



RUTHVEN HOUSE

Ruthvenfield, Perth, PH1 3JP



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Ruthvenfield, Perth, PH1 3JP

An exceptional category B listed Georgian country residence of remarkable scale and elegance, with 8 bedrooms and 6 bathrooms, set within beautifully landscaped grounds of just under one acre. Ruthven House seamlessly blends timeless period grandeur with contemporary luxury, offering extensive and versatile accommodation, outstanding entertaining spaces, and substantial garaging, all within easy reach of the vibrant city of Perth.

Summary of Accommodation

Ground Floor: Entrance Vestibule, Entrance Hall, Drawing Room, Study, Dining Room, Sitting Room, Conservatory, Dining Kitchen, Boot Room, Utility Room, Shower Room, WC.

First Floor: Principal Bedroom Suite with Dressing Room and En-Suite Bathroom, Guest Bedroom Suite with Dressing Room and En-Suite Bathroom, Bedroom 3 with En-Suite Shower Room, Two Further Bedrooms, Family Bathroom with Sauna.

Second Floor: Double Bedroom 6 with En-Suite Shower Room, Two Further Bedrooms, one currently used as a study.

Exterior: Established garden of notable colour and diversity. Extensive driveway parking. Detached double garage with electric up-and-over doors, detached single garage/workshop and greenhouse.



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SITUATION

Tucked away in the peaceful hamlet of Ruthvenfield, just three miles from Perth's vibrant city centre, Ruthven House offers a rare blend of historical charm, luxurious modern living, and exceptional connectivity. Set amidst the rolling beauty of Perthshire, this fully renovated to modern standard, early B-listed Georgian mansion, is the epitome of timeless elegance fused with contemporary comfort.

Known as "The Fair City," Perth dazzles with its mix of cosmopolitan flair and cultural richness. Enjoy boutique shopping, fine dining, artisan coffee houses, bustling bars, art galleries, a celebrated theatre, concert hall, cinema, and even an ice rink and swimming pool. Just beyond the city limits, you'll discover a natural playground - from exhilarating hikes through glens and hills, to mountain biking, country pursuits like shooting and stalking, and world-class fishing on the Rivers Tay and Earn.

Nearby, the regal Scone Palace hosts National Hunt racing and the famed Scottish Game Fair. Golf lovers are spoiled with championship courses at Rosemount in Blairgowrie and the historic North Inch Golf Course - one of Scotland's oldest. For the ultimate in luxury, the internationally acclaimed Gleneagles Hotel is under 20 minutes away, boasting three top-tier golf courses, a world-class country club, shooting school, and Michelin-starred dining as well as gym, swimming and spa facilities.

