



EASTERTYRE

Ballinluig, Pitlochry, PH9 0LN



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A truly exceptional residential country estate extending to approximately 51.172 acres, set within magnificent grounds and commanding far-reaching south-facing views over the Tay Valley. Eastertyre marries elegant period architecture with refined contemporary living, further distinguished by a self-contained cottage, a converted stable, an extensive range of traditional outbuildings, tennis court, grazing land, woodland and valuable fishing rights.

Accommodation Summary

Main House

Ground Floor

Sitting room, dining room, family room, garden room, kitchen, study, reception hallway, boiler room, cloakroom/WC.

First Floor

Principal bedroom with dressing room and en suite, four further bedrooms, all with en suite facilities, family bathroom, laundry room.

Gardener's Cottage

Open plan kitchen/living room, two double bedrooms, shower room, two WCs.

The Stables

Sitting/dining room, kitchen, principal bedroom with en suite, two further bedrooms, family bathroom, utility room, shower room.

Outbuildings

The Bothy which includes Stables, hayloft and above store, as well as the garages which include a single garage, a twin garage and another double garage/barn.

Garden & Grounds

Extensive south-facing formal gardens and grounds extending to approximately 4.4 acres, with terraces, a former swimming pool area offering development potential, greenhouse, tennis court with pavilion, approximately 35 acres of south-facing grazing land and approximately 11 acres of mixed woodland, all extending in total to circa 51 acres.



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Situation

Located just 2.5 miles to the east of Strathtay, Eastertyre is accessed via a private tarmac driveway owned by the property, over which neighbouring properties have a right of access. The estate occupies a wonderful elevated setting with superb south-facing views over the Tay Valley. The property is 2.6 miles from the A9, which provides excellent access to Pitlochry and the Highlands to the north, and Dunkeld, Perth and Edinburgh to the south, whilst Pitlochry railway station offers regular direct services to Inverness, Edinburgh, Glasgow and the London Sleeper service.

The area offers an exceptional range of recreational opportunities including water sports on Loch Tay, hillwalking in the nearby glens and skiing within the Cairngorms and Glen Shee. There is excellent salmon fishing locally on the rivers Tay, Tummel, Tilt and Garry, together with brown trout fishing in the many nearby hill lochs. Pheasant, partridge and grouse shooting are widely available to let locally, whilst golf courses can be found at Aberfeldy, Pitlochry and Kenmore, in addition to a 9-hole course at Strathtay.

A comprehensive range of everyday amenities can be found in Pitlochry, including shops, supermarkets, banks, restaurants and professional services. Perth offers a wider selection of facilities and cultural attractions expected of one of Scotland's principal cities.





General Description

Main Accommodation – Eastertyre

Set within a breathtaking stretch of open countryside, Eastertyre occupies an enviable and private position surrounded by rolling hills, mature woodland and far-reaching valley views. The house is approached via a sweeping tarmac driveway, opening out to generous parking and framed by expansive lawns and thoughtfully landscaped gardens. The setting is both peaceful and picturesque, with a wonderful sense of seclusion, while additional outbuildings, including garages, stables and stores, provide excellent versatility and further potential. The grounds extend beautifully around the property, creating a natural connection between the house and its surroundings, with uninterrupted views forming a constant backdrop.

The house itself is a substantial and handsome traditional residence, its whitewashed exterior and classic proportions reflecting its heritage, while subtle modern enhancements ensure it sits comfortably within contemporary living.

Stepping inside, a grand and welcoming reception hallway immediately sets the tone. Natural wooden flooring runs underfoot, complemented by intricate cornicing and ceiling roses, while an elegant archway draws you through to the principal reception spaces. Natural light fills the space, enhancing both the scale and the sense of arrival.

From here, the formal dining room is revealed, a beautifully proportioned space with full wall panelling and refined detailing. A large window looks out over the hills to the south, creating a striking backdrop for entertaining, while dual access allows for a seamless flow between rooms.

The main living room offers a warm and inviting atmosphere, centred around a substantial fireplace with a wood-burning stove set within traditional brickwork. A large bay window floods the room with natural light, while built-in semi-glazed cabinetry adds both charm and practicality. From the living room, a glass-panelled door leads naturally into the garden room, a delightful space that enjoys a tranquil outlook across the gardens and grounds, creating a seamless connection between indoor and outdoor living.



