



BROADGREEN

Cargill, Perth, PH2 6DS





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A statement Huf Haus, in a superlative setting on the banks of the River Tay, wherein design credentials, opulent interior architecture, and luxury finishes have been combined to afford sumptuous, modern country living.

Broadgreen is ensconced within approximately 25 acres of verdant private grounds, which are set apart by their enviable, elevated position on the bank of the River Tay.

Summary of Accommodation:

Ground Floor

Hall, Drawing Room, Dining Room, Sitting Room, open-plan Kitchen/Dining Room, and Family Room. Cloakroom/Inner Hall, WC, and Utility Room. Two Double Bedroom Suites (one with an en-suite Bathroom and one with a Shower Room).

First Floor

Gallery with Study/Library/Lounge area. Principal Bedroom Suite with Dressing Room, Bathroom, and WC. Double Bedroom Suites 4 & 5 with en-suite Bathrooms. GIA approx. 5412 sq. ft. (502 sq. m.)

River Lodge

Timber cabin with open-plan living/dining/kitchen, one double bedroom, and a shower room.

Grounds

Private grounds extending to approx. 25 acres in all, including: Around 7.5 acres of garden ground around the house, primarily laid to lawn in the style of parkland and governed by glorious views across the River. Mature, mixed woodland populates much of the grounds to the south of the house, providing amenity and a high degree of privacy and seclusion. Smart, gated entrance (electrically operated) and sweeping private driveway, culminating in an expansive tarmac area at the foot of the house, providing car parking and turning space for multiple vehicles.

Outbuildings

Detached double garage with electrically-operated doors. Purpose-built, machinery shed (approx. 38 ft x 38 ft), including a mezzanine/loft area.





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Situation

Situated in the heart of rural Perthshire, Broadgreen commands a remarkable and rare position, elevated above the banks of the famous River Tay. The surrounding seam of southwest Strathmore countryside, some 9 miles to the northeast of Perth, makes for a glorious setting and is characterised by picturesque undulating farmlands, established woodlands, and far-reaching views to distant, upland hills.

Perth is a vibrant small city with a comprehensive range of shops, cafes and bars/restaurants, and professional services, as well as art galleries, a theatre, a concert hall, a cinema, an ice rink and a swimming pool. Notably, Perth's railway station offers services to Edinburgh, Glasgow, Dundee, Aberdeen, Inverness, and London King's Cross, as well as being served by the Caledonian Sleeper.

Arguably Scotland's most renowned Salmon River, the river Tay enters its lower course a short distance upstream from its meeting point with Broadgreen, at its confluence with the River Isla. Many of its most desirable beats lie in the Lower Tay, while Perthshire's country Estates and upland hills are known for their abundant offering of sporting opportunities. For the golfing enthusiast, the two Championship courses of Blairgowrie Golf Club are approximately a 7-mile drive from Broadgreen, and Murrayshall Golf Course by Scone is within similar reach. Southern Perthshire is also home to the world-renowned Gleneagles Hotel Resort and its roster of 5* facilities, including The PGA Centenary Course, host of the Ryder and Solheim Cups in 2014 and 2019 respectively. Scone Palace, a historical and cultural attraction in its own right, hosts Perth Racecourse and a great many landmark events, including the Game Conservancy's Scottish Fair and Scone Palace International Horse Trials (4*). The ski slopes of Glenshee are approximately a 24-mile journey by road.

Locally, the rural village of Guildtown hosts a Primary School and there are several secondary schools in Perth, including Perth Academy. Perthshire has a reputation for hosting some of Scotland's leading independent schools, including Craigclowan Preparatory School in Perth, Ardreck and Morrisons Academy in Crieff, as well as Strathallan School and Glenalmond College.

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 13-minute drive from Broadgreen. Once the ecclesiastical capital of Scotland, the village is steeped in Scottish history and is the setting of the magnificent Dunkeld Cathedral, which dates to the 14th Century. Today, its vibrant centre hosts an eclectic mix of independent shops, cafés/bakeries, and local amenities for day-to-day needs, as well as several hotels and restaurants.



Broadgreen is well-positioned for convenient access to Scotland's arterial transport networks, with the A9 within approximately an 8-mile drive providing access to Highland Perthshire in the North and dual-carriageway access into and around Perth to the South. From Perth, the A9 travels west towards Stirling, feeding into the motorway network towards Glasgow, and feeds into the M90 corridor leading South to Edinburgh. The A90 dual-carriageway links Perth to Dundee, where there is an airport with regular flights to London. Edinburgh International Airport can be reached in approximately a one-hour drive in favourable traffic conditions.