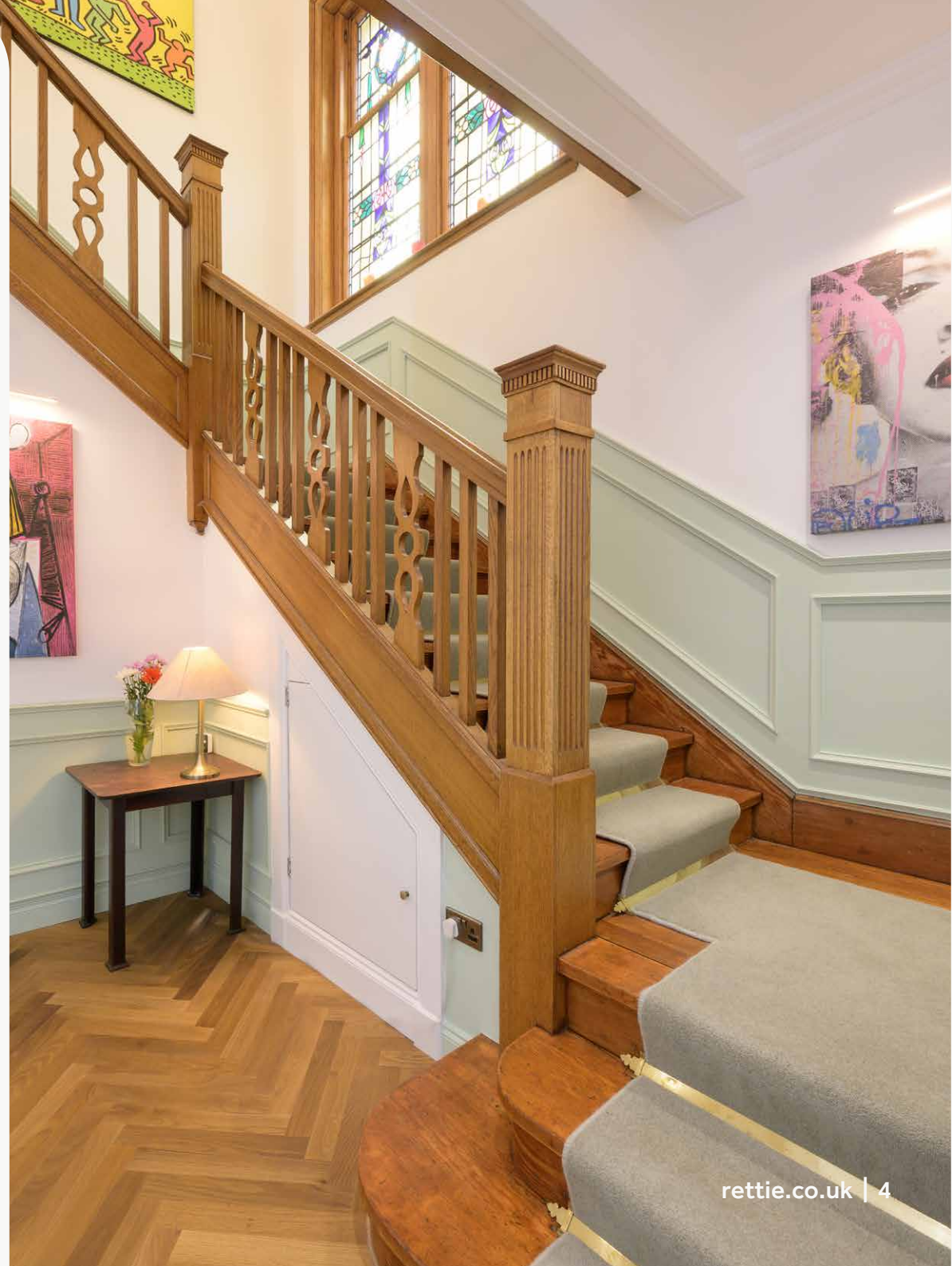
Families are well-served with a primary school in Ruthvenfield and a range of independent and state schools in and around Perth, including Craigclowan, Ardvreck, Morrison's Academy, Glenalmond College and Strathallan.

Commuting is effortless with Perth's rail station offering direct links to Edinburgh, Glasgow, Aberdeen, Dundee, and Inverness. Edinburgh Airport is under a 40-minute drive away, while Dundee Airport—less than 20 minutes away—offers twice daily direct flights to London Heathrow with global onward connections. Major road links including the M90 and A9 place Scotland's major cities within easy reach.

GENERAL DESCRIPTION

Ruthven House is an exceptional Georgian country residence, approached through stately electric gates and a sweeping driveway that immediately sets the tone for the grandeur that lies beyond. Extending to approximately 4573 sq ft, this remarkable home has been meticulously renovated to an exacting standard, seamlessly combining timeless period elegance with contemporary luxury and energy-efficient living, includes double glazing.

A solid timber door opens, from the impressive entrance, into a welcoming vestibule and on to the magnificent reception hall. Instantly captivating, the hall showcases exquisite corning, a striking staircase and the refined proportions synonymous with Georgian architecture, creating an atmosphere of understated grandeur that continues throughout the home.



