



LOCHTON HOUSE

Abernyte, Perthshire, PH14 9TA



A late-Georgian *country house of distinction*, in a glorious setting amidst the Sidlaw Hills, showcasing an exquisite interior, and far-reaching views towards the River Tay and Fife.

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Accommodation

Entrance Hall, Reception Hall, Drawing Room, Dining Room, Study, and Family Room.

Kitchen/Breakfast Room, Pantry, and Living Room.

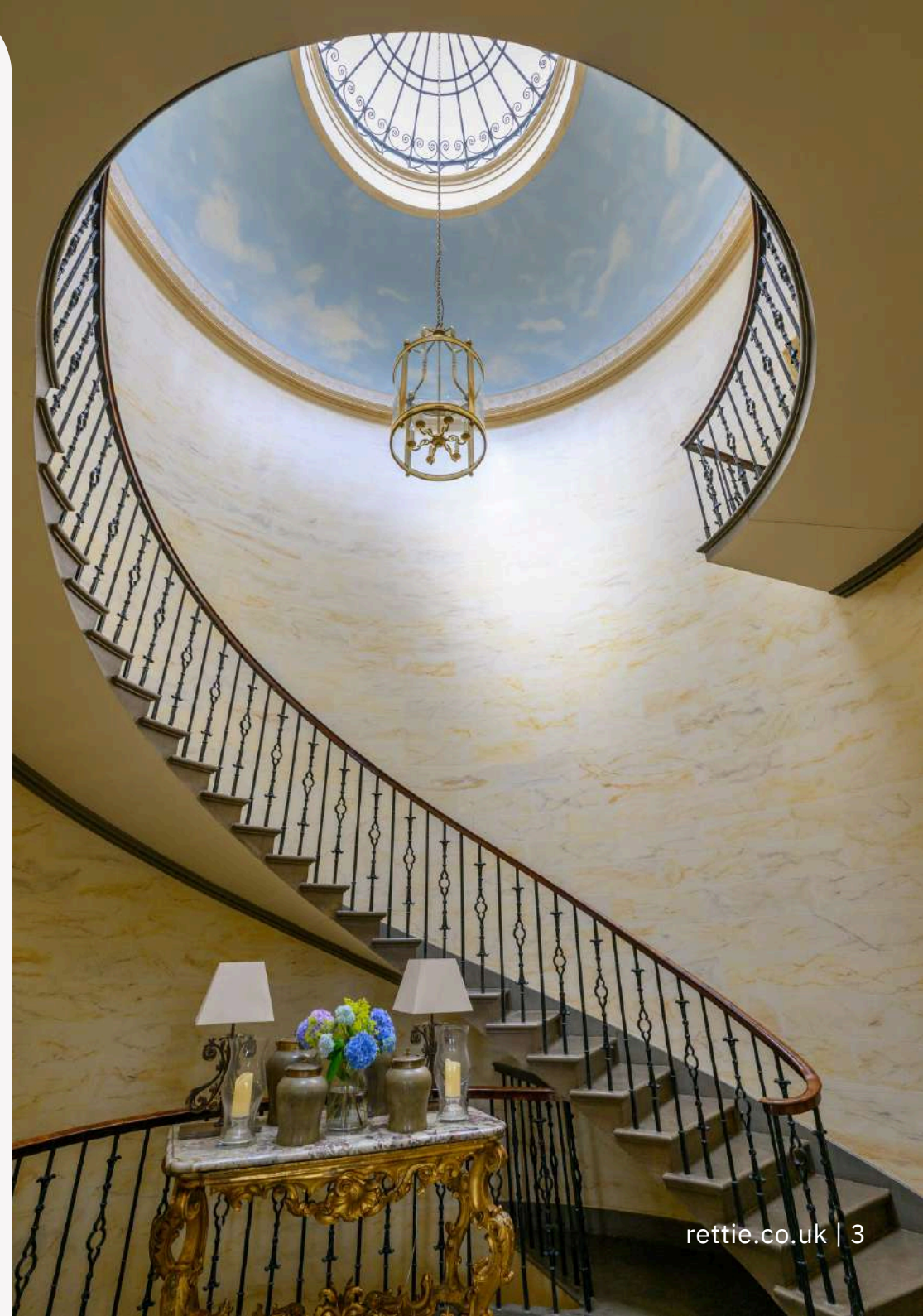
Further Study, Two Cloakrooms, Separate WC, Laundry Room, and Cellar.

