



## FERNBANK

*Acharn, Aberfeldy, PH15 2HS*



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**A charming period property which provides generously proportioned living accommodation, situated on the South shore of Loch Tay and located a short distance from the highly sought-after Highland village of Kenmore.**

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### Summary of Accommodation:

**Ground Floor:** Entrance Porch, Hall, Sitting Room, Dining Room/Bedroom 3, Kitchen, Bathroom.

**First Floor:** Two Double Bedrooms.

Attic Room

**Exterior:** Established and enclosed garden of notable colour and diversity with generous area of lawn.

Driveway. Garage.

Picturesque setting with stunning views.



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## Situation

The picturesque hamlet of Acharn lies on the tranquil south shore of Loch Tay, just over a miles drive to Kenmore and surrounded by the dramatic landscapes of Highland Perthshire. Steeped in history and natural beauty, the village forms part of the wider Remony Estate, an area renowned for its unspoiled countryside, rich wildlife, and breathtaking scenery.

Acharn offers a truly peaceful setting, with wooded hillsides rising above and panoramic views stretching across the loch towards the distant Ben Lawers range. The celebrated Falls of Acharn, a spectacular cascade hidden within a wooded gorge, are only a short walk from the village, while a network of scenic trails provides endless opportunities for walking, cycling, and exploring.

Despite its tranquil, rural feel, Acharn is ideally positioned just one mile from Kenmore and around seven miles from Aberfeldy, where a range of shops, cafés, restaurants, and leisure facilities can be found. The area is also well placed for access to a wealth of outdoor pursuits including watersports on Loch Tay, fishing, golf, and hillwalking and offers a range of amenities, including the Kenmore post office and store. The Courtyard Brasserie & Bar and facilities of Mains of Taymouth and Taymouth Marina.

The pristine upland scenery which abounds Loch Tay is revered for its natural beauty, with the infamous Ben Lawers looming over the Northern shore, much of which is designated as a National Nature Reserve. There is a plethora of footpaths, mountain biking trails and bridle tracks to explore the area, many of which are within easy reach. Mains of Taymouth is close by with its Bar/Restaurant, Deli, shops, golf course and riding stables.

Loch Tay and Rivers Tay and Lyon provide local fishing and Kenmore itself hosts a popular ceremony, opening the salmon fishing on the loch, in January of each year. There are also local golf courses; one at Mains of Taymouth and another, designed by the infamous James Braid, within the grounds of Taymouth Castle.

Most notably, Kenmore is home to the Scottish Crannog Centre, which features a unique reconstruction of the Iron-Age dwellings which were excavated from the Loch and are of unique historical interest.



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The small market town of Aberfeldy is only a 10-minute drive from the property. Beyond its association with Robert Burns, who mentioned Aberfeldy in his poem *The Birks of Aberfeldy*, the town is known for Wade's Bridge built in 1733 and designed by architect William Adam, father of Robert Adam.

The town includes a memorial to the Black Watch, a 9-hole golf course, a children's park, The Birk's cinema, a petrol station, and a town square which features shops, stores, cafes, restaurants, and art galleries. In 2002, Aberfeldy was granted Fairtrade Town status, which was renewed in 2003.

Primary schooling is available at Kenmore Primary with primary and secondary schooling at Breadalbane Academy in Aberfeldy.

Despite its idyllic rural position in the Scottish Highlands, Kenmore and specifically, Fernbank, are remarkably accessible. Loch Tay's central position in Scotland, almost halfway between the East and West coasts, means that popular locations such as Perth, Stirling, Pitlochry, Oban, Glen Coe and Fort William are within comfortable reachable distance. The nearby A84 and A9 feed into Scotland's main motorway network, which connects to both Edinburgh and Glasgow. Both cities offer airports which can be accessed from Kenmore in under two hours

### General Description

Tucked within the peaceful hamlet of Acharn, Fernbank sits quietly against a backdrop of sweeping hills and the shimmering waters of Loch Tay. From the first glance, this is a home of genuine character, solid stone walls, traditional proportions, and a timeless connection to its setting. The property offers two bedrooms, a spacious attic room, two reception rooms, a country kitchen, and a mature garden that captures both colour and calm.