The reception accommodation has been thoughtfully designed to offer both formal entertaining spaces and comfortable family living. The elegant Drawing Room is flooded with natural light from large sash windows and centred around a beautiful feature fireplace, creating a wonderful setting for both entertaining and relaxation. Adjoining the Drawing Room is a charming Study, providing a peaceful retreat.

The Formal Dining Room offers an impressive backdrop for hosting family gatherings and dinner parties, with its grand fireplace and classic proportions enhancing the sense of occasion. Meanwhile, the Sitting Room provides a warm and inviting atmosphere, ideal for everyday living and relaxation. French doors lead into the impressive Conservatory, a substantial additional reception space enjoying wonderful views across the gardens. Bathed in natural light and featuring attractive stone detailing, this versatile room creates a seamless connection between the house and its surroundings, offering the perfect setting for entertaining.

At the heart of the home lies a spectacular Poggenpohl kitchen, thoughtfully designed for modern family life. Bathed in natural light, it features dual Miele ovens, Miele induction hob, Miele integrated fridge/freezer, Miele dishwasher, a annually serviced mains gas Aga and a large central island with seating. The adjoining dining area creates an informal hub for everyday living, while still offering ample space for entertaining on a larger scale. A practical Boot Room, complete with two under-counter freezers and an Aga wine fridge, together with a well-equipped Utility Room housing a modern annually serviced Worcester gas boiler and water heater and upgraded three-phase electrical system, ensure functionality matches the home's elegance. A shower room and separate WC complete the ground floor accommodation.

A beautifully crafted solid wood staircase leads to the first floor, where five generously proportioned bedrooms offer exceptional and versatile accommodation. The principal suite is a luxurious retreat, enjoying dual-aspect views, a decorative fireplace, a dedicated dressing room and an impressive en-suite bathroom complete with a walk-in steam shower, twin wash hand basins and a jacuzzi bath. A second spacious bedroom also benefits from its own dressing room and beautifully appointed en-suite bathroom, while a third bedroom features an en-suite shower room. Two further double bedrooms, several retaining attractive period fireplaces, provide excellent accommodation for family, guests or home working and are served by a stylish family bathroom, which also incorporates a Sauna.

The upper floor offers a further three double bedrooms, one of which is used as a study, including one with an en-suite shower room. With Velux windows and an abundance of natural light, this level offers exceptional versatility.

Ruthven House has many original period features which have been lovingly preserved, including intricate cornicing, stained-glass windows and traditional fireplaces. These historic details blend effortlessly with contemporary finishes and modern conveniences, creating a home that is both elegant and highly functional. Large windows, roof lights and glazed doors ensure the interiors are filled with natural light while maintaining a constant connection to the surrounding gardens.

EXTERNAL

Occupying grounds extending to just under one acre, the gardens provide a wonderfully private and tranquil setting. Enclosed by traditional stone walls and framed by mature trees and established planting, the grounds have been carefully landscaped to offer year-round interest whilst remaining relatively low maintenance. Expanses of lawn are complemented by colourful shrubs and flowering plants, while a variety of secluded seating areas provide idyllic spots to enjoy the changing seasons.

To the rear of the property is a substantial double garage with electric up-and-over doors, alongside a detached single garage with power and lighting. Extensive parking is available to both the side and rear of the house, offering excellent practicality for family life and entertaining alike.





GENERAL REMARKS AND INFORMATION

Planning Notice:

Almond Valley is a proposed residential-led mixed use development located on the north-western edge of Perth. The site is allocated in the Perth and Kinross Local Development Plan 2 (2019) (LDP2) as a strategic housing site (LDP Site Ref: MU73). The development is a key component of the Strategic Development Area, which outlines a new western settlement edge at Perth.

Designations

Ruthven House is Category B Listed Ref: LB18309

Viewing

Viewing is strictly by appointment through the Sole Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH1 3JP.