Principal Bedroom with Dressing Room and En suite Bathroom, Bedroom with En suite Bathroom, Four Further Bedrooms, Three Further Bathrooms, and Shower Room.

Traditional stone and slate outbuilding with Gym and Stores.

Planning Consent for a Steading Building with Garaging and Stores
Gardens, Grounds and Paddock

In all some 4.9 acres | EPC = Band F



Situation

Nestled within a charming glen on the edge of the Sidlaw Hills, Lochton House stands in an enviable position to the North East of the rural village of Abernyste, with panoramic views over the rich farmland of The Carse of Gowrie towards the Firth of Tay.

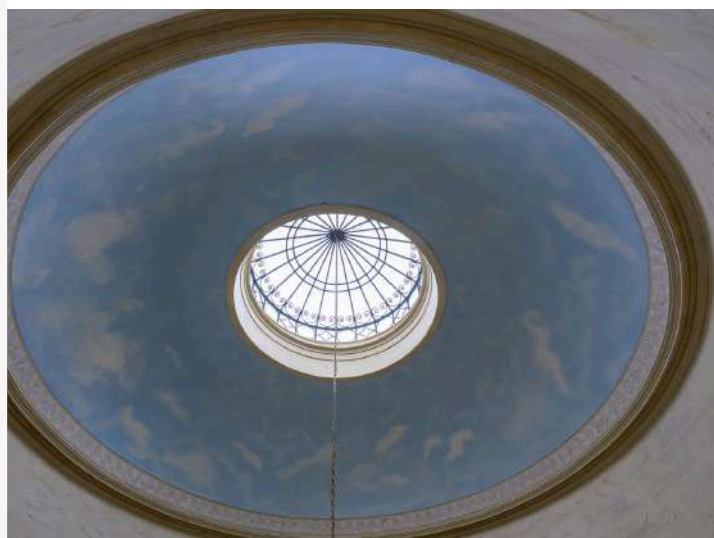
The cities of Perth and Dundee are at almost equidistance, both offering the full range of retail, leisure and cultural attractions, which you expect of cities of their size. Dundee, Scotland's fourth largest city, hosts two Universities and the renowned Ninewells Hospital. The city's Waterfront has been the focus of a transformative redevelopment project, commenced in 2001, and the highly-acclaimed Dundee Victoria & Albert Museum opened in 2018.

The bounding countryside supports a wide range of outdoor pursuits, with Salmon fishing on the Earn and Tay and a host of scenic cycling and walking routes. There is an award-winning racecourse at nearby Scone Palace and Scotland's largest Polo Club situated by Errol, Perth. For the golf enthusiast, there are a wealth of highly-regarded Clubs within easy reach, including the championship courses at Blairgowrie, Carnoustie, St Andrews and Gleneagles, all of which are within a 40-minute drive.

There are a number of private schools within range of the property, including the High School of Dundee, Craigclowan by Perth and Glenalmond College, and Strathallan School in Perthshire.

The location is private yet accessible and offers prompt access to the A90-dual carriage way, which links Perth and Dundee and feeds into central Scotland's arterial motorway network via the M90. Both of the cities are well-served by public transport, including train stations with regular commuter services to Edinburgh, Glasgow and Aberdeen. The airport at Dundee has regular flights to Heathrow, while Edinburgh airport is within an hour's drive, in reasonable traffic, and offers a large number of domestic connections, as well as international flights.

*Abernyste 2 miles, Perth 12.5 miles, Dundee 13 miles, St Andrews 25 miles, Edinburgh 58 miles, Aberdeen 73 miles.
(All distances are approximate).*





General Description

Lochton House is a fine example of a late-Georgian country house, wherein period opulence, heritage charm, and modern luxury combine to exceptional effect. Thought to date from the 1820's, it has been impeccably refurbished and renovated over the course of recent decades, with great deference to its architectural integrity and history, creating a statement home which affords the very best of modern-day country house living. Today, the property is both a high-calibre home and a scarcely-available piece of Scotland's history, which hasn't been presented to the market in over 20 years.

Built to serve as the centrepiece of Lochton Estate, the property occupies a splendid position, commanding superb views to the South, which stretch beyond the River Tay to Fife, with glimpses of the silvery estuary visible from the first and second floors. Later replaced by South Lochton (or Lochton Castle), while the house may have been more diminutive in scale than its Baronial successor, it encapsulates many of the most revered tenets of Georgian design and has a profound neo-classical elegance.

