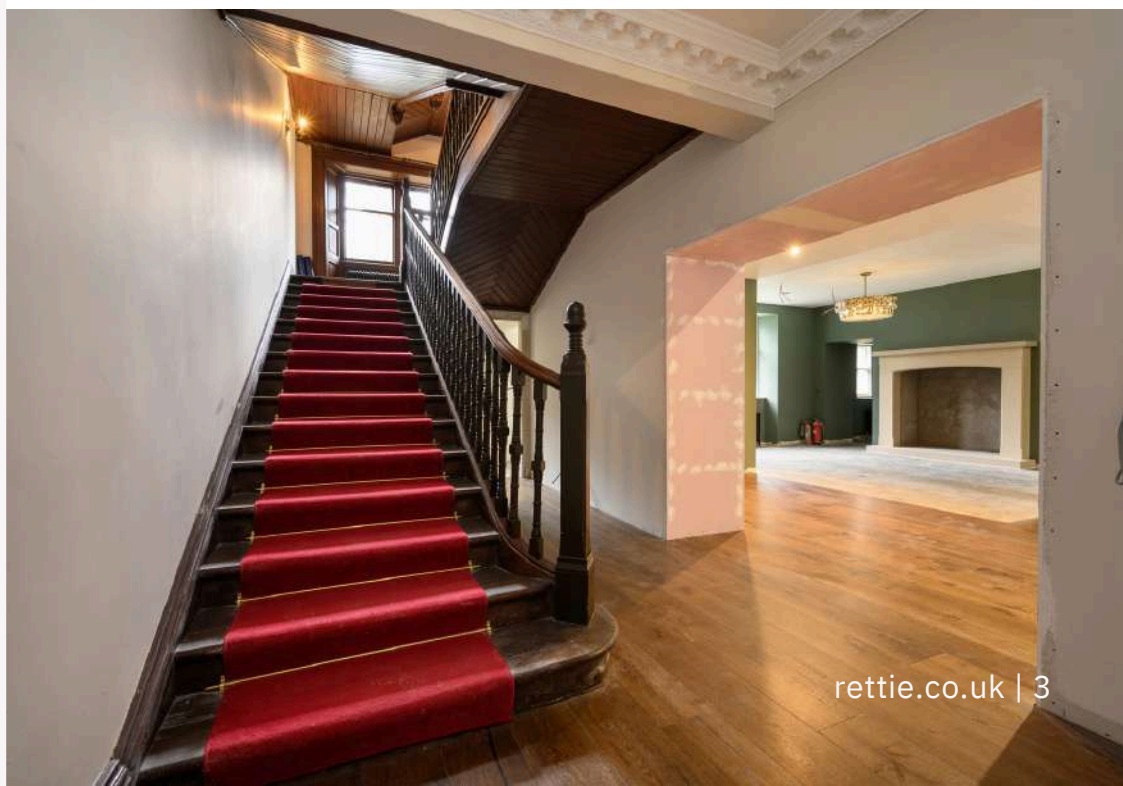
Second Floor: Landing, Double Bedroom with en suite Bathroom and walk-in wardrobe, and Double Bedroom with en suite Shower Room. Shower Room via secondary staircase.

Third Floor: Double Bedroom 6 with Bathroom.

#### Gardener's Cottage

Ground Floor: Entrance Vestibule, open-plan Kitchen/Sitting/Dining Room, and Shower Room.

First Floor: Double Bedroom with en-suite Shower Room.









### Keillour Farmhouse

Stone and slate farmhouse with 2 reception rooms and 4 bedrooms. In need of total renovation.

### Keillour Lodge Cottage

A former stone lodge cottage. In need of total renovation.

### Grounds

About 43.15 Acres (17.45 Ha)

Extensive gardens. Three sweeping entrance driveways.

Courtyard attached to North of house providing a collection of traditional stone and slate outhouses.

Parkland grazing and former walled garden turned paddock (circa 10.28 acres).

Glen of mixed woodland with old sawmill.

The Keillour and Horn Burns run through the property.

### Steading

Extensive traditional stone farm buildings in varying states of repair, including traditional cattle byre. Large modern garage with space for 6 to 8 cars.

*Perth 10 miles; Edinburgh City Centre 53 miles; Glasgow City Centre 63 miles.  
(All distances are approximate).*







### Historical Note

Earliest records of Keillour Castle go back to the 13th century when the lands were owned by the 4th Earl of Strathearn. Sir James Douglas, Lord of Dalkeith acquired the estate from the 10th and last Earl between 1357-70. Little is known of the intervening history but, during the 17th century, the original castle burnt down.

