



SMITHY COTTAGE
Luncarty, Perth, PH1 3JA



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Timeless country living within a tastefully refurbished, converted cottage, which commands an open outlook across undulating rural scenery and is accompanied by a pair of versatile, traditional outbuildings.

Accommodation

Ground Floor

Entrance Vestibule, Hall, Sitting Room, Dining Room, Conservatory, Kitchen/Breakfast Room, Study/Bedroom 4, Utility Room, WC, and Cloak/Boot Room.

First Floor

Principal Bedroom with en suite Shower Room and Roof Terrace, Two further Double Bedrooms, and a Bathroom.

Exterior

Smithy Cottage is ensconced within a mature and charming plot extending to approximately 0.8 acres. It incorporates: a spacious garden which is predominantly laid to lawn; an enclosed lily pond; a decked terrace with direct access via patio doors from the conservatory; a summerhouse; and an expansive driveway area suitable for parking and turning multiple vehicles.

Once thought to have been a blacksmith's forge/workshop, the property has two large, detached steading buildings – a stone-built barn and a brick-built shed.





Situation

Smithy Cottage lies amidst undulating Southern Perthshire countryside approximately 7 miles to the northwest of the centre of Perth. The nearby village of Luncarty, some 2 miles to the East, provides local amenities including a convenience store and a Primary School and, approximately 2 miles to the South, the rural village of Pitcairngreen has a pub/restaurant.

Perth is a vibrant city with all the services, leisure facilities, and cultural attractions you would expect from a city of its size. It has a wealth 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 walking and mountain biking in the hills and glens, shooting and stalking on local estates and fishing on the River Earn in Tay. There is national hunt racing at Scone Palace, which also hosts the Game Conservancy's Scottish Fair, and a choice of local golf course, 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.

There is secondary schooling available in Perth and Perthshire is home to some of Scotland's leading independent schools, 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 lying a short distance from the A9. 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 Dundee where there is an airport with regular flights to London.



Edinburgh airport can be reached from Smithy Cottage 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

Smithy Cottage is a detached rural home, set within its own generous garden grounds, which affords spacious accommodation, balancing country charm and timeless style with contemporary comfort. Set amidst undulating farmland, the cottage is situated within a generous plot which extends to approximately 0.8 acres and is accompanied by two traditional steading buildings, which could be used to support a wide range of hobbies and interests and present scope for further development, subject to acquiring all necessary consent.

Externally, the house has all the appeal of a traditional cottage, with a harled façade and a slate roof punctuated with charming dormer windows, while being lent stature by modern yet classic components, such as the veranda which shelters the main entrance and the impressive first floor roof terrace.

On approach, the entrance into the property is framed by a set of traditional metal gates and flanked on one side by the impressive former blacksmith's barn, from which the property takes its name. The private driveway extends along the side of the barn and towards the house, creating an expansive area suitable for parking and turning numerous vehicles.

Extending to approximately 1938 sq. ft., the house is set over two floors and provides well-proportioned, flexible accommodation, including a collection of interconnected public rooms which lend the home to effortless and relaxed family living, as well as entertaining.

Beyond the threshold, the main door opens into a traditional entrance vestibule, which has been smartly decorated with new Victorian style floor tiling and has a glass panelled door into leading into the hall, around which the principal ground floor accommodation circulates. Quality light oak effect laminate flooring sweeps through the hall and into the neighbouring kitchen/breakfast room.

The classic country kitchen has recently been transformed by the current owner with a bespoke kitchen installation from The Bathroom Company, wherein timeless design has been met with a high standard of contemporary finish and an eye for detail. The generous array of fine shaker style wall and floor units are accented by integral lighting and engineered stone worksurfaces and splash backs and an electric, two-oven Aga serves as a delightful centrepiece - set beneath a traditional range-style hood finished with charming, patterned tiling. The kitchen is also appointed with discrete, integrated appliances including a fridge/freezer and a dishwasher and has a large sink and draining board with a swan neck mixer tap positioned below a large window overlooking the driveway and garden beyond. A breakfast bar provides a spot of sociable, day-to-day dining.

In a layout which aligns with sociable day-to-day living and entertaining, the formal dining room is accessed off the kitchen and has a set of glass-panelled double doors into the neighbouring sitting room. It is a generously proportioned, dual-aspect room which is finished with neutral carpeting and has a deep storage cupboard. The principal sitting room is particularly spacious and benefits from a pair of South facing windows with a private outlook into the garden. A statement woodburning stove provides an atmospheric focal point and, the end of the room, a set of glass sliding doors invite through into the adjoining conservatory. Allowing for year-round enjoyment of the home's splendid setting, the conservatory's exterior walls are lined with windows, and it is appointed with classic floor tiling and electric underfloor heating. A set of glazed double doors open out to a neat timber decked terrace, which is something of a sheltered, west facing suntrap – ideal for alfresco living and dining, against the backdrop of the pretty garden and bounding scenery.

