



THE STATION HOUSE

Tullibardine, Auchterarder, PH3 1NJ



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The Station House is built on the site of the former Tullibardine Station. It is a striking example of Canadian designed architectural post & beam construction. This exceptional contemporary family home combines dramatic double-height interiors, extensive glazing and beautifully landscaped grounds within a peaceful Perthshire setting close to Gleneagles Hotel. Offering outstanding family and entertaining space together with wonderful privacy, mature gardens and subtle reminders of its railway heritage, the property presents a rare opportunity to acquire a truly individual home in the heart of the countryside.



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Accommodation Summary

Ground Floor

Reception Hall, Dining Kitchen, Family Room, Formal Dining Room, Great Room/ Sitting Room, Office, Utility Room, Boot Room, WC, Double Bedroom with En Suite Shower Room.

First Floor

Galleried Landing, Principal Bedroom Suite with Dressing Room and En Suite Bathroom, Two Further Double Bedrooms with En Suite Bathrooms, Bedroom Suite (currently used as a games room) with Balcony and En Suite Shower Room.

Basement Level

Plant Room, Store Room, Music/Recreation Area, Cinema Room.

Gardens & Grounds

Private Driveway, Extensive Lawned Gardens, Raised Decking, Orchard, Burn, Greenhouse, Timber Shed, Fully Enclosed Grass Dog Run with Kennel, Log Store, Golf Chipping Area, Former Railway Embankment, Wildlife Gardens, EV Charging Point.

Situation

The Station House enjoys an attractive position close to the small rural settlement of Tullibardine, surrounded by attractive Perthshire countryside a short distance north of Auchterarder and north east of the world-renowned Gleneagles Hotel. Formerly associated with the historic railway line serving the area, the property lies within an established and mature setting. The surrounding landscape offers a wonderful balance of privacy, rural charm and accessibility, with open countryside, woodland and rolling hills characterising the immediate area.

The nearby town of Auchterarder provides an excellent range of everyday amenities including independent shops, cafés, restaurants, supermarkets and professional services, together with both primary and secondary schooling. The area is particularly well served for private education, with highly regarded schools including Strathallan School, Glenalmond College, Dollar Academy, Morrison's Academy and Craigclowan and Ardveck Primary Schools all within reasonable reach.

The surrounding Perthshire countryside is renowned for its natural beauty and wealth of outdoor pursuits, including hill walking, fishing, shooting and golfing. Nearby Gleneagles Hotel offers an exceptional range of leisure facilities including championship golf courses, an award-winning spa, restaurants and country pursuits.



Despite its tranquil setting, the property is highly accessible with excellent road connections to Perth, Stirling, Edinburgh and Glasgow, while rail services are available from both Gleneagles railway station and Dunblane railway station, offering regular services to Scotland's major cities and beyond.

General Description

The house occupies the historic site of the former Tullibardine station, where subtle reminders of its railway heritage remain. A distinctive Canadian Post & Beam home built by Stephen Gardiner Construction, it combines strong architectural character with exceptional craftsmanship. Defined by expansive glazing, vaulted interiors and excellent thermal performance, the design creates a seamless connection to the surrounding landscape, with large windows throughout maximising natural light and outlooks, resulting in a warm, practical and beautifully considered family home.

Approached via a private driveway, the property enjoys an immediate sense of seclusion and tranquillity. A picturesque burn runs alongside the approach, while mature trees partially conceal the house from view, creating an attractive woodland atmosphere before the property gradually reveals itself. Beautifully maintained lawns extend around the house, and the generous private driveway provides ample parking for several vehicles.

The exterior of the house immediately reflects its distinctive architectural design combining white Hardie Plank cladding with contrasting blue detailing and broad expanses of glazing. Elevated slightly above the surrounding ground level, the house is approached via a series of steps enclosed by white railings creating an attractive arrival sequence and further emphasising the impressive façade. Large windows feature prominently across every elevation, reinforcing both the Canadian design and the home's strong connection with the surrounding gardens and countryside.

Entered through an elegant glazed door, the home makes an immediate impression with a bright and welcoming reception hall, where solid ash flooring continues seamlessly through much of the ground and first floors. An integrated sound system and underfloor heating enhance comfort and convenience, serving both levels of the property.





Large glazed double doors lead through to the Great Room, aptly named, for this magnificent double-height space enjoying triple aspect windows and a dramatic full height glazed wall overlooking the rear gardens and countryside beyond. A door leads out to a raised deck that also serves the formal dining room and family room. A Morso wood burning stove creates a warm focal point, while the mezzanine balcony adds further architectural interest and enhances the sense of scale and light throughout the room.

The formal dining room is connected to the Great Room via a glazed door with further access to the main hallway. This room continues the connection with the gardens through glazed doors flanked by full height windows and offers ample room for entertaining on both a formal and informal scale.

The heart of the home is the impressive dining kitchen, thoughtfully designed for both everyday family living and entertaining. It features an extensive range of cabinetry and is centred around a substantial waterfall island, incorporating additional storage, breakfast seating and a sink unit. Corian work surfaces run throughout, providing a consistent, high-quality finish. A comprehensive range of AEG appliances includes a full-height fridge and freezer, integrated dishwasher, induction hob with integrated teppanyaki grill and extractor fan, along with a self-cleaning oven and microwave unit, complemented by a secondary sink for added practicality. Sliding doors open directly onto a decked area, creating a seamless flow to outdoor space.