General Description

Designed with creative ambition and flair, as well as an eye for detail and luxury, Broadgreen is a striking and singular contemporary country home in a glorious, riverside setting. A bespoke Huf Haus, the property exemplifies inspiring architecture and is defined by the hallmarks of innovation, precision-engineering, and true craftsmanship on which the internationally acclaimed German firm has built its legacy.

Developed with great deference to its situation, the façade of the house maintains a timeless modernity and, internally, the visual axes govern the light-filled interior onto the Tay and the sweeping riverside lawns. The sharp silhouette of the staggered, monopitch roofs is softened by the echoes of tradition and rusticism from the exposed timber, post-and-beam frame and the masses of glazing, which create sightlines through the house to the verdant scenery beyond.

From the smart, gated entrance, the approach to Broadgreen fosters a sense of anticipation and arrival. A private driveway meanders downhill, disappearing into the bank of mature woodland which obscures the house from view. Emerging beyond the veil of trees, the curtilage of the house evokes all the charm and escape of an undisturbed, woodland clearing, while the angular frame of the house stands in arresting juxtaposition to the setting, serving to amplify the natural splendour. The drive itself plateaus around the principal elevation, providing an expensive area for multi-car parking, turning and access to the detached, double garage block.

Beyond the threshold, the dramatic interior architecture, as well as an abundance of full and double-height glazing, create a sense of contemporary grandeur, which is reinforced by the wealth of luxe finishes and fixtures. Vast panes of glass span the exterior elevations, attempting to create ambiguity between the interior and exterior landscapes and affording indulgence in the home's splendid surroundings and elevated vantage point over the River Tay.

Ideal for both effortless and relaxed daily living and entertaining, Broadgreen boasts a trio of interconnected, spacious reception rooms, each with a wall of glazing facing the River Tay and a sliding door inviting out to the expansive patio terrace, which wraps around the house from the southwest to the northeast. In addition, there is a fourth, versatile and equally generous reception room which is accessed via a light-filled lobby off the hall and is currently utilised as a family room.

The interior features a tastefully curated collection of high-quality finishes and fixtures, set against the minimalist backdrop of the finely textured plaster render of the interior walls. The mainstay of the ground floor accommodation is finished with Oak flooring or stylish, stone-effect floor tiles, and the thoughtful lighting design includes discrete accent lighting, pendant fixtures, and wall sconces. The drawing room and family rooms are both lent atmosphere by their own statement wood-burning stoves, while the impressive reception hall showcases a wonderful open-tread staircase, with oak steps and a glass balustrade.



The design-led, Bulthaup kitchen, which is centred around a central island with a sociable breakfast bar, has been equipped to a particularly discerning standard, with ergonomic cabinetry and a comprehensive range of high-end appliances including: a multi-function oven/grill, a four-ring induction hob, a Teppan Yaki griddle and a hotplate from Gaggenau; a Siemens microwave; a pair of Fisher & Paykel dishwasher drawers; a substantial Sub Zero fridge with an accompanying pair of freezer drawers, and a Sub Zero wine store with a pair of refrigerator drawers. The room itself easily accommodates a dining table set and is dual aspect, featuring both a picture window to the front of the house and a sliding, glass door inviting out to the patio terrace.

All of the house's five double bedrooms are generously proportioned and arranged into luxurious, self-contained suites, each with its own sense of sanctuary and an immaculately presented bath or shower room. The latter are finished to a luxurious, hotel-style standard and feature high-quality wall and floor tiling and fittings from brands such as Villeroy & Boch, Geberit, and Hansa. The principal bedroom suite is particularly sumptuous, in both its size and finish. The bedroom itself has been upgraded with Walnut flooring and affords ample room for occasional lounge furniture, while the accompanying bathroom is set apart by Bisazza tiling, as well as a deep, double bathtub, a wet-room style shower enclosure, and twin wash hand bowls set on a contemporary vanity stand.

On the first-floor, the accommodation is almost entirely encircled by a wonderful, wrap-around terrace and a private balcony off the principal bedroom suite. Predominantly set in the shelter of the vast overhanging eaves of the roof, the terraces allow for year-round enjoyment of the elevated and far-reaching views over the grounds to the countryside beyond.

