



## INCHMARTINE HOUSE

*Inchture, Perth, Perthshire, PH14 9QQ*









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**A handsome and substantial classic Georgian 'A' listed house with annexe which provides well-proportioned living accommodation, with fine period features, set within substantial garden grounds.**

**Inchmartine House is ensconced within approximately 8.5 acres of landscaped grounds, in a private setting, accessed along a sweeping tree-lined driveway.**

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### Summary of Accommodation:

**Ground Floor:** Entrance Hall, Study, Family Room, Dining Room, Kitchen, WC, Wine Cellar

**First Floor:** Drawing Room, Library, Principal Bedroom with en-suite Bathroom, Double Bedroom 2

**Second Floor:** Games Room, four further Double Bedrooms, Bathroom

**Third Floor:** Studio and Attic Rooms

**Annexe:** Hall, Kitchen, Sitting Room, two Double Bedrooms, Bedroom/Study, Bathroom

**Exterior:** Established gardens of notable colour and diversity.

A substantial driveway encircles the property offering ample parking and turning area.

Studio, Office and Storerooms  
Detached timber barn and a garden shed

Approximately 8.5 Acres (3.5 Ha)

For sale as a Whole.









## INCHMARTINE HOUSE

Inchtute, Perth, Perthshire, PH14 9QQ



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### Situation

Inchmartine House sits in a private position, conveniently located but distanced from the A90 Perth/Dundee road. The house stands in manicured garden grounds and the setting affords the house with a high degree of privacy, while offering all the benefits of community living. The pretty village of Inchtute is approximately 1.5 miles away and is equipped with a range of day to day facilities such as a village shop, post office, primary school, village hall and a church.

Perth (approximately 14 miles away) serves a large rural hinterland and has an impressive array of Retail, Professional, Banking and Leisure services as well as a Railway Station.

Inchmartine House is situated within the Carse of Gowrie, to the east of Perth. The Carse of Gowrie is a fertile plain lying between the Sidlaw Hills and the River Tay. The Carse stretches eastwards from Perth to Dundee and is a good agricultural district with a wide range of cereal, fruit and vegetable crops being grown. Southern Perthshire is well known for its combination of attractive countryside, excellent recreational amenities, good communications and broad choice of schooling.

Dundee (approximately 10 miles away) offers all the facilities you might come to expect from the fourth largest city in Scotland. There is a mainline railway station with services both North and South, including a sleeper. Dundee airport offers flights to London city. The A90 dual carriageway provides easy access to Aberdeen and Perth and on to Edinburgh and Glasgow. Dundee is an established centre of excellence in education and life sciences, and has renowned cultural facilities, including the V&A Museum.