The estate was owned in the late 18th century by Thomas Graham of Balgowan who married Mary Cathcart a daughter of the 9th Lord Cathcart, in 1774. Sir Thomas Graham was a famous soldier, hero of Barossa, and second in command to Wellington: he was later created Lord Lynedoch.

Reference to the 1st edition OS map of 1866 shows woodland established along either side of the gorges. Many of the trees in the woodland which remains today date from this period.

Later in the 19th century, the estate of Balgowan was purchased by William Thomson and, soon after he acquired the lands of Keillour and a new castle was built in 1877 on the site of the previous one. His son, John Maitland Thomson inherited in 1879 and sold the estate to the Black family. Ian Campbell Hannah, a nephew, subsequently inherited and Major and Mrs George Knox Finlay purchased the estate from his family in 1938.

The established trees in the ground attracted Major and Mrs Knox Finlay to Keillour, although the garden as a whole was in a state of neglect. Clearing the garden was their first priority, and initially an area of 25 acres which was fenced against rabbit invasion. The advent of World War II interrupted progress but by 1947 work had recommenced.

The result was a garden of unique character and infinite botanical interest. Major and Mrs Knox Finlay received many awards for their botanical expertise; both were awarded the Veitch Medal for their contributions to Horticulture and Mrs Knox Finlay received the Victoria Medal of Honour. reclaimed by the present owners, to stand for centuries to come.

### Situation

Keillour Castle is situated 4 miles from Methven which has good local facilities with a restaurant, pub, convenience store, pharmacy and a post office. The City of Perth is approximately 10 miles away and has an extensive range of facilities, including national retailers, the Royal Infirmary Hospital, Perth theatre, concert hall, cinema and many bars and restaurants.







Methven has good access to central Scotland's arterial road network and is within easy reach of the M90 and the A9, which connect Perth with Dundee, Edinburgh and Glasgow. There is a mainline train station in Perth, with direct trains to Edinburgh, Glasgow and London. Edinburgh Airport is approximately 51 miles away and closer to home, Dundee airport has regular flights to London Stanstead airport.

There is an excellent selection of independent primary and secondary schooling within the area. Close by is Glenalmond College, and slightly farther afield are Ardvreck and Morrison's Academy in Crieff, and Strathallan, Craigclowan, and Kilgraston nearer Perth. There is also a primary school in the village and a selection of secondary schools in Perth. Within the Perthshire area, there is a wealth of opportunity for leisure pursuits.

Equestrian activities are very popular in the area, for adults and children alike, with a thriving Pony Club community. There are many golf courses in the area, including the world-famous Gleneagles courses at the Gleneagles Hotel with its Michelin starred restaurant. Additional superb golfing can be found close by at the Murrayshall and Rosemount courses, and a little further afield is St Andrews, the home of golf. The area has excellent opportunities for hill walking, salmon and trout fishing, and shooting or stalking. For skiers, Glenshee and Aviemore are easily reached.

#### General Description

Keillour Castle is an imposing, 19th century country house built to the design of Andrew Heiton, on a ridge between two wooded gorges formed by the Keillour and Horn burns. The C-Listed and architecturally impressive property has been transformed in recent years by an extensive program of refurbishments, undertaken with deference to the heritage of the building, which enable the house to afford the highest standard of contemporary living, in an opulent period setting.

Internally, the house is defined by sumptuous period proportions and a catalogue of rarefied period features, including intricate corncicing and ornate chimney pieces. The interior has been curated with an eye for detail and quality, with only a minor quantity of final decorative work left to be undertaken by an incoming purchasers, to finish and finesse the home to their individual tastes. The décor features a coordinated tapestry of materials and finishes, which accent the heritage of the building, including luxury Farrow and Ball paint, quality engineered wooden flooring, and statement light-fixtures.







The house stands proudly within its own mature garden, in an enviable and private setting, and is orientated to provide exceptional South-facing views over the beautiful scenery of the Strathern Valley from the first floor. It is approached from the main road by a dual driveway. The front drive is lined with rhododendrons and specimen trees and of particular note are a group of acer trees with leaves that turn a beautiful red in the Autumn months. The front drive approaches a corner and merges with the back drive before crossing a stone bridge over the Keillour Burn and arriving in front of the house.

The accommodation at Keillour Castle balances splendid, almost stately public rooms with a collection of versatile living rooms, lending the house to both opulent formal entertaining, as well as a sociable and relaxed contemporary lifestyle.

From the principal entrance, a grand oversized wooden door opens to the circular entrance hall, where a glass panelled door leads through a traditional partition into the main hall.

The main hall impresses a true sense of arrival, opening onto the statement open-plan kitchen/living room to one side, in a tasteful twist of contemporary design, which only enhances the bygone grandeur of the space. It is governed by the distinguished traditional staircase, which features a bullnose curtail step and a balustrade with a prominent newel post, and features cornicing with deep dentils.