A catalogue of energy-conscious and smart home technologies has also been installed, perhaps most notably, the Busch-Jaeger home management system, which is used to control the lighting, electric blinds, heating settings in the vast majority of rooms (via room-specific panels and/or the central console panel in the main hall). Notably, Broadgreen has a Ground Source Heat Pump and an underfloor heating system on both the ground and first floor.

Well-appointed for the rigmarole of family living in the country, the home has a practical utility/plant room which has a stainless steel sink with draining board, a Miele washing machine and a Miele tumble dryer, as well as cupboards housing the Ground Source Heat Pump unit and the hot water cylinder. The inner hall also serves as a cloakroom with a stretch of tall, fitted cupboards providing a copious quantity of storage.

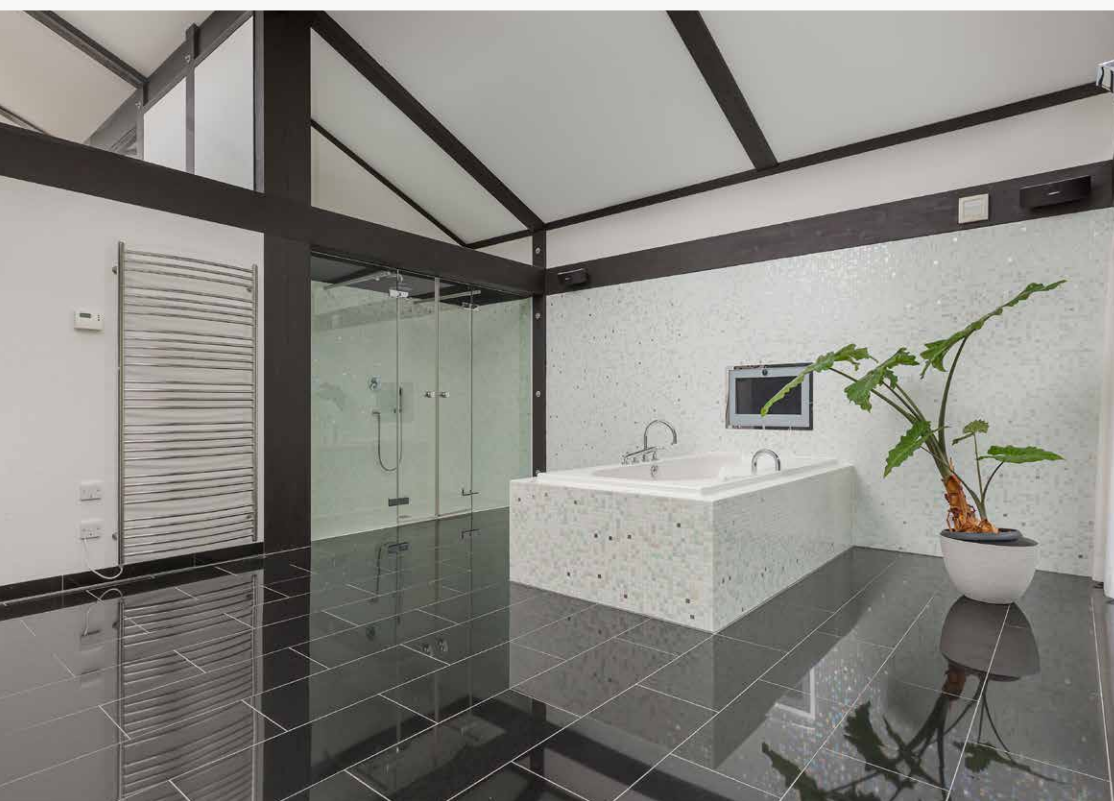
Garden and Grounds

The garden and grounds at Broadgreen are of a scarce and highly sought-after sort, with the northerly boundary stretching along the banks of the River Tay for over 350m. Extending to approximately 25 acres, the grounds afford the house a high degree of privacy and a wonderful setting. Accessed from the south via a set of electrically operated entrance gates, the private driveway descends gently through an area of paddock grazing towards the house, which is screened from view by a belt of mature, mixed woodland, populated by a diverse range of evergreen and deciduous trees.

The curtilage of the house is manicured and features a spacious driveway with parking and turning space for multiple vehicles, and well-stocked borders featuring traditional Rhododendrons and Contoneaster. A smartly paved, sweeping patio terrace spans around the house from the south west to the north west, providing a brilliant area for alfresco living and entertaining, against the backdrop of the River Tay. Great swathes of lawn extend away from the house to either side, offering space for all manner of garden sports. The riverside timber cabin has its own decked patio terrace and is set within its own pocket of the garden to the northeast of the house, where a copse of woodland punctuates the lawn. Beyond the woodland copse, there is an additional mowed paddock area.