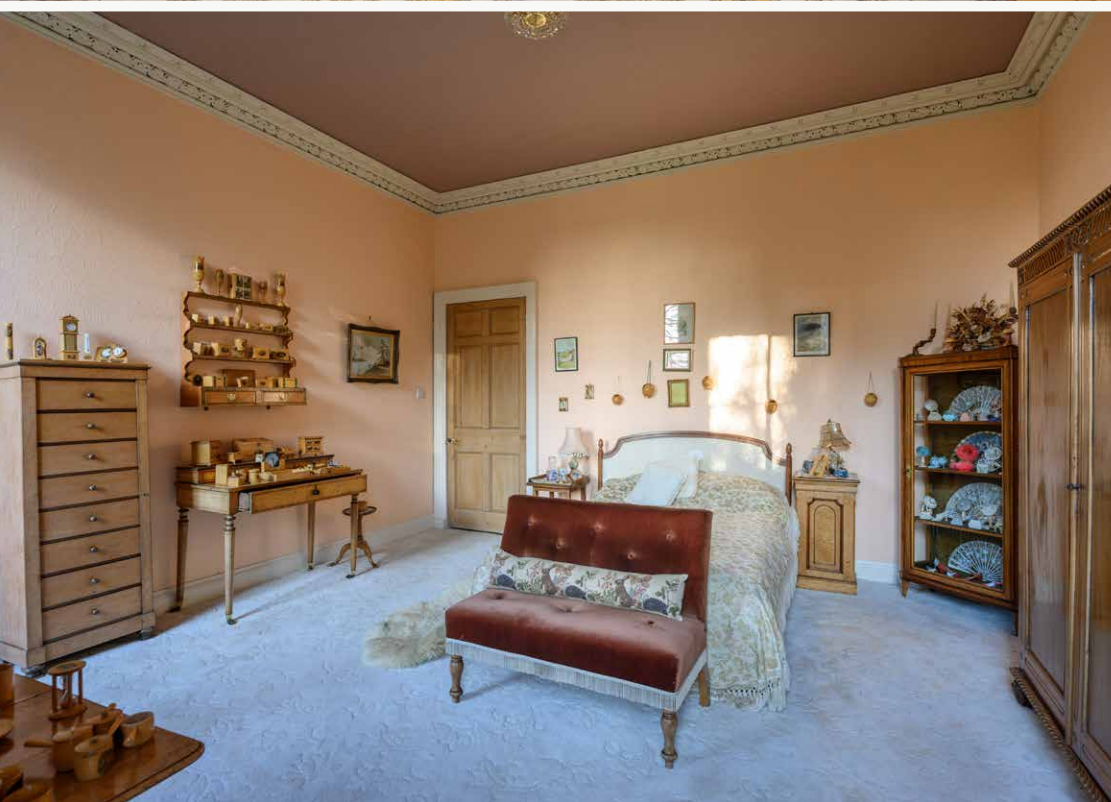
Inchtute is around 10 miles from Dundee Railway Station and Airport, 53 miles from Edinburgh Waverley and Airport, and 23 miles from either St Andrews, Carnoustie or Gleneagles golf courses.

The Firth of Tay offers opportunities for a range of watersports including Sailing, Kayaking, Paddle Boarding and Wind Surfing. The River Tay is one of Scotland's most famous salmon rivers and the Perthshire and Highland countryside is renowned for the outdoor recreational opportunities it affords. In addition to the Golf Courses around Perth there are also the famous Courses at Gleneagles Hotel as well as the Championship Links at St Andrews and Carnoustie.

The local area is well endowed with Private Schools including Strathallan at nearby Forgandenny, Craigclowan Preparatory School in Perth, Glenalmond College by Methven, Dollar Academy, St Leonards in St Andrews and Dundee High School.









### Historical Note

Inchmartine was given by William the Lion to his brother David, Earl of Huntingdon. At a later date it belonged to John de Inchmartine who became Sheriff of Perth. The first house on this site was probably built in 1643 (date on keystone now in East Pow Bridge) when land in the area started to be drained. By the mid 19th century Inchmartine was owned by James Vaughan Allen, whose wife wrote the very successful book 'The Henwife' and was adviser to Queen Victoria on hen keeping. After 1889 the house and grounds were divided, the house sold to James Adam Hunter, tea and rubber planter. The current owner bought Inchmartine House in the 1980's and carried out a programme of improvements including extensive roof works.

### General Description

Inchmartine House is an exceptional A Listed early Georgian country house dating from 1740. Originally forming the heart of a substantial estate of over 3000 acres. The house is a bright and spacious detached house situated on a large and private plot with generous garden ground. The house has generous, well-proportioned accommodation that offers flexibility of use, however, needs substantial upgrading and modernisation.

Accessed off the A90, the house is approached through stone pillars with a generous driveway that sweeps up towards the house providing ample car parking with a turning circle. From the driveway stone steps screened by rendered stone pillars lead to a solid door which opens to the Entrance Hall which is a welcoming space.