Notably, the first floor features an exceptionally elegant double drawing room, spanning the southerly elevation of the house, which stretches to almost 13 meters in length and showcases superb, far-reaching views across the Strathern Valley, via both a bay window and a tall tripartite window to the front. Ideal for entertaining larger parties, when occasion demands, the room comprises two conjoined reception area - each one centred on a handsome timber chimneypiece with a marble surround and hearth, and decorated with an antique glass chandelier hanging from an ornate ceiling rose. The cornicing which crowns the room has great depth, granting it a sculptural effect, and features an intricate vine and grape design.

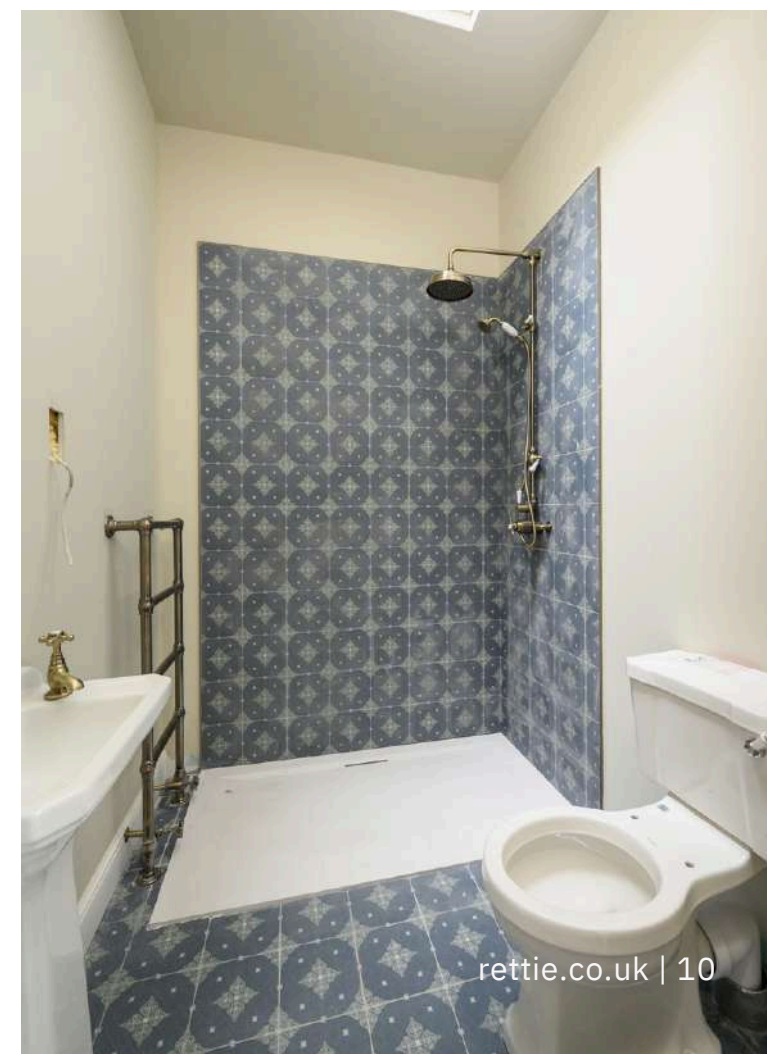
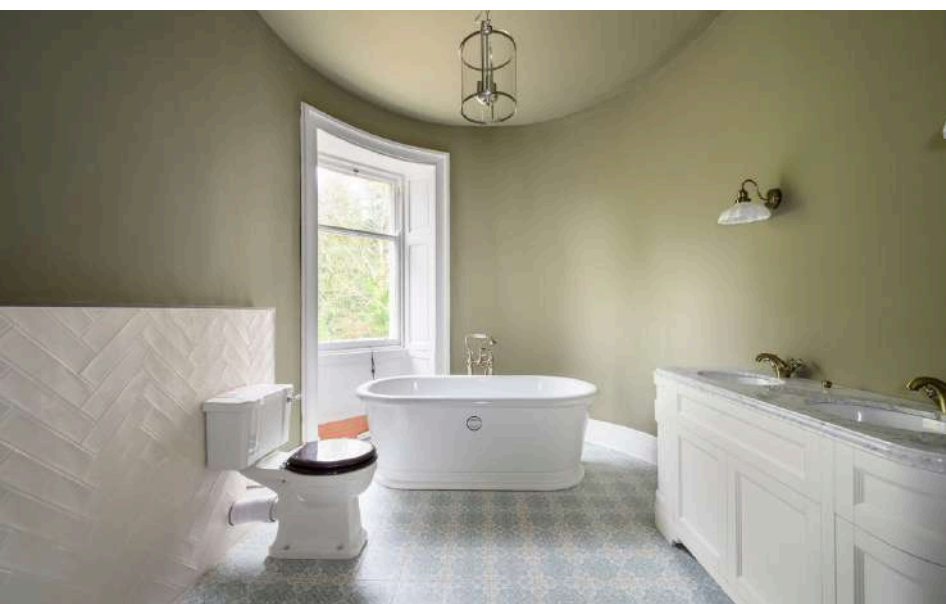
On the ground floor, the sweeping formal dining room is practically positioned off the main hall and has retained a set of double doors, which invite out onto a set of steps onto the south-facing lawn garden. The room is instilled with period decorum by a pair of ceiling roses and an impressive chimneypiece, featuring a decoratively carved timber mantle and curved jambs, set around a green marble insert and hearth.