There is a detached double garage complete with a pair of electrically operated gates and a substantial machinery shed, which is serviced with both electricity and water.





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 PH2 6DS

Fixtures and Fittings

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

Entry and Vacant Possession

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

Services

Mains water and electricity. Ground Source Heat Pump provides heating and hot water. Private drainage system.

Burdens

Council Tax Band – H.

EPC Rating

C

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.

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

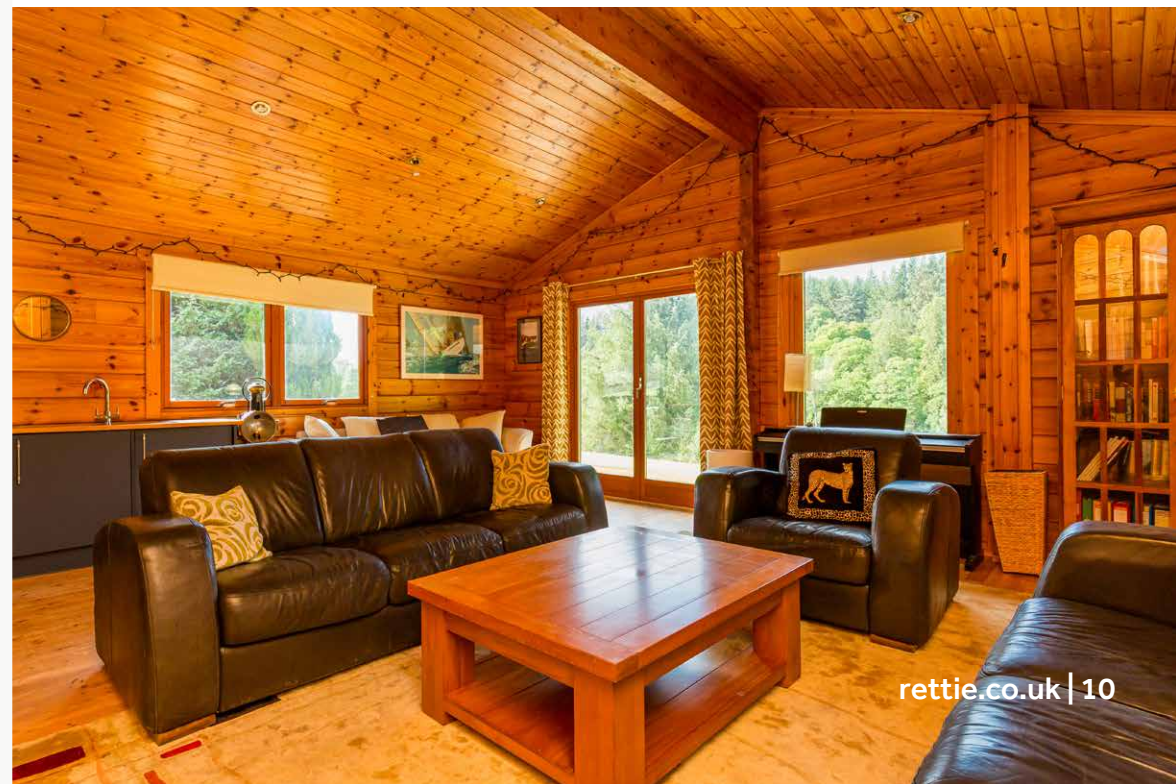
Rettie & Co, their clients and any joint agents give notice that:

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.

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.

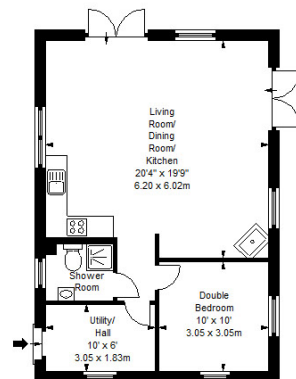




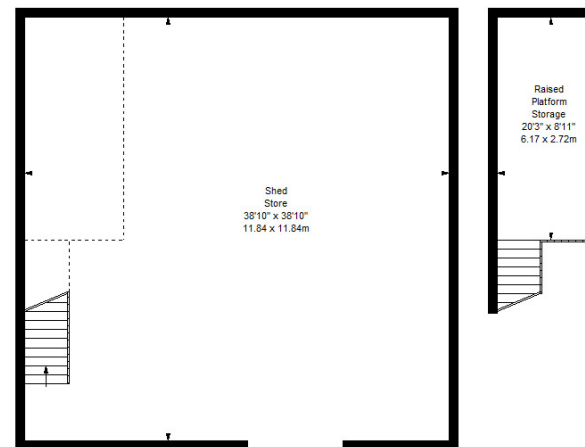
Broadgreen,
Cargill,
Perth,
Perth and Kinross, PH2 6DS