Positioned to the rear of the kitchen is a versatile additional room, currently arranged as an office with large windows overlooking the front grounds and sliding doors opening onto a raised deck seating area and chipped pathway to the side of the house.

An open walkway from the kitchen leads seamlessly into the generous family room, where sliding doors flanked by full height windows, open directly onto the rear patio decking and gardens beyond. The abundance of glazing creates a wonderfully bright and relaxed everyday living space.

Also positioned on the ground floor is a generous double bedroom featuring sliding doors opening directly onto the rear decking and garden, together with additional full height side windows, fitted wardrobe and a contemporary en suite shower room fitted with WC and wash hand basin.





The utility room is exceptionally well appointed, featuring extensive work surfaces, a sink with drainer, under-counter fridge, washing machine and tumble dryer, along with a second dishwasher and a traditional drying pulley. Three windows allow for excellent natural light and pleasant garden outlook, enhancing the sense of space and functionality. Adjacent to this, the boot room provides an ideal practical entrance after country walks, with ample space for coats, boots and outdoor wear.

The spacious hallway, with its broad proportions and open feel, incorporates useful understairs storage, a linen cupboard, two additional storage cupboards and a contemporary WC fitted with wash hand basin and toilet.

Ascending the impressive multi-level staircase with glazed balustrading, the first floor opens onto a bright galleried landing overlooking both the Great Room and rear gardens. The upper level continues the architectural theme of vaulted ceilings and expansive glazing, with many rooms enjoying near double-height proportions and beautiful open outlooks. The landing also provides access to some loft storage areas.

Double doors open into the particularly impressive principal bedroom suite, a wonderfully spacious room enjoying dual aspect views across both the front and rear gardens. Vaulted ceilings enhance the sense of volume, while a dedicated dressing room and large double storage cupboard provide excellent practicality.

The luxurious principal en suite bathroom is beautifully appointed with a bath with an integrated television, large walk-in shower with rainfall head, WC, vanity sink unit, tiled flooring and recessed spotlighting.

The second bedroom benefits from windows overlooking the rear garden together with two large fitted wardrobes and a spacious en suite bathroom comprising bath, shower enclosure, WC and wash hand basin. Whilst a third bedroom also enjoys fitted double wardrobes and an en suite bathroom of similar specification with bath, double shower, WC and wash hand basin.



The second, or alternative principal suite, is a substantial and highly versatile bedroom which could equally serve as a main suite if required. This impressive room enjoys triple-aspect windows, fitted storage wardrobes, and a door opening onto a large balcony overlooking the front gardens. It is complemented by its own en suite shower room, fitted with WC and wash hand basin.

The basement level is accessed internally from the kitchen as well as externally from outside the house, adding excellent flexibility. It incorporates a plant room, store room and a large central area currently arranged as a music space, offering excellent potential for a variety of uses. Also positioned on this level is a dedicated cinema room, fitted with a projector, screen and surround sound system, creating an ideal environment for family film nights and entertaining.

Garden

The gardens and grounds have been thoughtfully landscaped to create a wonderful balance of open lawn, mature planting and natural wildlife habitat, all enjoying a high degree of privacy and far-reaching views across the surrounding countryside. To the rear, an expansive lawn stretches away from the house with a 70-yard golf chipping area and flag incorporated into the garden for golfing enthusiasts. A substantial raised deck provides an ideal setting for outdoor dining and entertaining, overlooking the gardens and surrounding landscape.

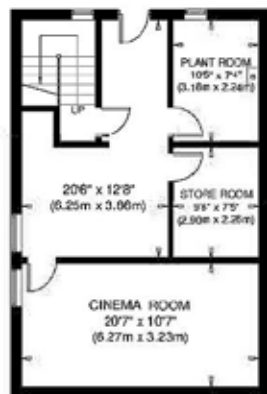


Mature trees and established borders frame the grounds beautifully, with the orchard to the front of the house including a variety of cooking apples, eating apples, plums and crab apple trees, alongside established fir trees. A charming burn runs through part of the grounds, adding to the tranquil atmosphere and attracting an abundance of wildlife, with regular sightings of pine martens, deer, partridges and a wide variety of birdlife.

The property retains fascinating features of its railway heritage, including the original stone steps leading up to the platform from the station's operational days, along with a long stretch beside the house that once formed part of the railway track. The former platform and track-bed are now thoughtfully adapted into a series of practical outdoor spaces, including a fully enclosed dog run with kennel, a chipped seating area with decking and a greenhouse. Tucked discreetly to the side, there is also a timber garden shed, adding further useful storage within this unique and historic setting.

The gravel driveway provides ample parking, while electric cabling has been installed at the entrance should a purchaser wish to install electric gates. An EV charging point further enhances the practicality of the property for modern family living.





BASEMENT
 GROSS INTERNAL
 FLOOR AREA 69.3 SQ M / 649 SQ FT



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 214.8 SQ M / 2312 SQ FT



FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 173.7 SQ M / 1869 SQ FT

THE STATION HOUSE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 448.8 SQ M / 4830 SQ FT

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

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GENERAL REMARKS AND INFORMATION

Clawback Clause

There may be potential for development within the grounds and as such our clients wish to include within the terms of the sale that a payment will be made to the seller if planning permission is granted for development or if development is forthcoming within a term of 20 years with a payment which equates to a 40% of the uplift in value. This will be secured by means of a standard security.

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 PH3 1NJ

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 G
EPC Rating - TBC

Solicitor

Local Authority

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

Tenure

Freehold

Services

Mains water and electricity. Geothermal heating. Septic tank. Broadband 900Mbps fibre.

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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