There is a third formal public room, accessed from the entrance hall, which can be envisaged as an atmospheric study or a refined morning room, with tall windows to the East and the South providing a wealth of natural light and a walk-in cupboard housing a gun cabinet.

The remarkable open-plan kitchen/living/dining room now serves as the stunning centrepiece to the ground floor accommodation at Keillour Castle. Affording for effortless and relaxed contemporary living, the timeless space has ample room for both dining and lounge furniture and showcases a sublime, bespoke kitchen commissioned from luxury interior designers, Sculleries of Stockbridge. Accommodating modern lifestyle trends, while respecting the heritage of the house, the room has been decorated to foster atmosphere and features an area of flagstone flooring, set around a handsome inglenook style fireplace framed by a blonde stone mantle and surround. It also has a pair of contemporary, glass chandeliers and engineered wooden flooring.

The kitchen is a beautiful installation, with artisan-crafted wooden wall and floor cabinets, accented by Quartz worksurfaces, brass effect handles, and heritage style cornicing. It has been designed to an impeccably high standard, with a statement central island and discrete ergonomic culinary storage, including pan drawers and a pantry cupboard concealed by a concertina cabinet door. Its comprehensive range of high-end appliances include a Fisher & Paykel American-style fridge/freezer, a pair of Miele dishwashers, and a double Franke sink with a Quooker boiling water tap and an InSinkErator waste disposal unit.







Aligning with the traditional aesthetic, the kitchen is equipped with a Rangemaster Nexus SE range cooker, complete with three ovens, a grill, and an induction hob, which is set within a traditional country-style surround housing a discrete extractor unit.

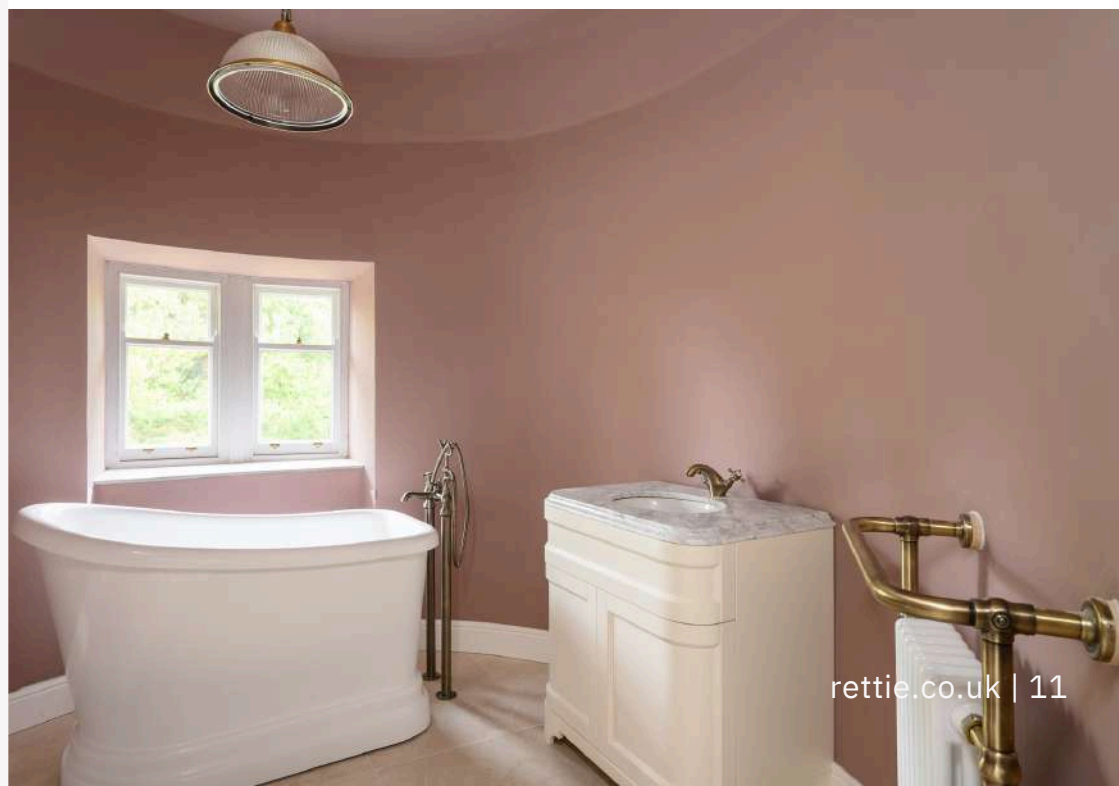
Accessed off the kitchen/living room, there are a succession of rooms set around the former service courtyard, which have been designed to offer supplementary living accommodation, or serve the rigmarole of family living in the country.