Stepping through the front door, you enter a welcoming entrance hallway that sets the tone for the home; warm, well kept, and full of period charm. To the left of the entrance hall is the sitting room, a comfortable, light-filled room centred around a traditional fireplace with a wood-burning stove. It's the perfect space for relaxing evenings, whether enjoying the warmth of the fire or gazing out to the hills beyond.

Through the sitting room leads to the country kitchen, which sits to the rear of the house, blending rustic charm with practical design. Wooden cabinetry and tiled splashbacks complement the warm tones of the flooring, while ample space allows for both cooking and informal dining. It's a cheerful, functional heart to the house; ideal for slow breakfasts or sharing a pot of tea after a walk along the loch.

Adjacent to the kitchen, the family bathroom is finished in a simple, timeless style, featuring a full bath, overhead shower, and natural light. Its position on the ground floor makes it easily accessible from all main rooms.

To the right of the front door lies the current dining room, offering flexible living options and the potential to serve as an additional bedroom. The space has a calm, homely atmosphere, with soft natural light filtering through its deep-set windows.



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A staircase leads to the first-floor landing, which opens onto two attractive double bedrooms. Each room has its own character, traditional proportions, peaceful views, and a sense of seclusion that suits the home's rural setting. The larger of the two overlooks the garden and surrounding hills, while the second room enjoys a view toward the hamlet and trees beyond.

Accessed via a staircase from the second bedroom, the converted attic offers a versatile area currently used for storage but easily adaptable as an additional sleeping space. Featuring charming sloped ceilings and a skylight that fills the room with natural light, it may not provide full standing height, yet it's perfectly suited for a desk, reading nook, or artist's easel, an inviting spot for work or relaxation.

Whether you're seeking a full-time residence, a creative retreat, or a holiday haven, Fernbank delivers the perfect balance of character, comfort, and natural beauty. This is more than a home, it's an invitation to live within the landscape, to slow down, and to rediscover the quiet pleasures of rural Scotland.

#### **Garden**

The garden at Fernbank is predominately laid to lawn with planting and stone pathways. Bounded by hedging the rear garden is something of a private haven and showcases verdant borders with a wide variety of shrubs and specimen trees providing year-round colour and interest. There is ample space for seating areas which allows for al fresco dining in the warmer months.

#### **GENERAL REMARKS AND INFORMATION**

##### **Designations**

Fernbank is category B Listed. Ref: LB12434

##### **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 PH15 2HS  
///What3words shelters.cope.strikers

##### **Fixtures and Fittings**

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

##### **Local Authority**

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

##### **Classifications**

Council Tax Band C  
EPC Rating – Band F



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### Tenure

Freehold

### Services

Mains water and electricity. Drainage to a septic tank.

### 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

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) 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.

### 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 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 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.

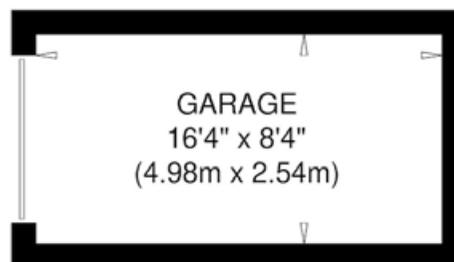
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in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

### Proof and Source of Funds/Anti Money Laundering

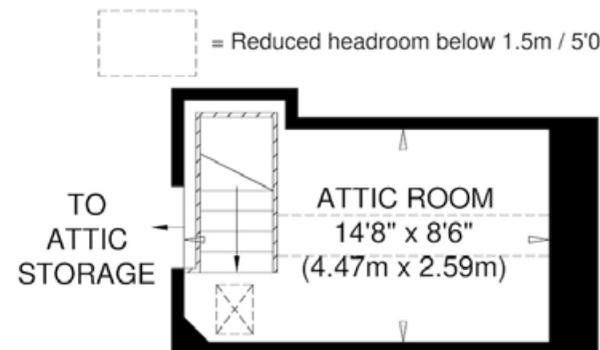
Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude 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.

