



## AUCHTERGAVEN MANSE

*Bankfoot, Perth, PH1 4BS*







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**A handsome and substantial former manse offering flexible and spacious accommodation with wonderful views overlooking the surrounding countryside.**

**Auchtergaven Manse is ensconced within approximately 1.47 acres of landscaped grounds, in a private setting, accessed along a sweeping tree-lined driveway.**

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### Accommodation

**Ground Floor:** Entrance Porch, Entrance Hall, Living Room, Family Room, Study, Dining Kitchen, Orangery, Utility Room, Boot Room, Cloakroom, Family Bathroom.

**First Floor:** Principal Bedroom with en-suite Shower Room, 3 further Double Bedrooms, Shower Room.

**Exterior:** Established gardens of notable colour and diversity. Kitchen Garden. Greenhouse. Patio Terrace.

Studio/Home Office.

Private driveway providing ample car parking. Detached Double Garage.

Wonderful views over the surrounding countryside.

Approx 1.47 acres (0.60 ha)





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### SITUATION

Auchtergaven Manse is hidden away in a central location in the delightful village of Bankfoot and sits in a private position with wonderful views overlooking the surrounding scenery. Standing in manicured garden grounds of approximately 1.47 acres, the setting affords the house with a high degree of privacy, while offering all the benefits of village living - being within easy walking distance of all amenities.

Bankfoot is approximately 8 miles north of Perth and 7 miles south of Dunkeld. The village offers a local shop, The Bankfoot Inn, school, garage and the Taste Perthshire shop and café. Named the best place to live in Scotland by the Sunday Times' annual Best Places to Live guide for 2023, the ancient town of Dunkeld lies around a 10-minute drive, on the banks of the River Tay. Once the ecclesiastical capital of Scotland, the picturesque village is steeped in Scottish history and is the setting of the magnificent Dunkeld Cathedral, which dates to the 14th Century.

Today, Dunkeld services the surrounding rural community with several independent shops and services for day-to-day needs, as well as a number of hotels and restaurants. The neighbouring village of Birnam, which is well-known by literary enthusiasts as the favoured Scottish holiday-spot of Beatrix Potter, has a Railway Station which offers sleeper services to London, as well as more local connections to Perth, Pitlochry, Inverness, Edinburgh and Stirling.

Perth is a vibrant city with a comprehensive range of shops, professional services, bars and restaurants, as well as art galleries, a theatre, a concert hall, a cinema, an ice rink and a swimming pool. The surrounding countryside hosts an abundance of leisure pursuits and attractions, including hill walking and mountain biking in the hills and glens, shooting and stalking on local estates and fishing on the River Earn and Tay. There is national hunt racing at Scone Palace, which also hosts the Game Conservancy's Scottish Fair, and a choice of local golf courses, including the North Inch Golf Course (one of the oldest in Scotland), Craigie Hill, Murrayshall and a championship course at Rosemount in Blairgowrie. The prestigious facilities of the internationally renowned Gleneagles Hotel are approximately 20 miles away, which includes three golf courses, the country club, a shooting school and restaurants.

Auchtergaven primary school located in Bankfoot has a good reputation and there is further primary education in Dunkeld at the Royal School of Dunkeld. There is secondary schooling available in Perth and a wealth of independent schools within Perthshire, including Craigclowan Preparatory School in Perth, Ardvreck and Morrisons Academy in Crieff, as well as Strathallan School and Glenalmond College.

The property is well positioned for convenient access to Scotland's arterial transport networks.

From Bankfoot the A9 provides access to the north and south. From Perth the M90 provides motorway access south towards Edinburgh and the A9 continues west towards Stirling, feeding into the motorway network towards Glasgow. The A90 links Perth to Aberdeen and Dundee where there is an airport with regular flights to London. Edinburgh airport can be reached from Perth in approximately an hour, in normal traffic, and provides both international and domestic connections. There is a railway station in Perth with services to Edinburgh, Glasgow, Dundee, Aberdeen and Inverness.









### GENERAL DESCRIPTION

Auchtergaven Manse is a bright and spacious former manse, which has been diligently renovated and extended by the current owners to provide comfortable and tastefully presented modern living in a delightful setting. The building takes advantage of the splendid south-facing aspect and has generous well-proportioned accommodation set over two levels that offers flexibility of use and a highly specified interior.