A separate family room provides a more relaxed setting, with French doors opening directly onto the patio. A wood burner adds warmth, while the dual aspect windows ensure the room remains bright throughout the day.

The home then opens into the heart of the property; a striking open-plan kitchen and entertaining space, designed with both practicality and style in mind. The kitchen is centred around a large island, ideal for breakfasting, casual dining and social gatherings, with generous storage integrated throughout. The specification is exceptional, including a Siemens coffee machine, full-height fridge, full-height freezer, wine fridge, dishwasher and two ovens, one of which is a combination microwave oven. An Elica induction hob with extractor and a boiling water tap add further convenience, while all units are soft-close, enhanced by vertical lighting within the full-height cabinetry. Wood-effect tiled flooring with underfloor heating runs throughout the kitchen space, adding both practicality and warmth.

The space has been carefully zoned to create a natural flow between cooking, dining and entertaining. To the rear, a small dedicated bar area has been seamlessly integrated into the cabinetry, offering a refined entertaining space. An expansive window frames picturesque views across the surrounding fields and onto the hills beyond.

From the kitchen, additional practical spaces are easily accessed, including a study overlooking the front of the house, and a stylish cloakroom comprising a WC and large heritage sink. A boiler room, wine cellar and further storage area are located within the lower ground level.

Ascending the staircase, where detailing continues with elegant corning, the upper floor opens onto a bright and spacious landing with skylight and attic access. The attic itself has been boarded and fitted with skylights, offering excellent potential for further development.

The principal bedroom suite is beautifully positioned to take full advantage of the views, with floor-to-ceiling sash and case windows and built-in blinds. A dressing area with open shelving provides ample storage, and a luxurious en suite bathroom features a large walk-in shower with both rainfall and handheld fittings, double sinks, WC, tiled flooring, heated towel rail and underfloor heating.

A second bedroom offers built-in mirrored wardrobes and a charming deep-set window seat overlooking the gardens. Its en suite is finished with marble tiling and includes a double shower, wash hand basin and WC, with a skylight providing natural light.

The third bedroom also enjoys front-facing views and features an original fireplace (currently closed), adding a wonderful sense of character. Its en suite includes both a bath with rainfall tap and a separate double shower, together with a wash hand basin and tiled flooring.

The fourth bedroom is equally well presented and benefits from its own en suite facilities. A fifth bedroom provides further flexible accommodation and is complemented by a fully fitted en suite shower room.

A separate laundry room completes the upper level, providing ample space for appliances together with a conveniently positioned linen cupboard."





The main accommodation is further enhanced by the inclusion of additional living space within The Stables and Gardener's Cottage, providing exceptional flexibility for guest accommodation, multigenerational living or ancillary use.

Gardener's Cottage

Beautifully presented and comprehensively refurbished in recent years, Gardener's Cottage is an attractive and well-appointed two-bedroom property positioned to the east side of the main house. Forming one of two successful short-term holiday lets within the estate, it enjoys a strong level of occupancy and provides an excellent supplementary revenue stream, all while offering guests a peaceful and private setting within the grounds.

Accessed via its own private entrance, while also offering connectivity to the principal property via the kitchen/breakfast room, the cottage provides flexible and stylish accommodation ideally suited to a variety of uses.

The ground floor is thoughtfully arranged with an open plan kitchen and living space, designed for both comfort and practicality. The kitchen is fitted with a range of integrated appliances including a Bosch oven and microwave, induction hob with contemporary glass extractor, fridge freezer and dishwasher, complemented by ample storage. A charming wood-burning stove creates a natural focal point, while double aspect windows allow for excellent natural light. A WC with heritage-style sanitaryware completes the ground floor.

A timber staircase leads to the upper level, where a bright hallway enhanced by a skylight and wood flooring gives access to two well-proportioned double bedrooms. The accommodation is complemented by a stylish modern shower room with double walk-in shower, contemporary fittings, WC and wash hand basin. There is also a second separate WC and a useful linen cupboard.



The Stables

The Stables is a charming former stable conversion, thoughtfully upgraded to retain its original character alongside high-quality contemporary finishes, all set within a picturesque rural setting with views towards the River Tay. As the second holiday letting property within the estate, it offers versatile additional accommodation with proven appeal, further complementing the estate's established lifestyle and commercial potential.

