



TIPPERMALLO HOUSE

Methven, Perth and Kinross, PH1 3RH



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An elegant and beautifully proportioned Georgian country house dating from 1752, Tippermallo House combines exceptional period character with refined contemporary living, set within approximately 6.3 acres of mature gardens and paddocks in the heart of the Perthshire countryside. Further enhanced by ancillary accommodation, extensive garaging and excellent equestrian facilities, the property offers a rare balance of heritage, lifestyle and versatility.

Accommodation Summary

Main House Ground Floor

Reception hall, sitting room, family room, dining room, kitchen/ breakfast room, boot room, study, WC.

Main House First Floor

Principal bedroom with en suite bathroom, guest bedroom with en suite bathroom, bedroom three, family shower room.

Main House Second Floor

Family room/games room, bedroom four, dressing room, bathroom.

Cottage

Sitting room, kitchen, double bedroom, shower room.

Outbuildings

Double garage with office/studio above and wc, stable block with seven loose boxes, open-fronted barn, greenhouse and shed.

Gardens & Grounds

Courtyard, walled garden, lawns, raised vegetable beds, orchard, paddock, burn, mature woodland and grazing land.



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Situation

Tippermallo House enjoys a peaceful position within the attractive Perthshire countryside, lying just outside the popular village of Methven. Surrounded by gently rolling farmland and open rural scenery, the setting offers an exceptional sense of privacy and tranquillity whilst remaining conveniently connected to nearby amenities and transport links.

Methven is a well regarded and established village offering an excellent range of everyday amenities including local shops, cafés, a restaurant, pub and primary schooling, serving as a thriving community for families and country living alike. Secondary schooling is available in nearby Perth, whilst available locally is a number of highly regarded independent schools including Glenalmond College, Strathallan School and Craigclowan Preparatory School, all within comfortable driving distance. Nearby Gloagburn Farm Shop has become one of Perthshire's most popular lifestyle destinations, renowned for its excellent local produce, café and delicatessen.

The city of Perth lies approximately seven miles to the east and provides a comprehensive selection of retail, business and leisure facilities, together with a wide range of supermarkets, restaurants, independent shops and cultural attractions. Perth railway station offers regular direct services to Edinburgh, Glasgow, Dundee, Aberdeen and Inverness, making the area particularly convenient for commuting and wider travel throughout Scotland. The nearby A9 provides swift access north and south, connecting efficiently to the motorway network, while Edinburgh Airport can be reached in approximately an hour, offering excellent national and international connections.

Perthshire is widely regarded as one of Scotland's most scenic and desirable regions, celebrated for its beautiful landscapes, outdoor lifestyle and sporting opportunities. The surrounding countryside offers exceptional walking, cycling, riding and fishing, while numerous highly regarded golf courses are within easy reach, including Murrayshall Country Estate, Blairgowrie Golf Club and the world-renowned facilities at Gleneagles. The area is also home to a number of notable country estates, woodland walks and scenic riverside routes, all contributing to the outstanding quality of life for which the region is so highly regarded.



General Description

Tippermallo House is a particularly appealing example of a classical Scottish country residence, dating from 1752 and noted for its pleasing proportions and understated architectural detailing. Constructed in traditional materials, the house retains many original period features including sash and case windows, open fireplaces and natural timber doors, all contributing to its strong sense of heritage and character. Occupying an attractive rural position, the property enjoys an exceptional degree of privacy together with far-reaching views across open farmland towards the distant hills beyond.

The house has evolved sympathetically over time, with the addition of an adjoining wing and a single-storey cottage, together creating a sheltered and highly attractive courtyard setting to the rear. The property, together with its walled garden, is Category B listed, recognising both its architectural and historic significance.

Internally, the accommodation is exceptionally well balanced, combining elegant formal reception space with comfortable day-to-day family living. The house has been thoughtfully maintained and upgraded, allowing modern comforts to sit naturally alongside the building's original character.

The principal entrance opens into a welcoming reception hall from which the accommodation flows naturally. To the front of the house are two beautifully proportioned reception rooms, each enjoying lovely open views across the garden and surrounding landscape. The formal sitting room is a wonderfully bright and elegant space, centred around a fireplace with a Nordpeis burner and benefiting from generous sash and case windows which draw natural light throughout the day. The Family room provides a more relaxed living environment and features a classical Clearview wood-burning stove, creating a particularly warm and inviting atmosphere.

The formal dining room is a particularly characterful space, formerly the original kitchen of the house and retaining a strong sense of its history. Centred around an impressive stone fireplace with another Clearview wood-burning stove, the room also features natural wood flooring, a useful built-in storage cupboard and ample space for a large dining table, creating an ideal setting for both family dining and entertaining.

