



**VORLICH**

*13 Clathymore Drive, Perth, PH1 1NW*





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Timeless yet contemporary country living within a high-quality home, designed by the sought-after architectural firm, the James Denholm Partnership, with an immaculately presented interior and a generous plot of some 0.3 acres in Southern Perthshire's exclusive Clathymore.

Set amidst the glorious scenery of the Strathearn Valley, Vorlich is set apart by its wonderfully well-established plot and its far-reaching first floor views, which offer glimpses of the summit of the Munro from which it takes its name, on clear days.

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### Summary of Accommodation

#### Main House

**Ground Floor:** Entrance Vestibule, Hall, Sitting/Dining Room with open-plan Kitchen, Double Bedroom 4/Home Office, Shower Room, and Utility Room.

**First Floor:** Landing, Principal Bedroom with Dressing Area and en-suite Bathroom, Double Bedroom 2 with walk-through Dressing Area and en-suite Shower Room, Double Bedroom 3, and Family Bathroom.

**Exterior:** Splendid, landscaped plot extending to approximately 0.3 acres, which extends around the house on all sides and is lent character by tall beech hedging and natural stone margins and low-level walls.

Multiple areas for alfresco living and entertaining, positioned to catch the sun at various times of the day, including a veranda with a flagstone patio terrace and a smart decked terrace.

Highly attractive curtilage to the front of the house, featuring a pretty front garden and a private, gravel driveway providing a generous provision of parking.

Attached Double Garage/Workshop fitted with an EV charger.



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## Situation

Clathymore is an exclusive rural development set amongst Perthshire countryside, approximately ten miles west of Perth. The picturesque 60-acre site has been planted with thousands of trees and hedges. It offers pleasant and peaceful country walks for its residents within the communal grounds and has been thoughtfully designed by renowned architects. The James Denholm Partnership, in conjunction with A & J Stephen Builders to create luxury homes in a rural community.

Known as 'the fair city', Perth is considered one of the most desirable cities in the United Kingdom and the city centre has an excellent range of shops, banks, leisure facilities, Sports Clubs and Professional services. Perth also has a Concert Hall, a number of Golf Courses and easy access to wide areas of countryside which offer many outdoor recreational pastimes and country sports. Nearby Gleneagles Hotel is renowned worldwide as a leading Resort Hotel and its facilities include four Golf Courses, a Golf Academy and Practice Range, Leisure Club, Spa and Equestrian and Shooting Schools.

Perthshire has an excellent range of private schooling including Glenalmond College, Strathallan School, Ardvreck and Craigclowan Preparatory School, as well as Morrisons Academy and Dollar Academy, the latter in Clackmannanshire. The popularity of the district is also enhanced by the scenic beauty of the countryside and the ready accessibility of much of the Perthshire countryside via the excellent road network.

Clathymore enjoys excellent communication links with the nearby A9 providing dual carriageway links to Perth, the north of Scotland and Stirling. From Stirling the M8/M876 motorways connect with Glasgow and the majority of the remainder of the west and central belt. The M9 also continues to Edinburgh as does the M90 from Perth. Both Edinburgh and Glasgow Airports can be reached in about an hour's drive out with rush hour time and there are domestic flights from Dundee Airport.

## Description

Vorlich is a fine example of a contemporary home, built and designed with enduring quality and performance in mind. An elevated standard of specification has been employed throughout, to create a home which affords a high calibre of modern living accommodation in a picturesque setting. Completed in 2016, the house is of signature James Denholm Partnership design and the house reflects the final iteration of plans for the plot – having been individually crafted to suit its topography and afford effortless and sociable family living, so coveted by contemporary households.



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Borrowing from traditional Scottish vernacular, the exterior of the house has a timeless aesthetic, while impressing a sense of character. Its classic rendered façade is set beneath a pitched slate roof and lent charisma by distinctive overhanging eaves and a veranda.

Internally, Vorlich affords approximately 2629 sq ft (244 Sq.M0 plus garaging. of light-filled, well-crafted accommodation, which superbly aligns with modern lifestyle trends. Notably, the proportions of the rooms are of a scale rarely found in modern homes and the accommodation is appointed with a volume of storage equally scarce in today's New Build market.

Beyond the threshold, the immaculately presented, neutral interior features a well-coordinated collection of finishes, including a combination of engineered Oak flooring, slate effect tiling, and plush carpets, as well as timeless shutters, handsome coving, and fresh paintwork. The attention to detail employed in its specification is patent and pervasive, from the handsome corning, chrome sockets and switches, and the double, pressurised hot tank system (TBC), to the electric underfloor heating in all the bath and shower rooms.