Ascribed a B-listing by Historic Scotland, the symmetry, sense of proportion, and classical elements for which Georgian homes are known are at the fore of Lochton House's design. The principal, 3-bay façade of the house evokes archetypal doll's house charm, with sash and case windows balanced around the central main door and a shallow corniced parapet above the first floor. A portico lends stature to the entrance, featuring Ionic columns and a graceful flight of stone steps, while a classic astragal fanlight is set above the impressive doorframe. Internally, the accommodation is set apart by beautiful interior architecture and design, elevated by a catalogue of refined period features and timeless modern finishes and fixtures.







Curated with a keen eye for detail and quality, the coordinated décor features luxury wallpapers, polished flagstone flooring, tasteful light fittings, and traditional radiators, accenting the handsome fireplaces, intricate cornicing, working window shutters, and traditional press cupboards. The reception hall is a marvel, with its circular stairwell and magnificent glass cupola, and the clutch of reception rooms include the distinguished, bow-ended study and drawing room.

Ideal for both formal entertaining and relaxed family living, the house's grander reception spaces are complemented by a collection of versatile, comfortable public rooms. The lower ground floor has an atmospheric living room, as well as a fine country kitchen. There are also a host of practical rooms including a study, a laundry room, a cloakroom, a pantry, and a wine cellar.

There is planning consent for a steading building to the side of the house, to create additional storage as well as garaging.

The approach to Lochton House impresses a true sense of arrival, with a tarmac drive through an avenue of lime trees culminating in a generous gravel sweep and turning circle to the front of the house.

Beyond the threshold, the entrance hall has great presence by virtue of ribless quadripartite vaulting and an imposing glass-panelled Palladian inner door opening into the reception hall. Polished flagstone flooring continues from the entrance into the vast, circular space.

The reception hall at Lochton House arrests and delights in equal measure, rising two floors to a dramatic domed ceiling. Encircling a marvellous glass cupola, the dome is decorated with an illusionistic painting of blue sky, of the sort popular in the 18th Century, and grants the space an almost ethereal quality. A continuous, cantilevered staircase climbs around the hall to the curved, galleried landing suspended above.

The principal reception rooms are arranged off the hall, including a delightful double-aspect drawing room with cornicing, dado rails, window shutters, a walk-in drinks cabinet, and an open fireplace flanked by a pair of traditional recesses, with display shelves and lower cabinets. The formal study is equally generous in proportion and rich with atmosphere, featuring a wood burning stove set within a marble chimneypiece, as well as cornicing, window shutters, dado rails, a walk-in shelved cupboard, and a traditional recess finished with shelves and a lower cabinet. The elegant dining room is decorated with a plain cornice, dado rails, window shutters, and a handsome open fireplace. It is well-appointed for entertaining having both a shelved cupboard and a walk-in serving cupboard complete with shelves, a slimline dishwasher, and a sink. The family room provides a fourth, versatile living space and is enhanced by a charming fireplace, dado rails, window shutters, and a walk-in shelved cupboard.



The cloakroom on the ground floor is immaculately presented and has a pedestal wash basin, a WC, panelling to dado height, and window shutters.

Stone stairs lead down to the lower ground floor, where casement doors lead into a hall featuring a tall barrel-vaulted ceiling. The former service rooms and domestic offices on this level have been effectively adapted to allow for comfortable modern living.

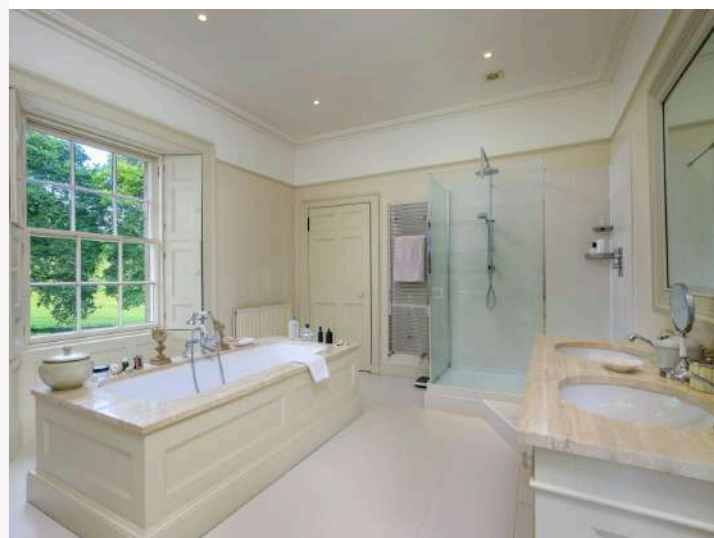
The bright, country kitchen has a charming heritage aesthetic, with an array of classic base units set around a central island, accented by wooden worktops, matching wooden flooring, and display shelving. A four oven Nobel range is accompanied by a four ring Neff gas hob and electric oven, an under counter fridge and a double sink with a draining board and swan-neck mixer tap. There is ample room for informal dining and two, dual-aspect windows with fitted seating and shutters. Adjacent is a pantry, again with fitted units with wooden worktops, along with a Bosch dishwasher, sink and a Samsung fridge/freezer with water and ice dispenser.