These include: a rear hallway with an entrance door from the courtyard; a traditional back kitchen with stone larder shelving; a room proposed as a bar area and an adjoining well-proportioned family/games room, both lent character by flagstone flooring; a media room finished with stylish Victorian style floor tiling; and a WC.

Externally, the courtyard itself provides access to: a plant room housing a pair of Valliant gas boilers and the accompanying pressurised hot water cylinder; a traditional game larder; and a laundry.

Keillour Castle boasts six bedrooms, which are positioned across the first, second and thirds floors, and are thoughtfully arranged into private suites, each with their own luxurious shower or bathroom. The five double bedrooms are most sumptuous in size, instilling them with a sense of sanctuary and supplying space to accommodate occasional lounge furniture, dressing tables, and wardrobes. Each one has its own character and charisma and all benefit from charming sash and case windows framing superb elevated views across the surrounding countryside. The sixth bedroom is accessed via a secondary staircase from the rear hallway and has its own bathroom on the second floor.

In all the bath and shower rooms and the WCs, the finest quality of sanitaryware, bathroom furniture and finishes, have been utilised to achieve a tasteful heritage-inspired aesthetic, without compromising on contemporary style or standards – including Burlington Bathroom fixtures and Fired Earth tiling (TBC). Vintage-inspired pieces including Victorian-style deluge shower heads, roll-top freestanding baths, vanity stands with marble surfaces, and stylish light fittings have been selected to great effect. A minority of fittings are in situ but have not yet been installed and will be included within the sale for the benefit of an incoming purchaser.