On entering the house via the main door, there is a bright and welcoming porch with windows overlooking the front garden and practical slate effect tiling. An inner door opens into a statement hall, which impresses a genuine sense of arrival, with a galleried staircase rising to the first floor, double doors into the principal reception space, and a run of four Velux windows positioned above the stairwell, which flood the space with natural light. The hall is well-appointed with in-built storage, providing access to both an under-stair cupboard and having double doors concealing a cloaks cupboard.

Ideal for both sociable day-to-day living and entertaining larger parties, when occasion demands, the statement open-plan kitchen/sitting/dining room at Vorlich balances modern elegance and timeless atmosphere. A striking cathedral-style, apex ceiling rises above the lounge area, enhancing the impression of space, while a wood-burning stove set atop a black granite hearth provides an inviting focal point; set within a traditional mantelpiece and surround and flanked by windows which frame charming views into the garden.

The accompanying country kitchen is thoughtfully positioned within the space to define it and is generous in its own right, set around a central island with a breakfast bar for sociable day-to-day dining and culinary preparation. It features a large window with integral bench seat and cabinet storage. The tasteful shaker style wall and floor units are accented by quality quartz work surfaces and offer a wealth of ergonomic culinary storage, incorporating pan drawers. It is designed for both style and performance, with a range of Neff and Siemens appliances including: two ovens and a grill, a microwave, a discreet dishwasher, a five-ring gas hob set below an extractor hood, and an American style fridge/freezer.

The principal reception space also invites alfresco living and dining, with a pair of French glazed doors from the dining space providing access to an area of wrap-around decking which indulges in the southerly and westerly aspect, and a glazed door from the lounge leading to a sheltered veranda finished with smart flagstones.

The ground floor accommodation also incorporates a handsomely proportioned and inherently flexible room overlooking the front of the house, finished with engineered Oak flooring. It is currently utilised as a home office but can easily be imagined as a spacious fourth double bedroom or a family room.



For all its aesthetic appeal, the functional utility and pragmatism of the house has not been spared and, as such, it also features a utility/boot room, a further walk-in, shelved cupboard/pantry off the dining space, and a ground floor shower room.

The neatly-presented utility/boot room is particularly well-suited to the rigmarole of family living within the country, with fitted cabinets, excellent storage cupboards, a sink and draining board, and integrated Miele washing machine and tumble dryer. It also has an exterior door leading to the covered veranda, where there is a pedestrian door into the large double garage.

The shower room is finished with a combination of limestone and slate effect tiling, a shower, a wash hand basin with a swan neck mixer tap, a WC, and a heated towel rail.

On the first floor, the landing is afforded ample natural light via the Velux ceiling windows and showcases the traditional balustrade, topped with oak bannister. It leads to three remarkably well-proportioned double bedrooms, as well as the stylish family bathroom. It also provides access to the loft, via a hatch in the ceiling, and has a double cupboard housing a pair of hot water tanks.

The sumptuous principal bedroom suite is a particular highlight of the accommodation at Vorlich, with ample space for dressers, vanity tables, and occasional lounge furniture, as well as windows framing enviable, elevated views over the mature green which faces the property and a far-reaching view which offers glimpses of the summit of Ben Vorlich on clear days. It has been designed with a sense of sanctuary in mind and has a spacious dressing area, with a trio of in-built double wardrobes, as well as a luxurious en suite shower room. The latter features both a bath and a separate, spacious shower enclosure, twin wash hand basins, a WC with a hidden cistern, timeless tiling, and a heated towel rail.

There a second, generously proportioned double bedroom suite, which has a walk-through dressing area, flanked by fitted wardrobes, leading to a shower room. The en-suite has Velux windows to either side, supplying a delightful through-flow of natural light, and features a stylish shower enclosure with a curved glass screen and recessed shelves, as well as a pair of heated towel rails, a wash hand bowl, and a WC with a hidden cistern. The bedroom is set apart by an utterly charming dormer window - an impressive, elevated vantage point, affording views over the garden and across the patchwork countryside to the distant hills.

The third bedroom is also a spacious double room and well-appointed with a double, built in wardrobe.

The family bathroom has been indulgently finished with a bathtub and separate corner shower, as well as a WC with a hidden cistern, a wash hand bowl, a heated towel rail and a combination of slate effect floor tiling and classic white tiles.