In addition, there is a further study and an atmospheric, L-shaped living room with a fireplace featuring a wood burning stove and two windows complete with shutters. A double bedroom, which is ideal for guests, is positioned alongside a beautifully tiled bathroom with a wash hand basin and WC, while a further cloakroom has hanging rail and shelves and a separate WC with wash basin and window shutters. The laundry room with fitted units with sink, Bosch washing machine, clothes pulley, stone flag flooring and window shutters. Finally, the secure cellar has stone and brick wine bins.

There are two exterior doors from the rear drive into the lower ground floor - one with a smartly-presented lobby, which serves as a convenient, informal entrance to the house.

The first floor is accessed via the beautiful staircase.

The sumptuous principal bedroom suite is a particular highlight of the accommodation, with ample space for dressers, vanity tables, and occasional lounge furniture, as well as a tall window framing enviable, elevated views across the undulating countryside towards the distant hills. It has been designed with a sense of sanctuary in mind and has a dressing room, as well as a luxurious en suite bathroom with a delux shower and a granite framed, freestanding bathtub.





There is a second spacious, en-suite double bedroom which shares in the southerly outlook via a sash and case window framed with working shutters. It has a fireplace, a plain cornice, and a similarly smart en-suite appointed with both a bath and a separate shower, as well as a traditional wash hand basin set within a vanity stand, a WC, and a classic tiled floor with underfloor heating.

Bedrooms 3 is remarkably well-proportioned and has a fireplace, window shutters, and a walk-in shelved cupboard. It is adjoined by a bathroom finished with vintage style tiling, a bath, a wash hand basin, and a WC. The first floor also has a supplementary tiled shower room with a wash basin and WC.

The stairs to the second floor are concealed off the landing behind a door and have an understair cupboard with fitted hanging rails. Here are bedrooms four and five, a tiled bathroom with bath, wash basin and WC, and under eaves storage.

Grounds

Lochton House sits well within its own attractive gardens and grounds. In front are lawns and shrub borders, while to the side is an octagonal summer house. There are some fine mature trees. The circular tarred drive continues on past the back of the house where there is a boiler room with two wall mounted Worcester boilers, and a range of outbuildings including a garden store with water, power and light, a gym, and a log store and wood shed. Behind is a delightful sheltered and paved courtyard. There is a planning consent (Ref 23/000326/FLL) granted in 2023, for the erection of a stone built U shaped steading building with garaging and additional storage, to be in keeping and located to the side of the house. Beyond is a fenced paddock extending to about 2.9 acres.

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.

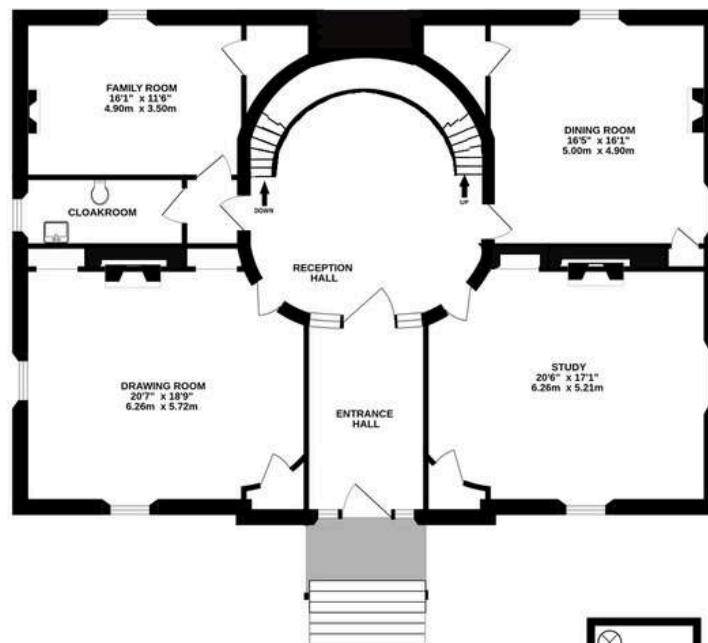
Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH1 1WS.
what3words: ///crunchy.rewrites.landings



GROUND FLOOR

1717 sq.ft. (159.5 sq.m.) approx.