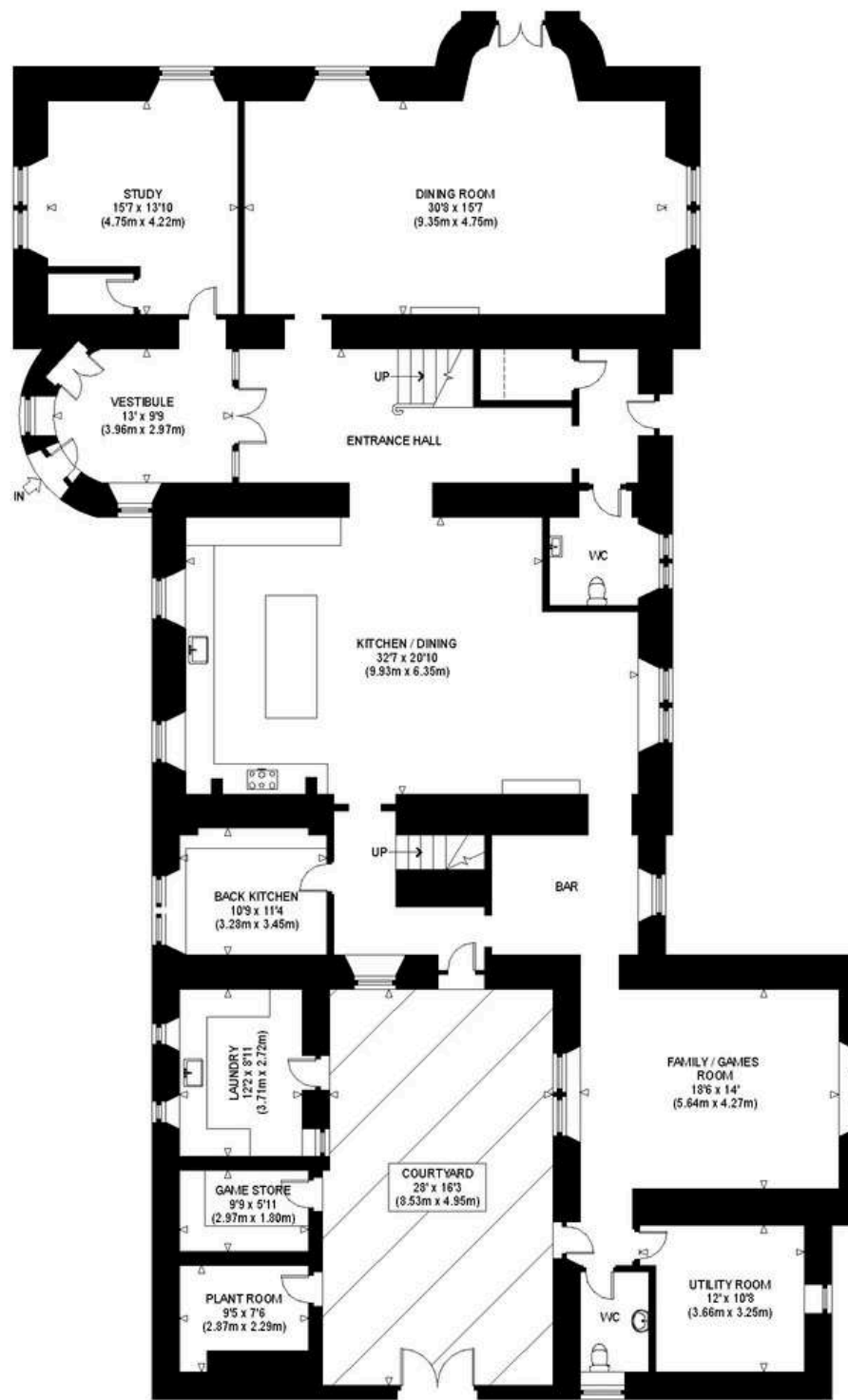






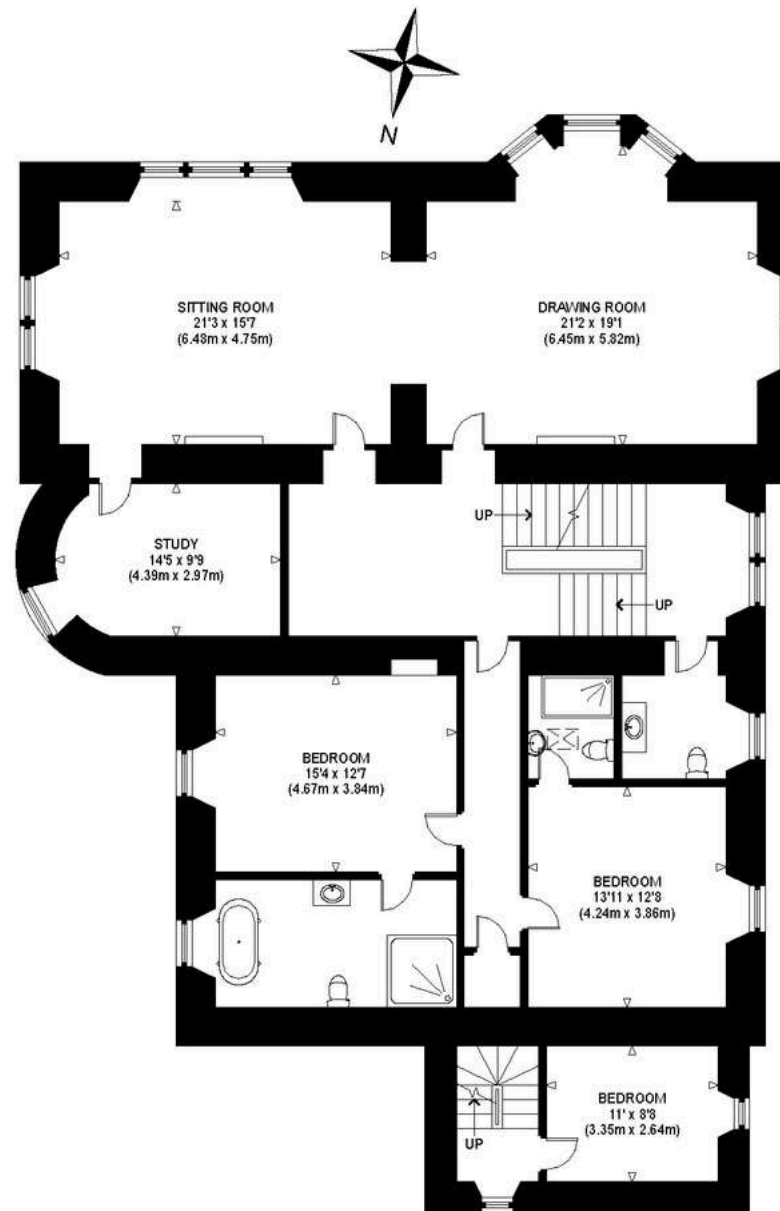




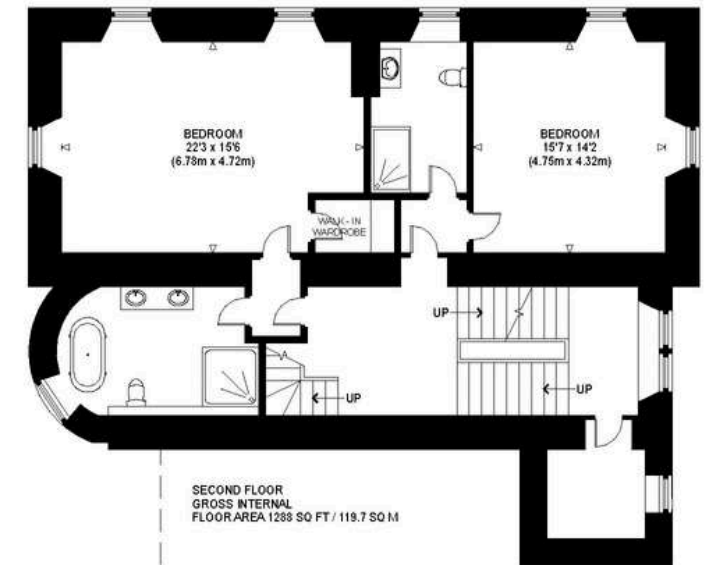


GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 3224 SQ FT / 299.5 SQ M

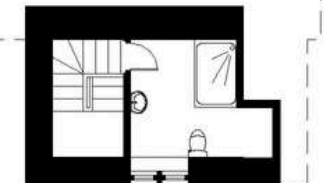




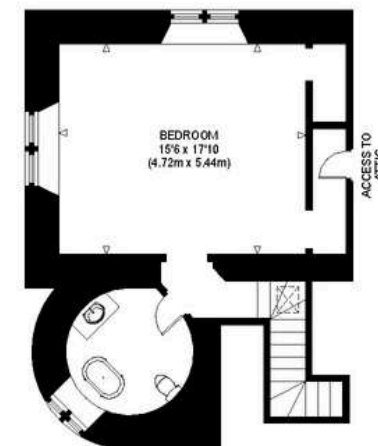
FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 2239 SQ FT / 208.0 SQ M



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1288 SQ FT / 119.7 SQ M



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 118 SQ FT / 11.0 SQ M



THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 479 SQ FT / 44.5 SQ M

RETTIE

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Not to scale.  
For illustrative purposes only.

0m 50m 100m 150m

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Promap  
LANDMARK INFORMATION



## GENERAL REMARKS AND INFORMATION

### Special Note

The particulars include a selection of 'virtually furnished' images, where CGI/rendering has been used to edit the photographs. Room finishes have been altered. These images are for illustrative purposes only.

### 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 3RA.

### Fixtures and Fittings

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

### Entry & Possession

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

### Services

Mains Water and Electricity to Keillour Castle and Gardener's Cottage.

Private drainage via septic tank.

Two private sub-terraneous LPG tanks (located in former walled garden) supply gas for Keillour Castle's two Valliant boilers, which supply heating and hot water.

Gardener's Cottage has an electric boiler.

### Council Tax Band/Rateable Value

Keillour Castle - H

Gardener's Cottage - B

### EPC Rating Band

Keillour Castle - F

Gardener's Cottage - D

### Historical Listing

Keillour Castle is a Category C Listed Building.

### Right of Access

Keillour Castle has a right of access over the farm access road to the North of the farmhouse and steading.