To the rear, the kitchen has been fitted in a clean contemporary style with sleek cabinetry, extensive work surfaces and a range of integrated appliances, including a dishwasher. An electric Aga forms a striking focal point, complemented by a freestanding American-style fridge freezer and a sink with both standard and instant boiling water taps, alongside dedicated space for a washing machine and tumble dryer. A breakfast bar provides space for informal dining, while direct access to the courtyard and gardens allows for easy indoor and outdoor living during the warmer months.

Adjacent to the kitchen, is a practical boot room which offers an everyday entrance with useful storage for coats and outdoor wear.

Also positioned on the ground floor is a study, ideal for home working or quieter reading space. Completing the rooms on the ground floor, the Cloakroom is accessed from the Reception Hall.





The principal staircase rises to an elegant first-floor landing where the bedroom accommodation unfolds. The principal bedroom suite is particularly appealing, enjoying attractive open views across the surrounding countryside and burn. The room is enhanced by integrated storage and excellent natural light. Accompanying this is a generously proportioned en suite bathroom, traditionally styled and well-appointed with a shower over bath, WC, bidet and wash hand basin. The room further benefits from built-in shelving and a heated towel rail.

A second double bedroom benefits from a dual aspect overlooking both the gardens and wider landscape, creating a wonderfully bright guest room, and is served by an en suite bathroom fitted with a bath, WC and wash hand basin. A third bedroom overlooks the sheltered courtyard to the rear and retains charming period features including a fireplace and built-in storage. A well-appointed family shower room completes the first-floor accommodation.

The second floor provides particularly versatile additional accommodation centred around an impressive family room or games room of substantial proportions. This is an adaptable and highly useful space, suitable for a variety of uses. Also positioned on this floor is bedroom four, together with a dressing room and separate bathroom facilities, creating an ideal guest or secondary suite.

Attached to the main house, is a single-storey cottage provides excellent ancillary accommodation and flexibility. Arranged around a spacious sitting room, the cottage also incorporates a modern fitted kitchen, double bedroom and contemporary shower room, making it ideal for guest accommodation, multigenerational living or potential holiday letting use.





Outbuildings

The outbuildings further enhance the practicality and versatility of the property. These include a substantial double garage with extensive storage and workshop space together with a WC and a large useful office above, ideally suited for home working or studio use.

Behind the cottage, is a detached traditional stable block which comprises of seven loose stable boxes, benefits from power, lighting, external lighting and a nearby water supply. Complementing the first class equestrian facilities is a substantial open fronted barn providing space for hay/straw and machinery storage.

Gardens and Grounds

The gardens and grounds at Tippermallo House are a defining feature of the property, extending to approximately 6.3 acres and offering a rare combination of formal gardens, productive ground and open grazing land. Immediately surrounding the house, the gardens are beautifully maintained and predominantly laid to lawn, enclosed by traditional stone walls which create both privacy and shelter. Gravel pathways, mature planting and carefully shaped borders provide structure and colour throughout the seasons.

To the rear, the enclosed courtyard and walled garden create a particularly attractive outdoor living environment with extensive paved terraces ideally suited for entertaining. The productive garden incorporates raised vegetable beds, a greenhouse and an orchard planted with a variety of fruit trees including apple, pear, plum and cherry.

The wider grounds are highly suited to equestrian or smallholding use, comprising a field with water supply. A burn meanders along the boundary of the property, adding both movement and tranquillity to the setting, while mature trees and established woodland provide shelter and a beautiful natural backdrop.

GENERAL REMARKS AND INFORMATION

Note

There is no onward chain.

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 PH1 3RH

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. Some garden ornaments are specifically excluded, these will be pointed out during viewing.

