



THE OLD MANSE

Monzie, By Crieff, Perthshire, PH7 4HE.



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A charming B-Listed former manse, which has retained its period character whilst set in a delightful garden amongst wonderful scenery on the edge of Highland Perthshire.

Crieff 3 miles, Perth 17 miles, Edinburgh 56 miles, Glasgow 51 miles.
(All distances are approximate)

Summary of Accommodation:

Ground Floor: Porch, dining hall, kitchen/dining/living room, drawing room, conservatory, guest bedroom with en suite shower room, utility room, 2 separate WCs, rear cloakroom.

First Floor: Landing, principal bedroom with en suite shower room, three further bedrooms (one with en suite shower room), family bathroom, separate WC.

Exterior: Delightful established gardens. Car parking, double garage, workshop, storeroom, greenhouse and cellar.



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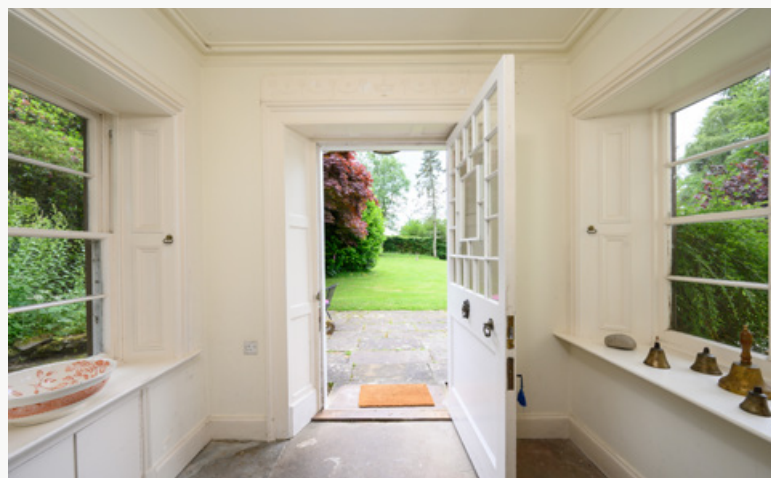


Situation:

The Old Manse enjoys a peaceful and picturesque setting in the charming hamlet of Monzie, located on the eastern edge of the scenic Monzie Castle estate. Just three miles northeast of the bustling market town of Crieff, the property offers a rare blend of rural tranquility and easy access to local amenities.

Monzie sits at the meeting point of Lowland and Highland Perthshire, offering the best of both landscapes. To the south lies the fertile Strathearn Valley, while to the north are the dramatic hills of Glenalmond and the Sma' Glen. Natural beauty abounds and the surrounding area is perfect for walking and other outdoor pursuits. Nearby estates offer excellent opportunities for field sports.

Crieff, just a short drive away, provides a comprehensive range of amenities, making it ideal for families and those seeking convenience in a rural setting. There are numerous independent shops, two supermarkets, and a wide choice of leisure activities, including two excellent golf courses, a swimming pool and tennis courts. The nearby Crieff Hydro offers a luxury leisure club with spa and sporting facilities, as does Gleneagles Hotel, just 13 miles away, with its world-famous golf courses.





For those with children, educational opportunities in the area are exceptional. There are excellent state primary schools nearby and a modern secondary school in Crieff. Glenalmond College offers co-educational private schooling nearby as does Morrison's Academy in Crieff. There are two independent prep schools in the area: Ardvreck in Crieff and Craigclowan in Perth, both of which enjoy excellent reputations.

Transport links are strong, making The Old Manse well-suited to commuters or second-home buyers seeking accessibility without sacrificing peace and privacy. The A9, accessible via Perth or Greenloaning, connects to Stirling, Edinburgh, and Glasgow via the M9 and M876. Regular rail services are available from Gleneagles, Perth, and Dunblane. Edinburgh Airport is just over an hour away and Dundee Airport, with flights to London, is approximately a 50 minute drive from the house.

With its blend of historic charm, beautiful surroundings, and excellent accessibility, The Old Manse presents a unique opportunity to enjoy the best of country living with all the comforts of modern convenience.

General Description:

The Old Manse is a handsome, Category B listed former manse set amidst the rolling countryside for which Perthshire is so well renowned. Rich in character and history, the property dates back to 1779, with architectural enhancements carried out circa 1830–31, most likely by the noted architect William Stirling. Constructed in harled stone with wide eaves, red sandstone dressings, and a slate roof, the house features an elegant central gable with a welcoming entrance porch, highlighting its classic Georgian proportions.