Accessed off Tulliebelton Road, a shared access road provides approach to the main entrance of Auchtergaven Manse, via a gated entrance which opens out into a generous private driveway that sweeps up towards the house providing ample car parking with turning area and provides access to the detached Double Garage. From the driveway stone steps lead to the Entrance Porch, with ornate tiled floor, picture window and feature drop light.

A solid door opens to the Entrance Hallway which is a welcoming space giving access to the principal rooms on the ground floor. Accessed off the hall a timber door opens to the Living Room which is sumptuously proportioned with a dual aspect and shelving units. The log burner with timber mantle and stone surround provides a heartening focal point. Across the hall is the Family Room which is generously proportioned with a dual aspect and feature wall mounted radiator. A notable feature is the log burner with timber mantle and slate hearth. Sliding doors open to the adjoining Study with large sash window and integrated shelving units.

Accessed off the hallway a door opens to the Dining Kitchen which is the heart of the house; an exceptional room which features a series of windows providing a charming outlook over the garden grounds. The Kitchen has been thoughtfully configured to align with modern lifestyle trends and incorporates a large breakfast bar which allows for sociable and relaxed family living, in addition to the neighboring Orangery which is ideal for entertaining larger parties when occasion demands. The kitchen has been fitted with a generous array of kitchen units providing ample storage with work surfaces. The units incorporate an Everhot with extractor fan above, oven and grill, AEG microwave, Samsung fridge freezer and integrated dishwasher. The sink area has a Zip tap providing hot & instant boiling water. There is a large pantry cupboard and a bar area with shelving. The island with storage units below benefits from an adjoining breakfast bar.

From the kitchen French doors open to the stylish Orangery, which is a superb feature of the house. Natural light emanates from a series of glazed panels and the large roof light. There are two patio doors providing access to the rear garden and patio terrace. The Orangery is handsomely proportioned and lends itself to opulent entertaining.

Accessed off the kitchen glazed doors open to the Utility Room with ample floor and wall mounted storage units, linen cupboard and storage cupboard. There is a substantial sink with draining area and picture window above. There is an opening to the Boot Room with roof light and ample storage cupboards with shelving above. There is a separate cupboard housing the boiler and hot water tank. A part glazed door opens to the front driveway.

Completing the ground floor accommodation is the Cloakroom and the Family Bathroom. The bathroom is well proportioned with walk-in shower cabinet, bath unit with separate handheld shower attachment, wash hand basin with storage cupboard below and mirrored vanity unit above, WC, shelving units, wall mounted heated towel rail and ceiling spotlights.

Stairs rise to the First-Floor landing giving access to the Shower Room and Bedroom accommodation. Accessed off the landing a door opens to the Principal Bedroom with en-suite Shower Room. The bedroom is generously proportioned and benefits from a dual aspect. The en-suite has a walk-in shower cabinet, wash hand basin with storage drawers below, WC and wall mounted heated towel rail. Adjacent is Double Bedroom 2 and across the landing is Double Bedroom 3 with extensive built-in wardrobes. Neighbouring is Double Bedroom 4 with recessed cupboard with shelving. Completing the first-floor accommodation is the Shower Room with walk-in shower cabinet, wash hand basin with vanity mirror and lights above, WC, full length mirrored storage unit and heated wall mounted towel rail.

The accommodation is spacious and well-appointed throughout and clever use has been made of large windows, roof lights and patio doors all maximising natural light and views overlooking the garden grounds and the surrounding countryside. The accommodation is generous and thoughtfully laid out for both family living and entertaining.





### 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 at Auchtergaven Manse is exquisite and real care and attention has been paid over the past 9 years of ownership. The garden is mostly enclosed by an array of specimen trees and mature shrubs with generous areas of lawn with meandering paths and walkways running amongst established borders and beds with numerous spring bulbs, which provide year-round colour and interest. The garden offers different areas for seating to capture the sun and provide different aspects of the garden.

There is a patio terrace to the rear of the house which can be accessed via the orangery which offers an ideal space for alfresco dining and entertaining in the warmer months.