Classifications

Council Tax - Band G
EPC Rating - Band E

Solicitor

Brodies LLP, 58 Morrison St, Edinburgh EH3 8BP. 0131 228 3777

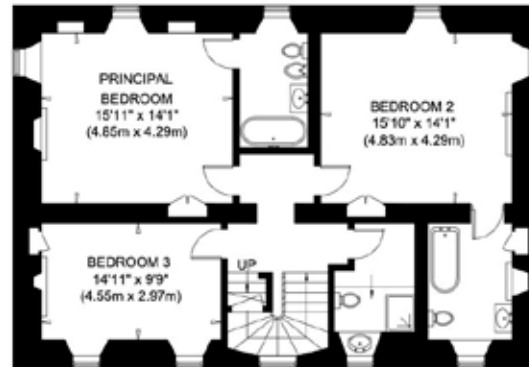




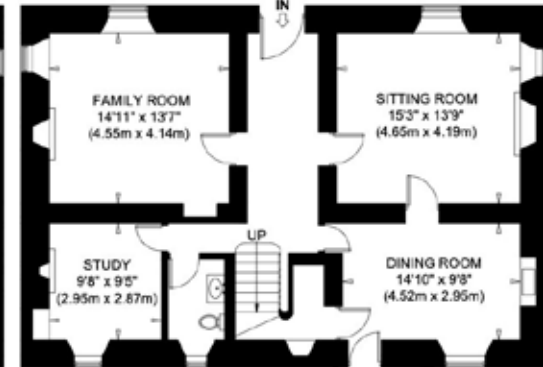
 = Reduced headroom below 1.5m / 5'0"



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 91.6 SQ M / 986 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 95.7 SQ M / 1041 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 127.4 SQ M / 1371 SQ FT



GARAGE FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 30.3 SQ M / 326 SQ FT

GARAGE GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 52.6 SQ M / 566 SQ FT

COTTAGE GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 63.5 SQ M / 683 SQ FT

TIPPERMALLO HOUSE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 315.9 SQ M / 3400 SQ FT
 COTTAGE = 63.5 SQ M / 683 SQ FT
 GARAGE = 82.9 SQ M / 892 SQ FT
 TOTAL = 462.3 SQ M / 4976 SQ FT

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

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Local Authority

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

Tenure

Freehold

Services

Mains water and electricity. Private drainage and septic tank. Oil fired heating.

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:

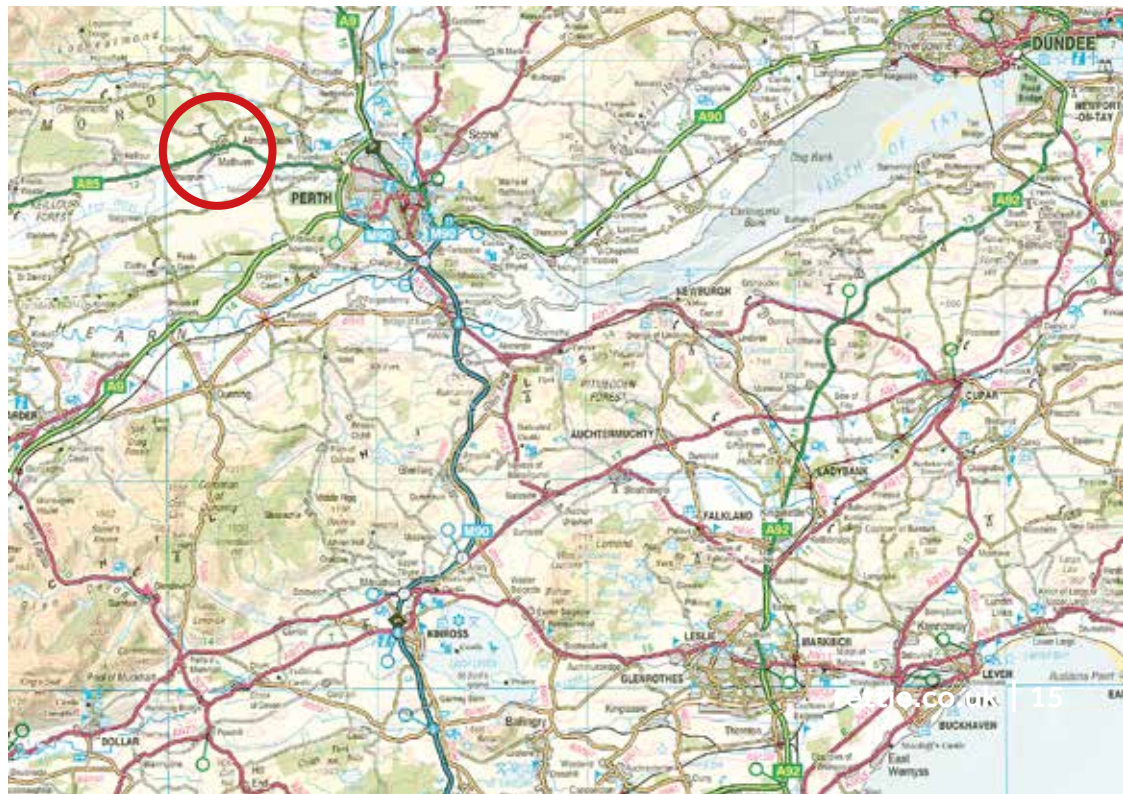
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract 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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