In 2008/9, The Old Manse underwent a comprehensive programme of modernisation and refurbishment, blending contemporary living with traditional charm. Upgrades included rewiring and replumbing, the creation of a spacious open-plan family kitchen/dining/living area, a new ground floor bedroom guest suite, and the installation of modern en-suite shower rooms in two upstairs bedrooms. Original features were carefully restored and retained, preserving the home's architectural integrity.

The reception dining hall sets an impressive tone, with its generous proportions and striking stone fireplace, complemented by a fine period staircase. The drawing room showcases further period detail, including a handsome fireplace with an elegant Adam-style mantelpiece, high ceilings, and excellent natural light through its south-facing window and west-facing bay.

The heart of the home is the enormous family dining kitchen, extending to approximately 470 sq ft, with French doors opening into a west-facing conservatory. The kitchen features bespoke handmade cabinetry by Monzie Joinery, a four-oven oil-fired Aga, and a central island with breakfast bar. It is an ideal space for family life and entertaining. The kitchen leads into a rear hallway with a study nook, a cloakroom/boots area with direct access to the garden, a utility room which houses the oil-fired boiler and access to a separate WC. Completing the ground floor accommodation is a very comfortable guest bedroom suite with astragal glass doors that open out to the garden and includes a generously proportioned shower room. There is also a separate WC next to the kitchen.

A graceful mahogany staircase rises to the first floor where the galleried landing forms the centrepiece of the upper level. The principal bedroom mirrors the drawing room below, offering generous proportions and dual south- and west-facing views, along with its stylish and contemporary en suite shower room. Three further double bedrooms (one with an ensuite shower room), a family bathroom, and a separate WC completes the first floor. A floored loft offers excellent storage.

Outside

The Old Manse is complemented by a range of useful outbuildings and well maintained garden grounds, all thoughtfully arranged to enhance both lifestyle and practicality.

A substantial garage block sits to the side of the property, equipped with an electronic up-and-over door, concrete flooring, fitted shelving, and a workbench. An adjoining shed benefits from electric lighting and power, providing excellent space for DIY or gardening tasks. To the rear of the garage lies a store room with an adjacent log store. There is also a large aluminium-framed greenhouse.



Accessed via stone steps, the cellar at lower ground floor level features a concrete floor, electric lighting, and a second connected cellar, ideal for wine storage.

The generous gardens lie predominantly to the south and west of the house and have been carefully landscaped to create a beautiful and tranquil setting. The front door opens out onto a spacious flagstone terrace, ideal for outdoor dining and entertaining. In addition, there is a large hot tub which is included in the sale.

The gardens are mainly laid to lawn, interspersed with mature azaleas, acers, rhododendrons and beech trees, alongside a wealth of spring bulbs and a striking monkey puzzle tree. A high stone wall provides privacy and shelter from the nearby quiet public road.

Solid timber gates open into a hard standing parking area with space for three to four vehicles. Additional parking is also available to the rear of the property. On the eastern side of the house, a terraced rockery garden has been beautifully planted with a variety of flowering plants and shrubs, adding colour and interest throughout the seasons.

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 PH7 4HE.

Directions

From the A85 Perth to Crieff road turn right in Gilmerton onto the A822, about two miles east of Crieff. After about 200 yards branch left on to the minor public road signposted to Monzie and thereafter the Old Manse lies on your left hand side, opposite the parish church.

Fixtures and Fittings

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

Entry & Possession

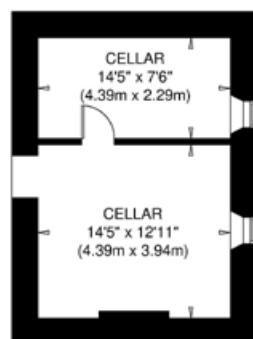
Entry and vacant possession will be by mutual agreement and arrangement.

Services

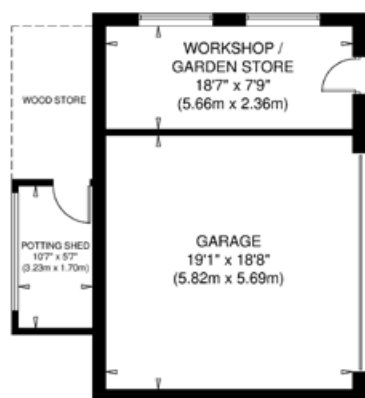
Private water and electricity from the Monzie Castle Estate. Private drainage. Oil-fired central heating.