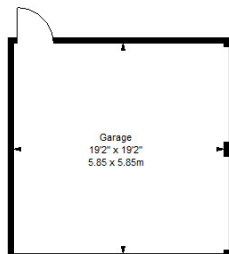
Approx. Gross Internal Area
5412 Sq Ft - 502.77 Sq M
Garage
Approx. Gross Internal Area
368 Sq Ft - 34.19 Sq M
Guest Log Cabin
Approx. Gross Internal Area
618 Sq Ft - 57.41 Sq M
Shed Store & Raised Platform Storage
Approx. Gross Internal Area
1705 Sq Ft - 158.39 Sq M
For identification only. Not to scale.
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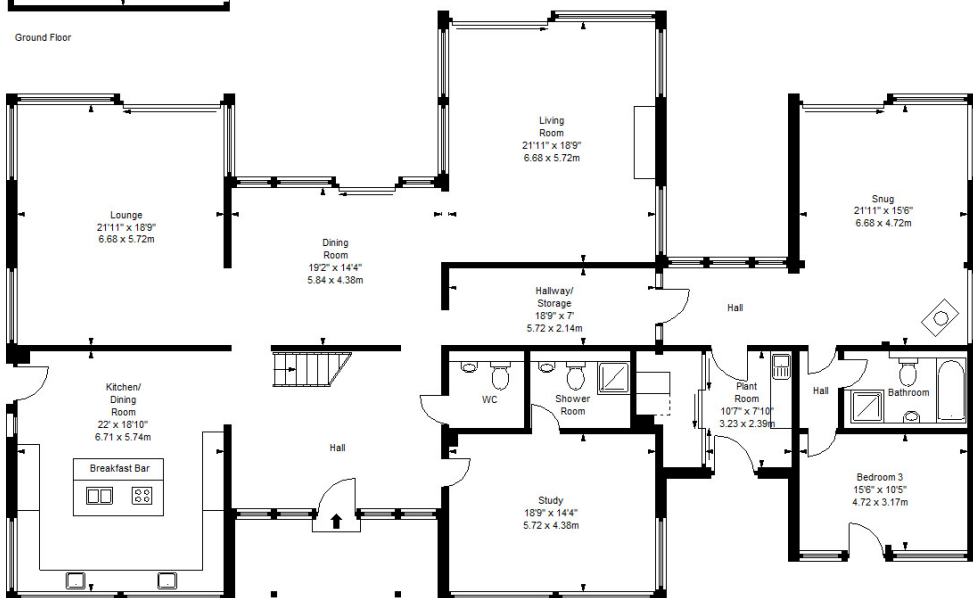
Ground Floor