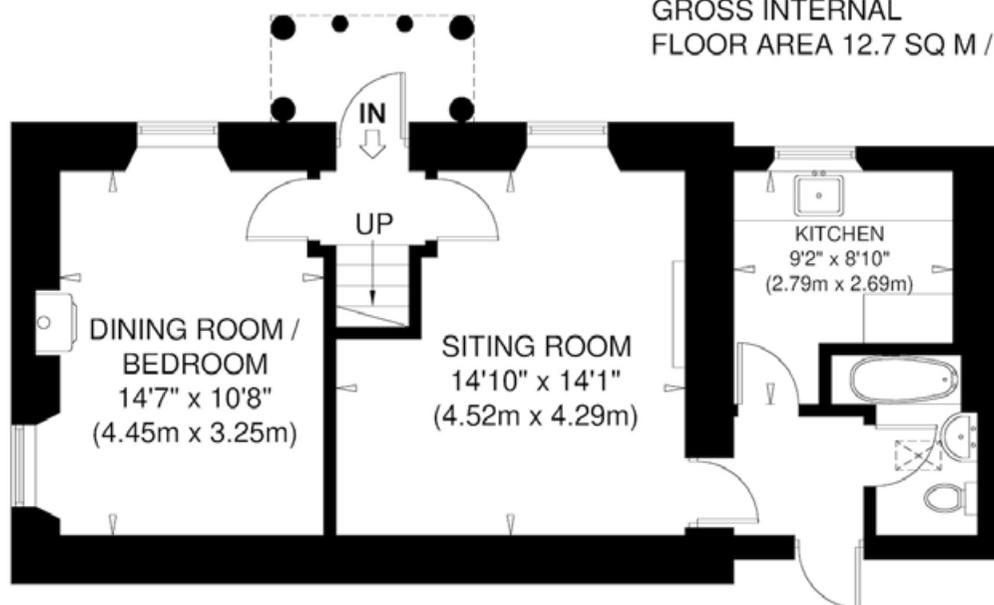




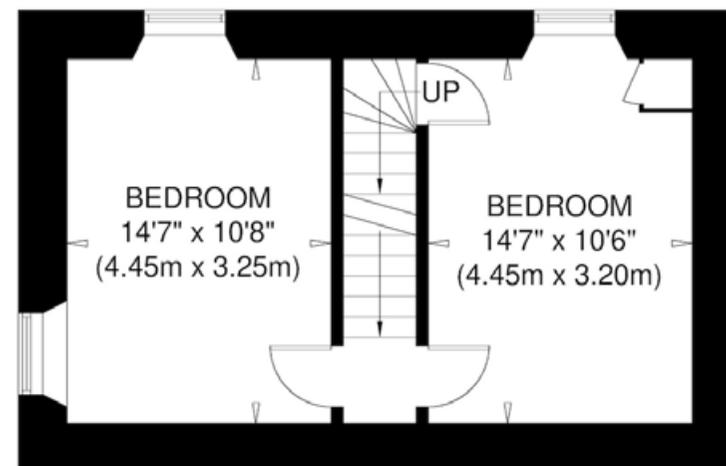
GARAGE  
GROSS INTERNAL  
FLOOR AREA 12.7 SQ M / 137 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 12.1 SQ M / 130 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 50.7 SQ M / 546 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 34.9 SQ M / 375 SQ FT

FERNBANK  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 97.7 SQ M / 1051 SQ FT  
GARAGE AREA = 12.7 SQ M / 137 SQ FT  
TOTAL COMBINED FLOOR AREA = 110.4 SQ M / 1188 SQ FT  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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