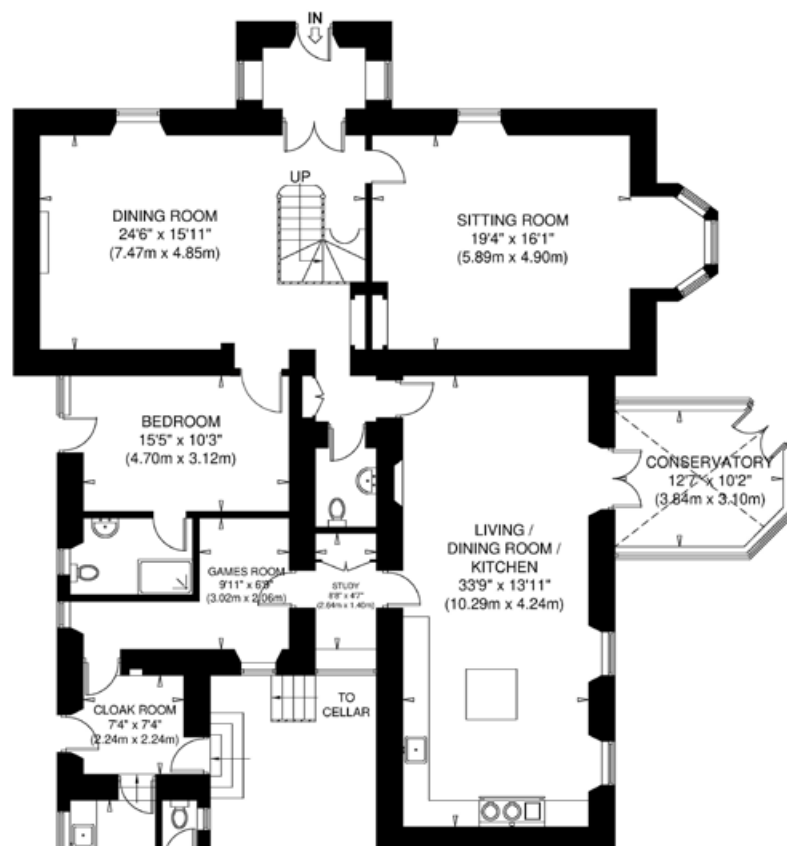




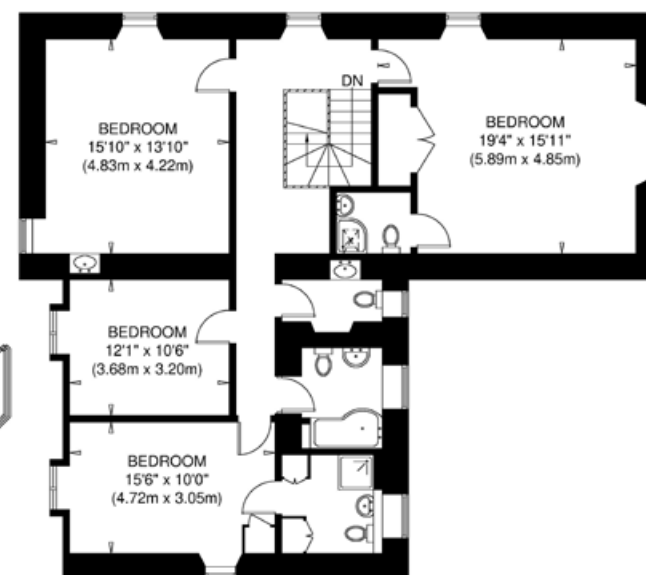
BASEMENT
GROSS INTERNAL
FLOOR AREA 28.1 SQ M / 302 SQ FT



GARAGE / WORKSHOP / POTTING SHED
GROSS INTERNAL
FLOOR AREA 53.4 SQ M / 575 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 204.8 SQ M / 2204 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 117.6 SQ M / 1267 SQ FT

THE OLD MANSE MONZIE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 350.5 SQ M / 3773 SQ FT
GARAGE / WORKSHOP / POTTING SHED 53.4 SQ M / 575 SQ FT
TOTAL 403.9 SQ M / 4348 SQ FT

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

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Local Authority

Perth & Kinross Council, 2 High Street, Perth, PH1 5PH. Tel: 01738 475 000 Fax: 01738 475 710

Council Tax

Band: G

EPC Rating

Band E

Solicitors

Alison I Rowatt , Urquharts, 16 Heriot Row, Edinburgh, EH3 6HR

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.

Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); [Instagram](https://www.instagram.com/RettieandCo) and [Linkedln](https://www.linkedin.com/company/RettieandCo).

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.

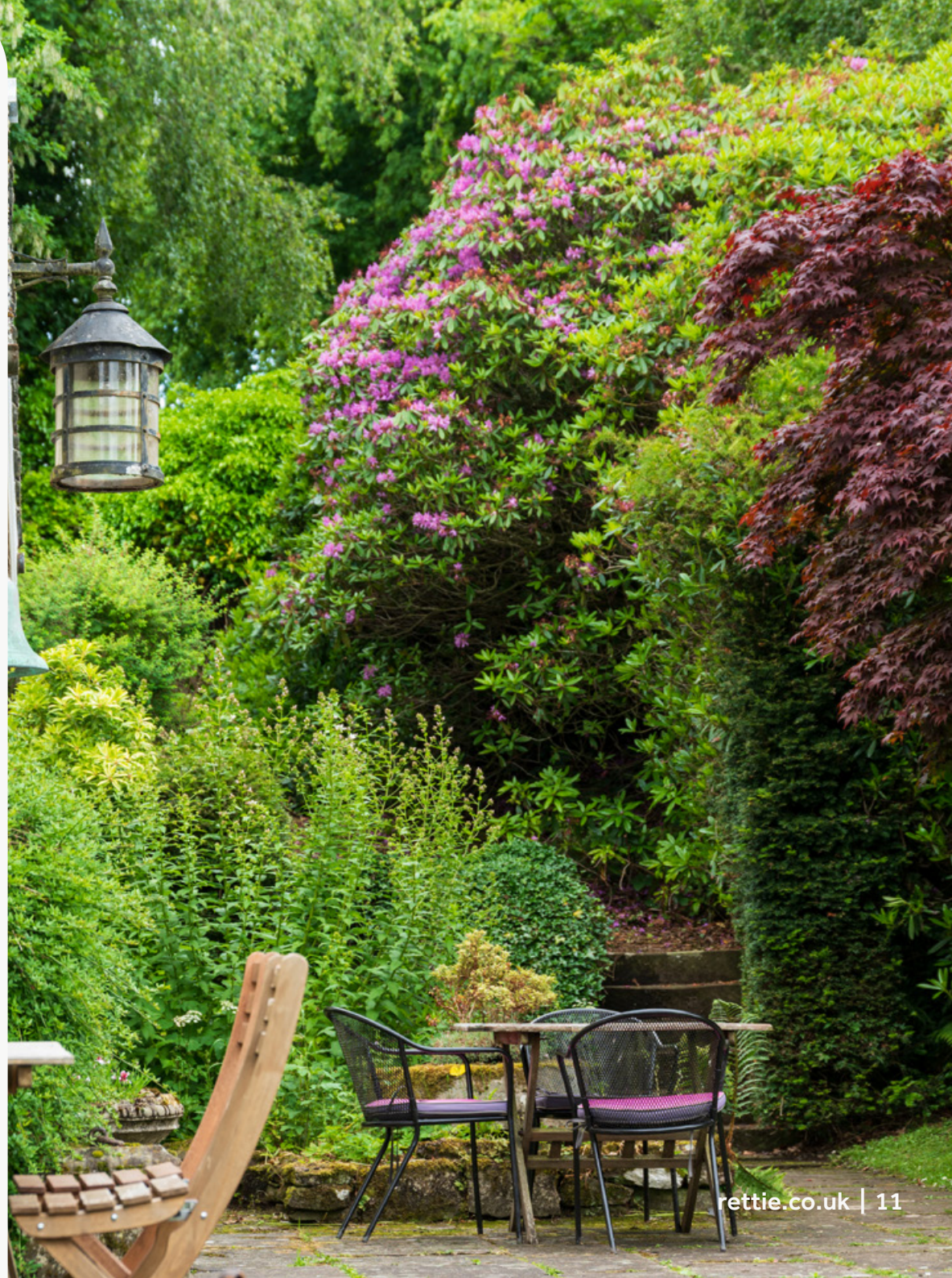
Important Notice

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.



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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