The accommodation includes a bright dual-aspect sitting room with wooden flooring, panelled walls and ceiling, together with a wood-burning stove set upon a hearth with brick surround. The room offers ample space for both relaxed seating and dining.

The kitchen is well appointed with a range of integrated appliances including an induction hob with glass extractor, oven and microwave, integrated fridge freezer and dishwasher, together with a sink and central island providing additional workspace and breakfast seating. A separate utility room offers further storage, sink facilities and space for laundry appliances.

A contemporary ground floor shower room includes a WC, wash hand basin and large glass enclosure with rainfall shower and separate handheld attachment, complemented by a heated towel rail.

Upstairs, the principal bedroom enjoys three windows including skylights, providing excellent natural light and views towards the River Tay, and is served by an en suite with WC, vanity sink and double shower with rainfall head and separate attachment. Two further bedrooms are well proportioned, including a twin room with original fireplace feature. The family bathroom comprises a bath, WC and wash hand basin, together with a heated towel rail.

Externally, the property benefits from a gravelled courtyard and a peaceful rural setting.

Gardens & Outbuildings

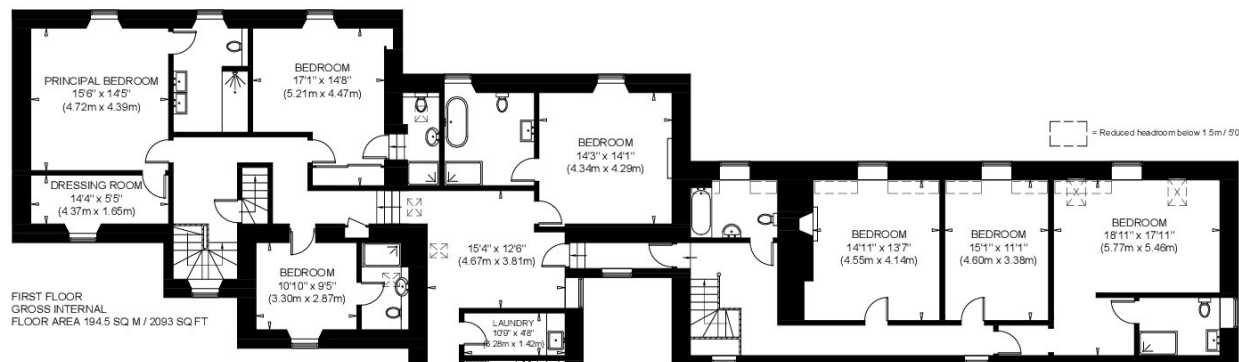
The predominantly south-facing gardens surrounding the house extend to approximately 4.47 acres and are a particular highlight of the estate. Beautifully maintained level lawns are bordered by established hedging, mature trees and well-stocked planting beds. Stone terraces and pathways create inviting areas for seating and entertaining, whilst the grounds enjoy a peaceful, sheltered atmosphere with attractive outlooks across the surrounding countryside.

Seasonal planting, including drifts of daffodils and flowering shrubs, provides year-round colour and interest, while more naturalised areas with woodland-style planting and gentle slopes enhance the overall sense of privacy and seclusion.

A charming traditional bothy, formerly used for housing horses, benefits from electricity and has proposals for conversion to provide two en suite bedrooms, subject to the appropriate permissions. Part of the building is currently utilised as a woodstore.

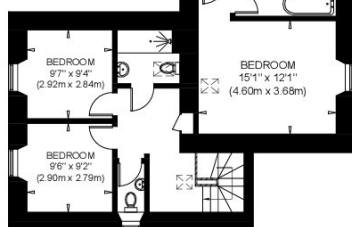
A comprehensive range of traditional outbuildings including stables with hayloft storage above and a useful store below, together with a single garage, two substantial double garages with additional storage above, and a large barn. Collectively, the buildings provide excellent flexibility for storage, workshop, equestrian or wider estate use.