The garden benefits from a large kitchen garden with fruit trees, raised vegetable patches and a Greenhouse. Special features of the garden are the mature trees such as Copper Beech, Beech, Douglas Fir and Acer to name a few.

A notable feature of the garden is the Studio/Home Office with heating and lighting. The Studio is flooded with natural light via feature glass panels and a series of full-length windows.

Adjacent to the house is the detached Double Garage with pitched slate roof and electric roller doors.

### GENERAL REMARKS AND INFORMATION

#### Viewing

Viewing is strictly by appointment through the Sole Selling Agents.

#### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH1 4BS.

#### Fixtures and Fittings

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

#### Local Authority

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

#### Council Tax

Band F

#### EPC Rating

Band E

#### Services

Mains water, electricity and drainage. Hot water tank. Oil fired central heating.

#### Offers

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

#### 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. The purchaser(s) will be held to satisfy themselves of the nature of all such servitude rights and others. All rights of wayleave, drainage and access in respect of any property retained by the seller will be reserved.

#### Particulars and Plans

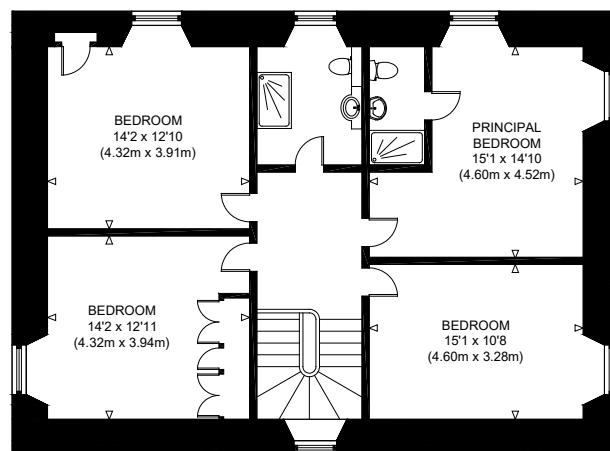
These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.



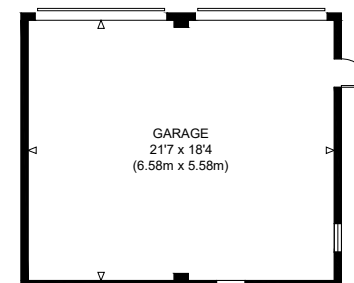




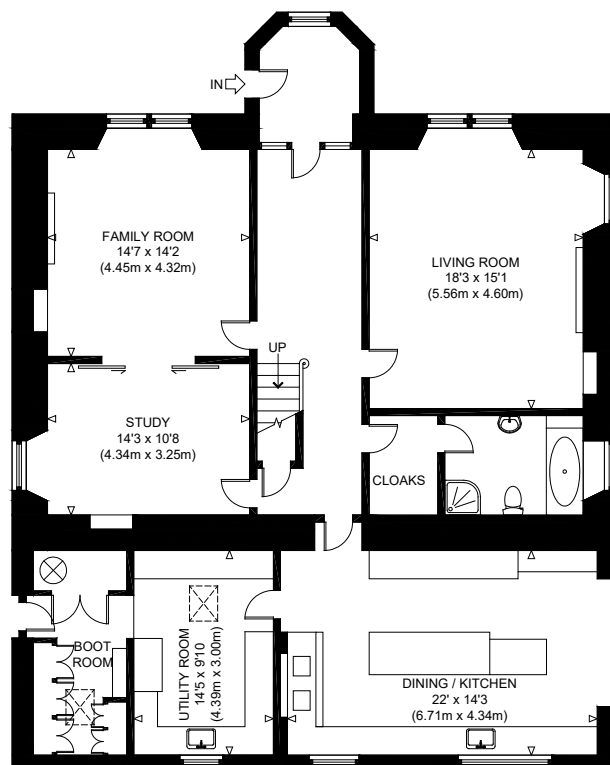




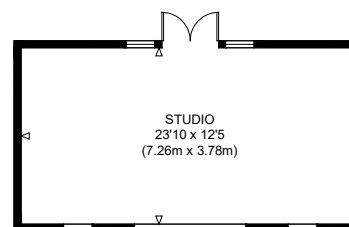
FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 1031 SQ FT / 95.9 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 396 SQ FT / 36.8 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 2081 SQ FT / 193.5 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 296 SQ FT / 27.5 SQ M