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Some items may be available by separate negotiation.

Local Authority

Perth & Kinross Council, Pullar House, 35 Kinnoull Street, Perth PH1 5JD. Tel: 01738 475 000

Council Tax

Band G

EPC Rating

Band B

Services

Mains water and electricity. Private drainage. Mains gas fired central heating.

Special Note

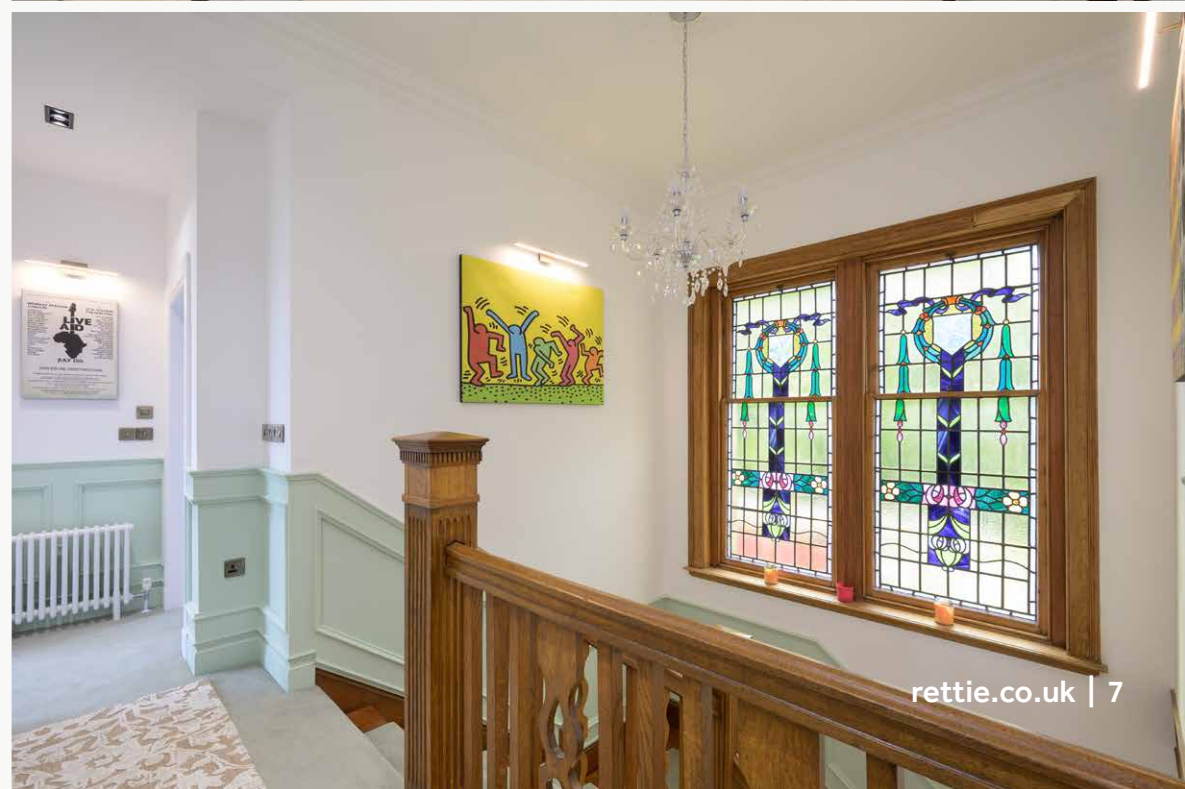
The area of ground occupied is not completely consistent with the registered title. Please contact the selling agent for further information.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. 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.

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. The purchaser(s) will be held to satisfy themselves of the nature of all such servitude rights and others. All rights of wayleave, drainage and access in respect of any property retained by the seller will be reserved.



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.