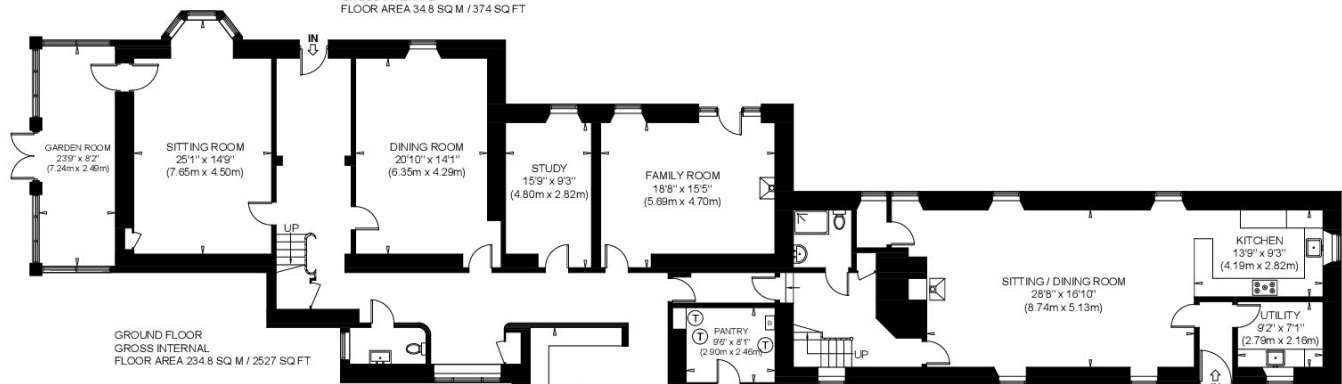


FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 194.5 SQ M / 2093 SQ FT

THE STABLES FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 99.8 SQ M / 1074 SQ FT

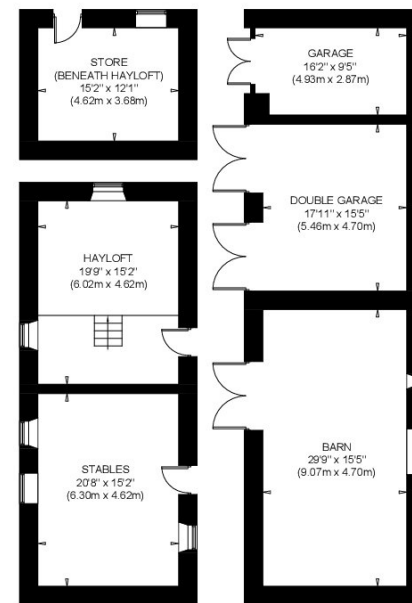


GARDENERS COTTAGE FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 34.8 SQ M / 374 SQ FT

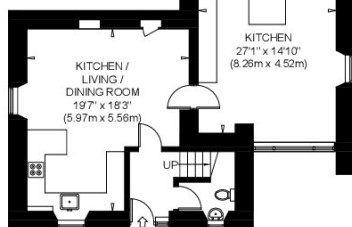


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 234.8 SQ M / 2527 SQ FT

THE STABLES GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 91.7 SQ M / 987 SQ FT



OUTBUILDINGS
GROSS INTERNAL
FLOOR AREA 161.3 SQ M / 1736 SQ FT



GARDENERS COTTAGE GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 35.6 SQ M / 383 SQ FT

EASTERTYRE

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 MAIN HOUSE = 429.3 SQ M / 4621 SQ FT
 THE STABLES = 191.5 SQ M / 2061 SQ FT
 GARDENERS COTTAGE = 70.4 SQ M / 758 SQ FT
 OUTBUILDINGS = 161.3 SQ M / 1736 SQ FT
 TOTAL = 852.5 SQ M / 9176 SQ FT

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

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A greenhouse is positioned within the garden grounds, alongside a cattle field shelter.

Recreational features include a tennis court, now requiring a degree of modernisation, together with an open vented tennis pavilion.

Within the grounds lies a former covered swimming pool, currently filled with soil. Architectural drawings are in place for conversion into a two-bedroom ancillary accommodation unit, subject to the necessary consents.

Grazing Land

The south-facing grazing land extends to approximately 35.68 acres and offers a useful block of pasture well suited to grazing. The higher ground is generally well drained, supporting reliable grass growth, while the land is classified by the Macaulay Institute for Soil Research as predominantly Grade 4.1 and 4.2 to the north, with a smaller area of Grade 5.3 to the south-east.

Woodland

The property includes approximately 11.42 acres of mixed amenity woodland, providing a valuable natural resource. Portions of the woodland are utilised for livestock grazing, whilst also offering excellent shelter and protection for cattle.