Accessed off the Hall is the Study which would have formally been used as the morning room. The study with dual aspect is generously proportioned and features an ornate ceiling rose and traditional timber wall paneling. Across the Hall is the Family Room with dual aspect. Notable features are the ceiling rose, decorative cornice and pine paneling. The fireplace with ornate timber mantle provides a heartening focal point. A door opens to the Dining Room which lends itself to opulent formal entertaining and is exceptionally well proportioned. The Dining Room is a handsome formal reception space with large, sash window and large glass panels providing access to the portico which provides an attractive outlook over the garden.

From the dining room a door provides access to the Kitchen with dual sash windows. The kitchen is fitted with a generous array of kitchen units providing ample storage with worksurfaces. The units incorporate an electric hob with oven and extractor fan above and sink with draining area. Completing the ground floor is the WC, large storage cupboard and the Wine Cellar.

A period staircase rises to the First Floor giving access to the Drawing Room which is sumptuously proportioned. A substantial formal reception space with dual sash windows and large bay window which provides a charming outlook over the garden grounds. This reception room boasts elaborate corning, ceiling roses and a gas fire with decorative marble surround. The inimitable twin alcoves with glass shelves provide a unique focal point. Accessed off the landing is the Library with dual sash windows, timber paneling, ceiling rose and fireplace with decorative timber mantle. Completing the first floor is the Principal Bedroom with en-suite Bathroom and Double Bedroom 2.

The period staircase continues to rise to the Second Floor giving access to the Games Room, Family Bathroom and further Bedroom accommodation. The Games Room has dual sash windows and timber wall paneling. The Family Bathroom has a bath unit, walk-in shower cabinet, wash hand basin, WC and vanity unit with mirror above. Completing the second floor is three further Double Bedrooms.

Stairs rise to the Third Floor which provides access to two attic rooms, a storeroom and a studio.









The house retains a wealth of original features including cornicing, ceiling roses, ornate fireplaces, stained glass windows, original doors, paneling and working shutters.

Inchmartine House extends to about 10,390 sq ft (965.3 sq.m) The accommodation is spacious with beautifully proportioned rooms and clever use has been made of abundant large windows all maximising natural light and views overlooking the charming garden grounds. The accommodation is generous and thoughtfully laid out for both family living and entertaining.

#### Annexe

The annexe is accessed to the rear of the main house. A door opens into the Entrance Vestibule where an inner door provides access to the Dining Kitchen with underfloor heating which has been fitted with a generous array of kitchen units providing ample storage with worksurfaces. The units incorporate an induction hob with extractor fan above, oven and grill, fridge freezer and stainless-steel sink with drainer. There is ample room for a dining table and chairs. Access off the kitchen is Double Bedroom 2. From the entrance vestibule stairs rise to the First Floor giving access to the Sitting Room, Bedroom 2, Study and Bathroom. The Sitting Room is well proportioned and benefits from a log burner with decorative timber mantle. Adjacent is the Study with sash window which could be utilised as another Bedroom. Completing the accommodation is the Bathroom and Principal Bedroom.

The Annexe offers potential buyers a rental opportunity which has generated the current owners a worthwhile income for several years.

#### Garden

The garden is a particular asset of the property, surrounding the house attractively. Sheltered by mature trees and burgeoning shrubbery, it is something of a protected haven providing a sense of privacy and seclusion.

The garden is mostly enclosed by an array of specimen trees and mature shrubs with generous areas of lawn with meandering walkways running amongst established borders and beds with numerous spring bulbs, which provide year-round colour and interest.

Special features of the garden are the mature trees such as Oak, Willow and Beech to name a few.

#### Additional Buildings

To the rear of the house is a former Antique Store which could be utilised for many purposes. There are also several Storerooms, an Office with log burner and a Studio.

There is a detached timber barn with pitched roof and a garden shed providing useful storage space for garden machinery.

#### GENERAL REMARKS AND INFORMATION

##### Viewing

Viewing is strictly by appointment with the Selling Agents.

#### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH14 9QQ

#### Fixtures and Fittings

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

#### Designations

Inchmartine House is category A Listed. Ref: LB13773

#### Classifications

Inchmartine House Council Tax Band H  
Annex Council Tax Band C  
Former Antiques Shop - Current Rateable Value £5900

#### EPC Rating

Band F

#### Tenure

Freehold

#### Services

Mains electricity. Oil fired central Heating. Private water supply. Drainage to a private septic tank.

Although Inchmartine House does not have mains gas, there is a main gas pipeline at the main road entrance.

#### Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. 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 Websites

Properties and other properties offered by Rettie & Co can be viewed on our website at Rettie Estate Agents Glasgow, Edinburgh, Scotland and North East England as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

#### 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.







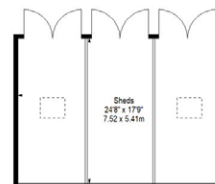




**Inchmartine House,**  
 Inchture,  
 Perth and Kinross, PH14 9QQ

**Ground Floor**

Approx. Gross Internal Area  
 7516 Sq Ft - 698.24 Sq M  
 Annex  
 Approx. Gross Internal Area  
 1438 Sq Ft - 133.40 Sq M  
 Annex 2  
 Approx. Gross Internal Area  
 3182 Sq Ft - 296.61 Sq M  
 Sheds  
 Approx. Gross Internal Area  
 439 Sq Ft - 40.78 Sq M  
 For identification only. Not to scale.  
 © Squarespace 2023



Ground Floor



Third Floor



Second Floor Half Landing



The Annexe





Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

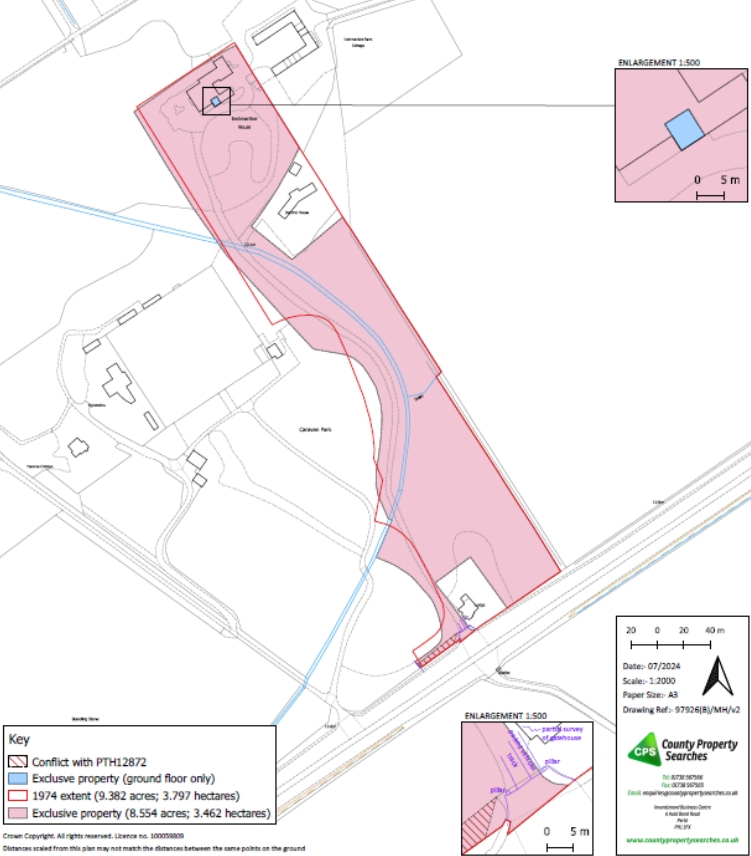
Misrepresentations

- 1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, 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 he has not entered into contract in reliance on the said statements, that he has satisfied himself 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 mis-statement 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 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 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. 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

☎ 0131 624 4183  
✉ [mail@rettie.co.uk](mailto:mail@rettie.co.uk)  
🏠 11 Wemyss Place  
Edinburgh  
EH3 6DH