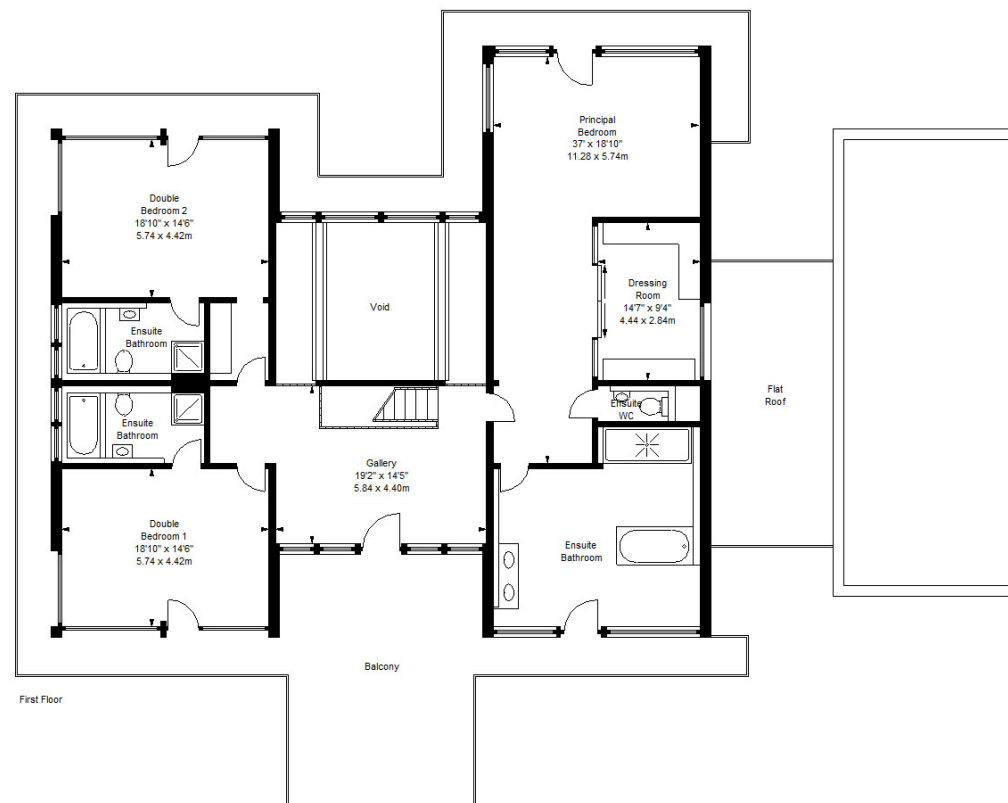
Ground Floor



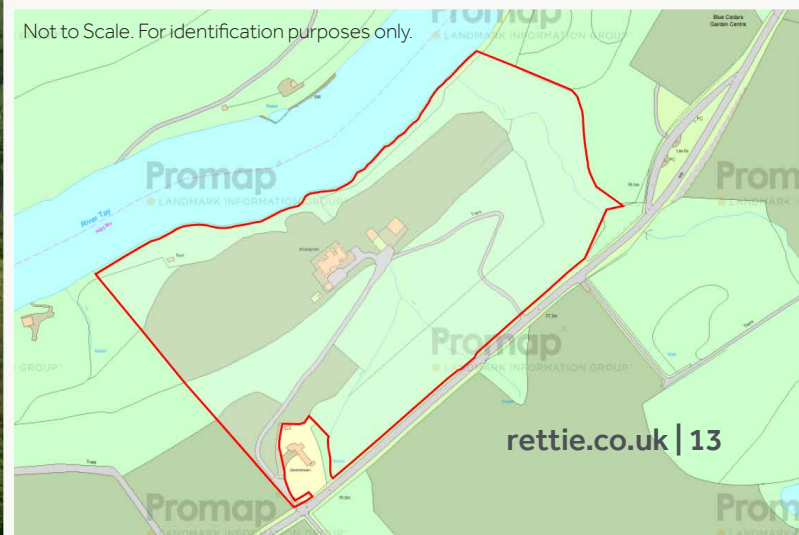
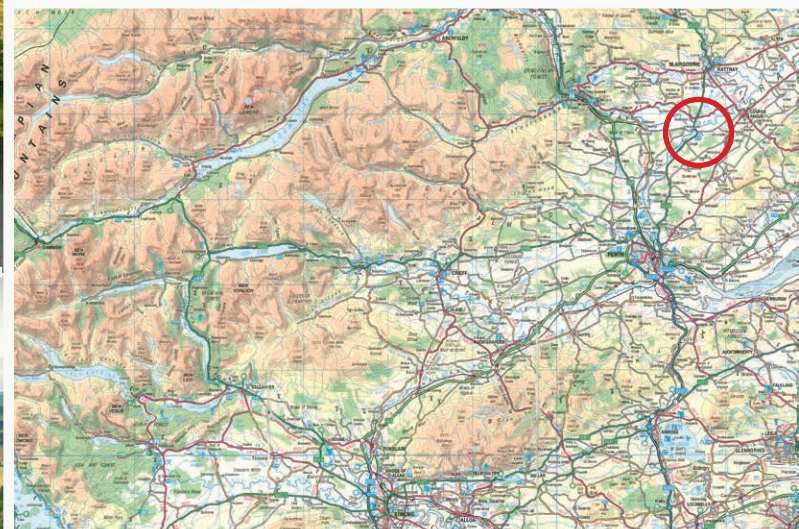
Ground Floor



Ground Floor



First Floor



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