Fishing

Salmon fishing rights are included over approximately 0.25 miles of single-bank frontage along the River Tay, with opportunities to fish either from the bank or by boat. Eastertyre benefits from ownership of its own access and entrance to the fishing beat, positioned at the beginning of the stretch where there is parking available for two to three vehicles. The beat has remained unfished in recent years and no catch records are available. The fishing stretch lies within a designated Special Area of Conservation (SAC).

Designation

Situated on the southern part of the land is a recorded Historic Environment Record entry known as Eastertyre / Cluaraidh Wood, identified as the site of a homestead dating from the Iron Age through to the late medieval period.

GENERAL REMARKS AND INFORMATION

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 PH9 0LN

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Other furniture may be available for separate negotiation.

Classifications

Council Tax - Band H

EPC Rating – TBC





Solicitor

Gillespie McAndrew - Broxden House, Lamberkine Dr, Broxden Roundabout, Perth PH1 1RA. Tel: 01738 231000

Local Authority

Perth and Kinross Council, Pullar House, 35 Kinnoull St, Perth PH1 5GD. Tel: 01738 475000

Tenure

Freehold

Services

Mains water and electricity. Septic tank drainage. Oil central heating. TBC

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

Properties and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, and 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 contract 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

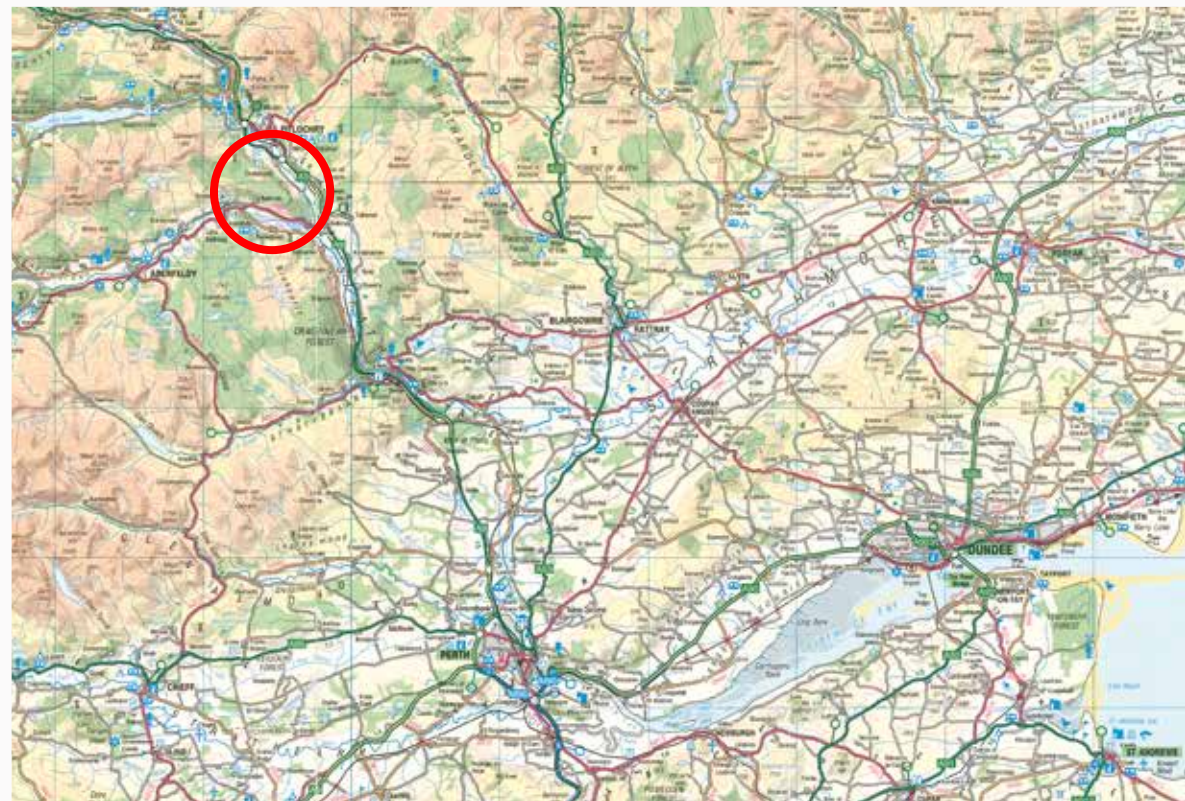
Rettie & Co give notice that:

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.





RETTIE

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