#### Externally

The garden features sweeping lawns interspersed with ornamental trees and trimmed by burgeoning herbaceous borders, stocked to provide year-round colour and interest. Landscaped into wonderful pockets, the garden also has a mature orchard with productive plum, pear, and apple trees, blossoming cherry trees, and fruit bushes. The garden is afforded a genuine sense of privacy and seclusion via tall hedging, Clematis, meandering gravel paths, Budleia, lavender, and fuschia.

Located to the front there is ample off road car parking with a Zappi electric charger and access to a double garage with electric up and over doors.







## GENERAL REMARKS AND INFORMATION

### Viewing

Viewing is strictly by appointment with the Selling Agents.

### Factor

Factor is Scottish Woodlands – approximately £136 per month

### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH1 1NW

### Fixtures and Fittings

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

The robotic lawnmower maybe made available by separate negotiation.

### Classifications

Council Tax - Band G  
EPC Rating – Band C

### Solicitor

Neilsons, 138 – 142 St John's Road, Edinburgh EH12 8AY. Telephone: 0131 316 4444

### Local Authority

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

### Tenure

Freehold

### Services

Mains water and electricity. Oil central Heating. Large LPG bottles for hob. Shared private drainage.

### 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](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), 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.

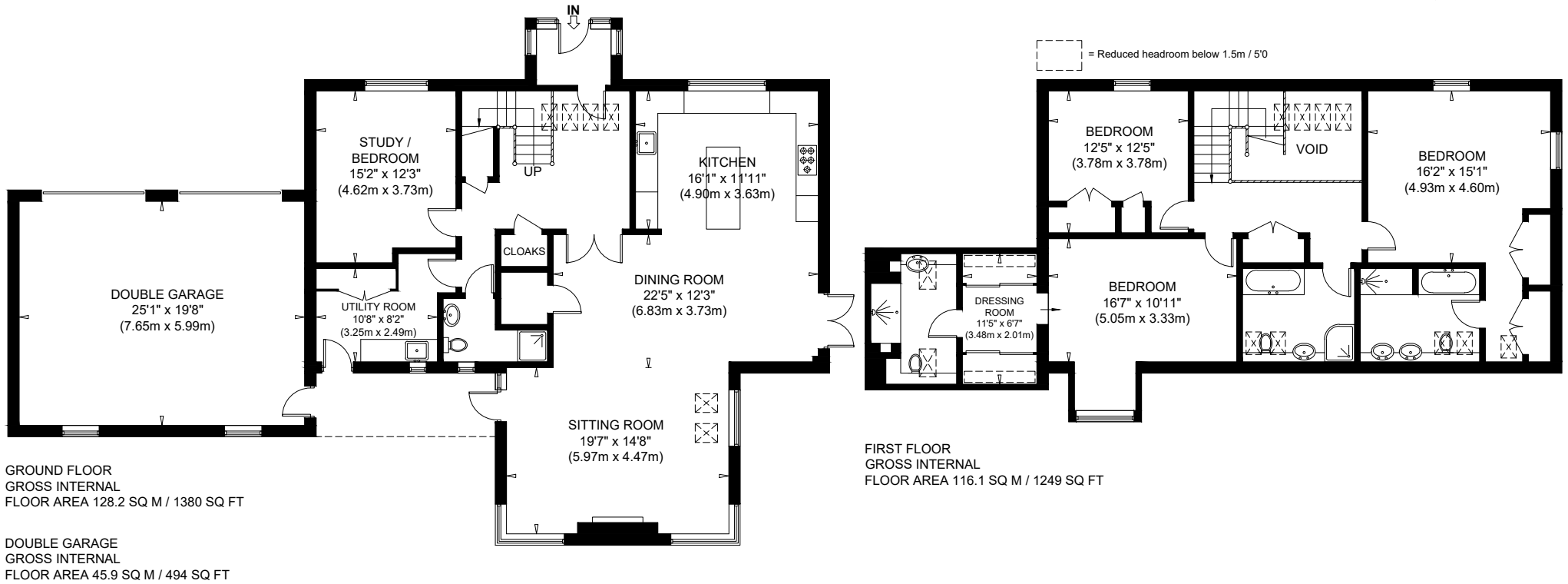
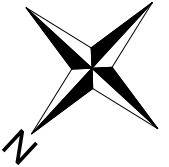
### Misrepresentations

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 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.





**VORLICH**  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 244.3 SQ M / 2629 SQ FT  
GARAGE = 45.9 SQ M / 494 SQ FT  
TOTAL = 290.2 SQ M / 3123 SQ FT

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