RETTIE

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11 Wemyss Place  
Edinburgh  
EH3 6DH

AUCHTERGAVEN

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 3112 SQ FT / 289.4 SQ M  
EXTERNAL OUTBUILDING FLOOR AREA 692 SQ FT / 64.3 SQ M  
TOTAL COMBINED FLOOR AREA 3804 SQ FT / 353.7 SQ M

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

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### Websites and Social Media

This property and other properties offered by Rettie & Co 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), [www.uklandandfarms.co.uk](http://www.uklandandfarms.co.uk) and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

In addition, our social media platforms are Facebook.com-RettieTownandCountry; 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 & Co, 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 he has not entered into contact 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.

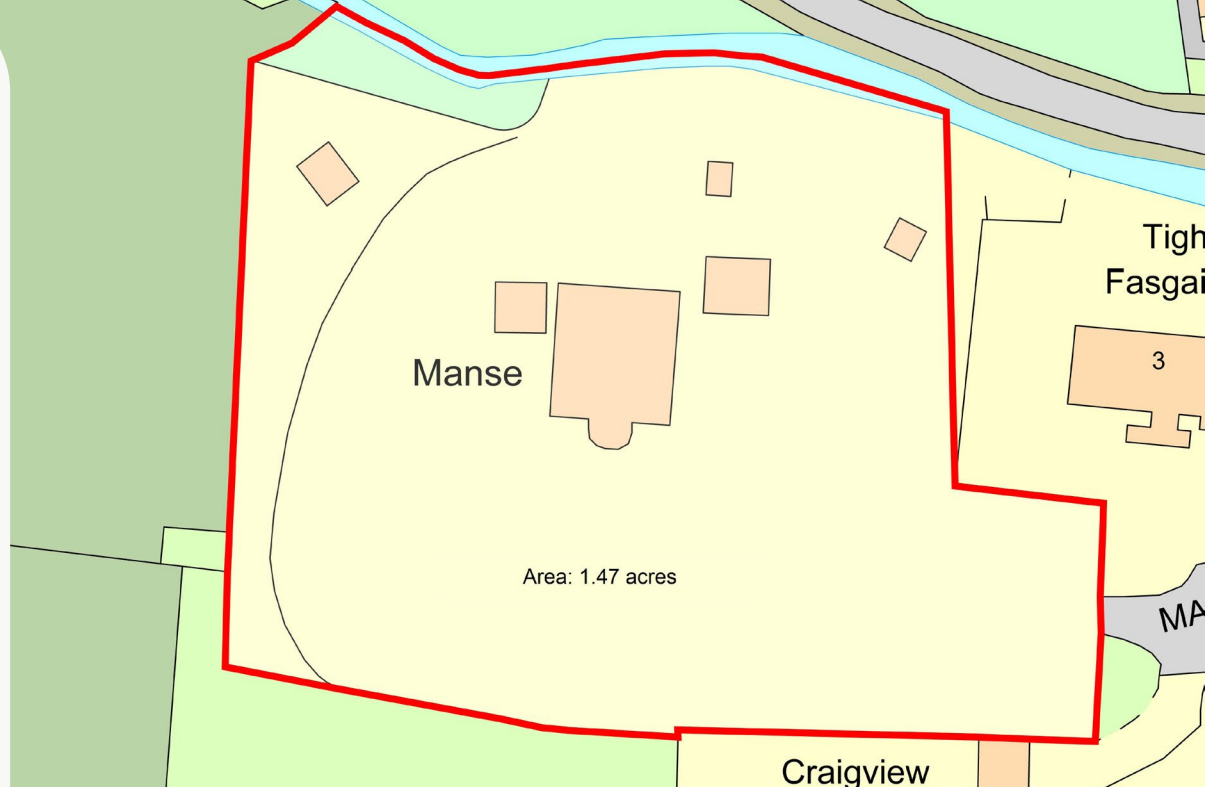
### Important Notice

Rettie & Co, 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 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 endeavor 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

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