Notably, the ground floor has been thoughtfully appointed for the rigmarole of family living in the country and includes a sizeable utility room and a separate cloak/boot room, both of which have been finished to a discerning standard with bespoke cabinetry and fixtures from The Bathroom Company. The utility room is practically positioned off the kitchen and has been fitted with matching units. It has space for a washing machine and tumble dryer, installed in a vertical arrangement, and it has a traditional clothes drying pulley. Adjoining the utility room there is an immaculately presented WC, which has a WC with a traditional raised cistern and a corner wash hand basin on a vanity stand. Accessed off the main hall, the separate cloak/boot room has been fitted with a boot bench, coat hooks, and a charming wash hand basin set on a vanity stand.

A dual-aspect study or fourth bedroom completes the ground floor accommodation.

On the first floor, the staircase rises to a bright, light-filled landing area which has access to a deep airing cupboard housing the recently upgraded hot water tank.





The principal bedroom offers a sense of retreat - showcasing a set of sliding glass doors flanked by windows inset into the westerly elevation, which frame far-reaching views over the garden and across the undulating scenery beyond and provide access to a splendid roof terrace. The bedroom is well-appointed with a large, double fitted wardrobe set beyond mirrored sliding doors and has a luxurious en suite with a rainfall shower in a large enclosure, a Burlington wash hand basin on a vanity cabinet, a WC, a heated towel rail, and a co-ordinated combination of patterned Victorian-style tiling and metro tiling. The second and third bedrooms are similarly well-proportioned and feature south facing dormer windows and inbuilt wardrobe storage. The family bathroom has also been refurbished with Victorian style floor tiling, timber panelling to dado height, and a sumptuous roll-top bathtub with ball and claw feet.

Exterior

The garden incorporates spacious stretches of lawn and is lent character and colour by a diverse array of trees and verdant shrubs. An idyllic pond area, enclosed within post and wire fencing, provides an attractive focal point to the garden and features water lilies and a pair of ornamental bridges. The garden also hosts a traditional summerhouse which has its own decked veranda/terrace, with a view towards the pond to the southeast. Smartly finished, decked terraces margins the exterior door from the utility room and the double doors off the conservatory, providing the ideal spots for alfresco living and entertaining against the backdrop of the garden and thoughtfully positioned to catch the sun at different times in the day.

There is a large stone-built barn which housed the original smithy and a substantial brick built shed.

Outline planning permission was previously granted for an additional dwelling (now lapsed).

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 3JA. The WhatThreeWords for the property is [///developed.friends.motorist](#)

Services

Mains water and electricity. Private Oil tank for Boiler providing Central Heating and Hot Water. Private septic tank. Solar PV Panels.

Fixtures and Fittings

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

Entry and Vacant Possession

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





EPC Rating
D

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.

Council Tax Band
E

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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.

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.

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.
3. All descriptions or references to condition are given in good faith only. Whilst every





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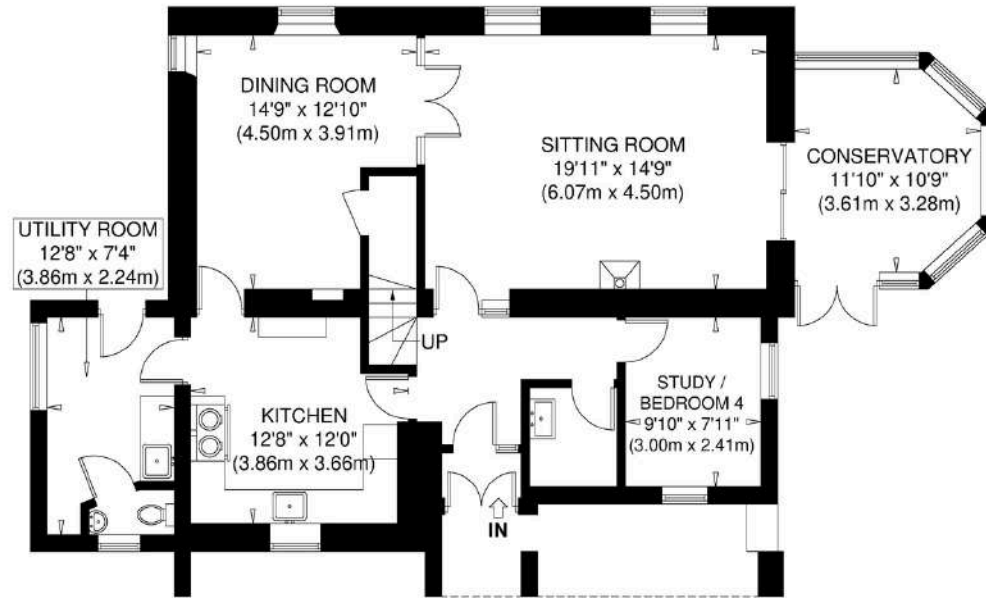
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

RETTIE

☎ 0131 624 4183

✉ mail@rettie.co.uk

🏠 11 Wemyss Place
EH3 6DH



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 106 SQ M / 1140 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 74.2 SQ M / 798 SQ FT

SMITHY COTTAGE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 180.2 SQ M / 1938 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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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.

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