### Solicitors

Turcan Connell, Princes Exchange, 1 Earl Grey St, Edinburgh, EH3 9EE

Tel: 0131 228 8111





### Local Authority

Perth and Kinross Council - Pullar House, 35 Kinnoull St, Perth. PH1 5GD

Tel: 01738 475000

### 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.

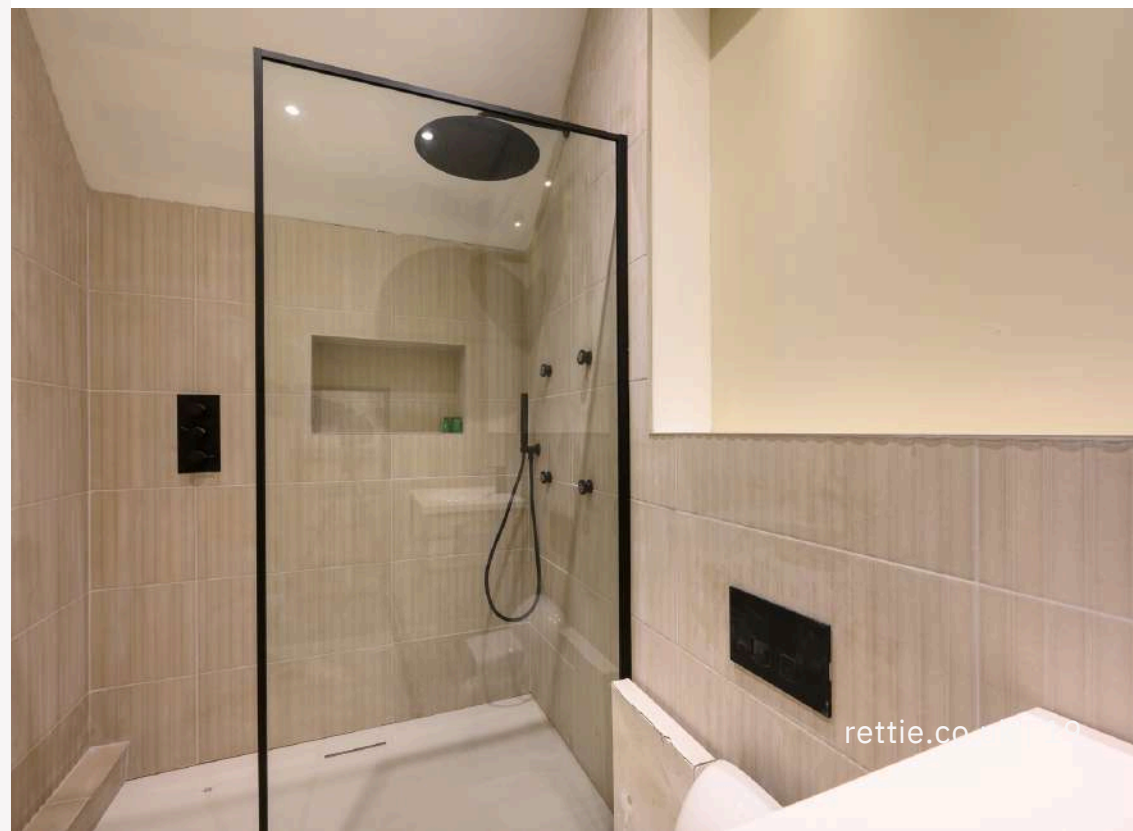
### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & 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.

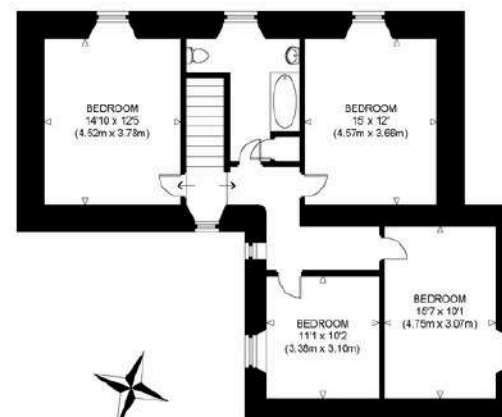
### Important Notice

Rettie, their clients and any joint agents give notice that:

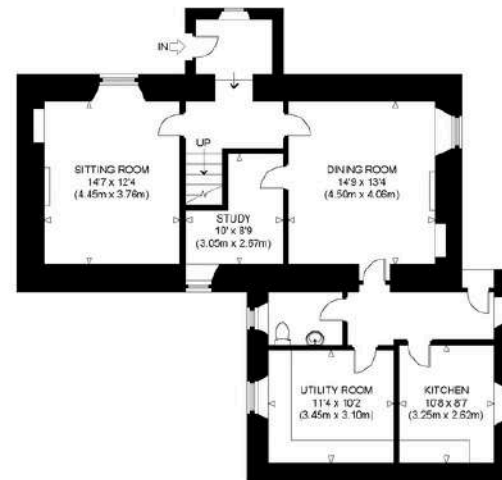
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2. All Rettie floorplans are drawn to RICS standard. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement 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.





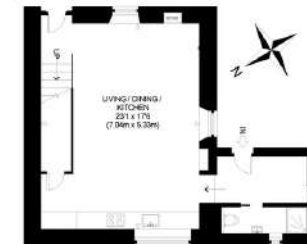


FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 914 SQ FT / 84.8 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 936 SQ FT / 87.0 SQ M

GARDENERS COTTAGE KEILLOUR  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1850 SQ FT / 171.9 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 552 SQ FT / 51.3 SQ M



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 435 SQ FT / 40.4 SQ M

KEILLOUR FARMHOUSE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 587 SQ FT / 54.7 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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Edinburgh

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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.

## RETTIE

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