TOTAL FLOOR AREA : 5935 sq.ft. (551.3 sq.m.) approx.

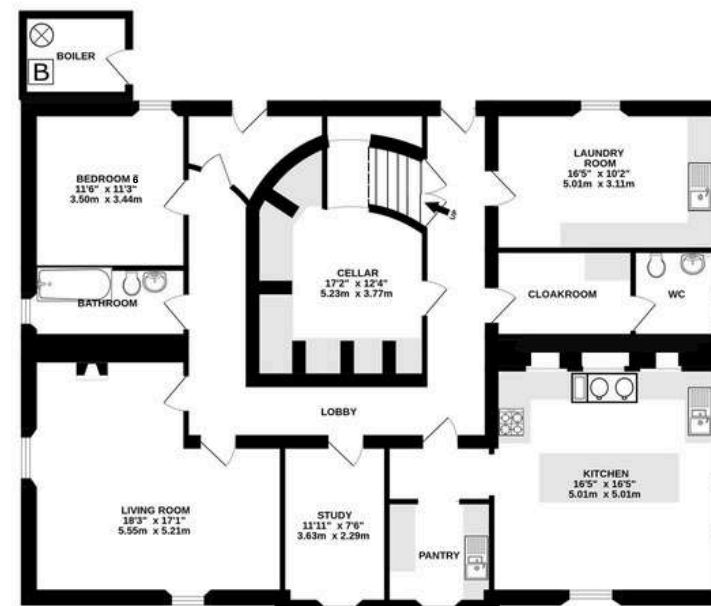
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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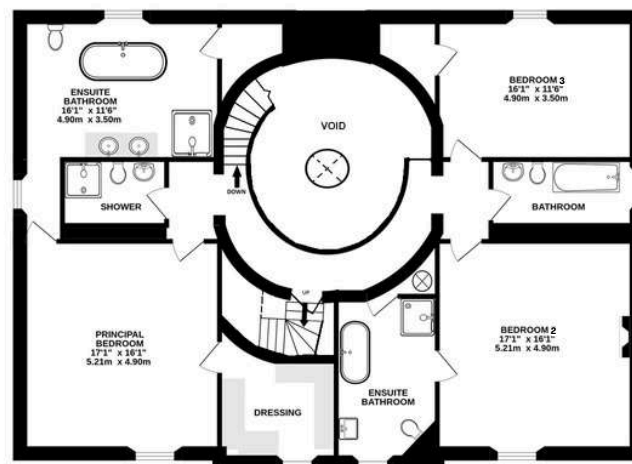
mail@rettie.co.uk

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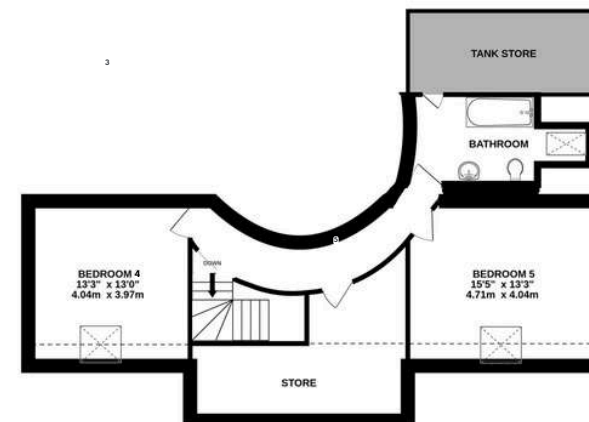


LOWER GROUND
1750 sq.ft. (162.6 sq.m.) approx.

1ST FLOOR
1717 sq.ft. (159.5 sq.m.) approx.



2ND FLOOR
751 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA : 5935 sq.ft. (551.3 sq.m.) approx.

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11 Wemyss Place
Edinburgh
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Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price, as well as fitted carpets and curtains.

NB: The wall lights in the dining room and study, along with the chandelier in the study and the Belling in the dining room cupboard are excluded from the sale.

Entry & Possession

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

Services

Mains electricity, private water and drainage, propane gas central heating.

Burdens

Council Tax Band - G

EPC Rating Band

F

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.



Not to scale. For illustrative purposes only.



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.

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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