Websites and Social Media

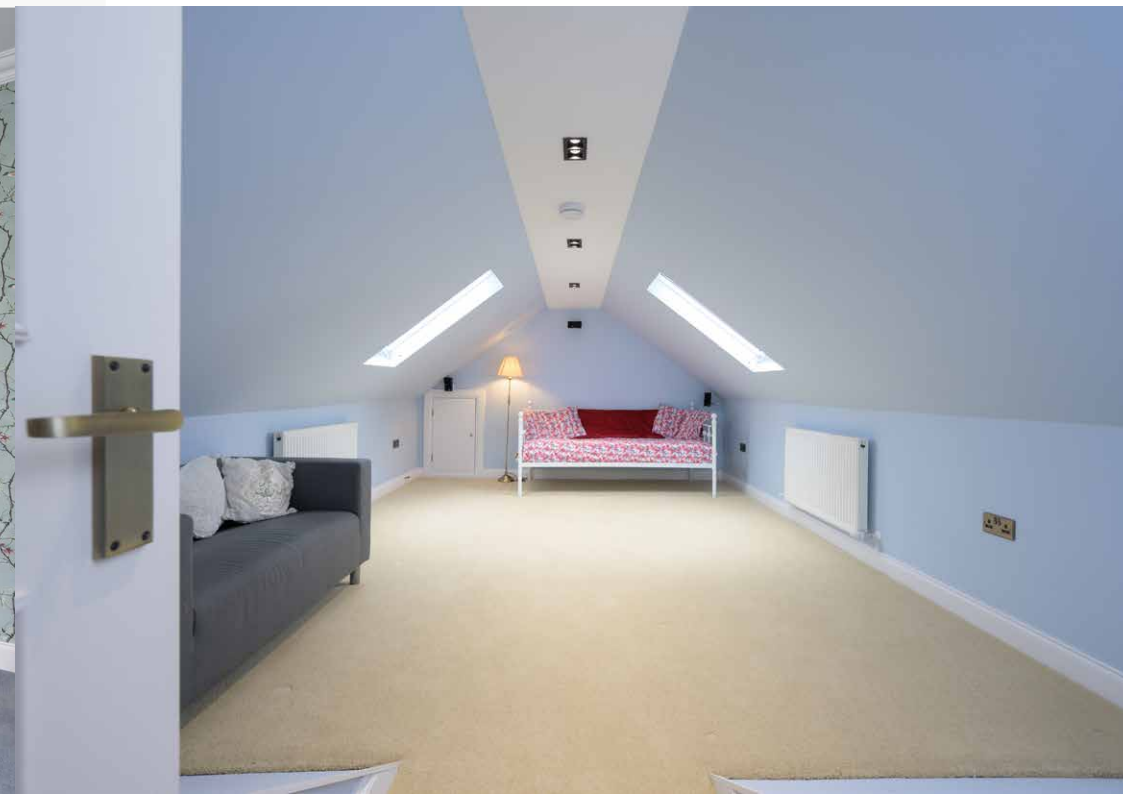
This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, www.uklandandfarms.co.uk and www.thelondonoffice.co.uk.

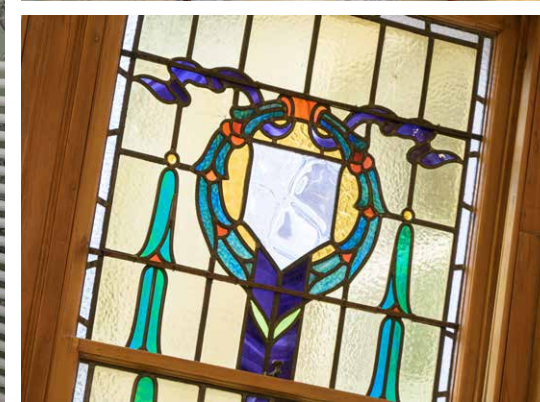
In addition, our social media platforms are [Facebook.com-RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [Twitter.com-RettieandCo](https://twitter.com/RettieandCo), Instagram and LinkedIn.

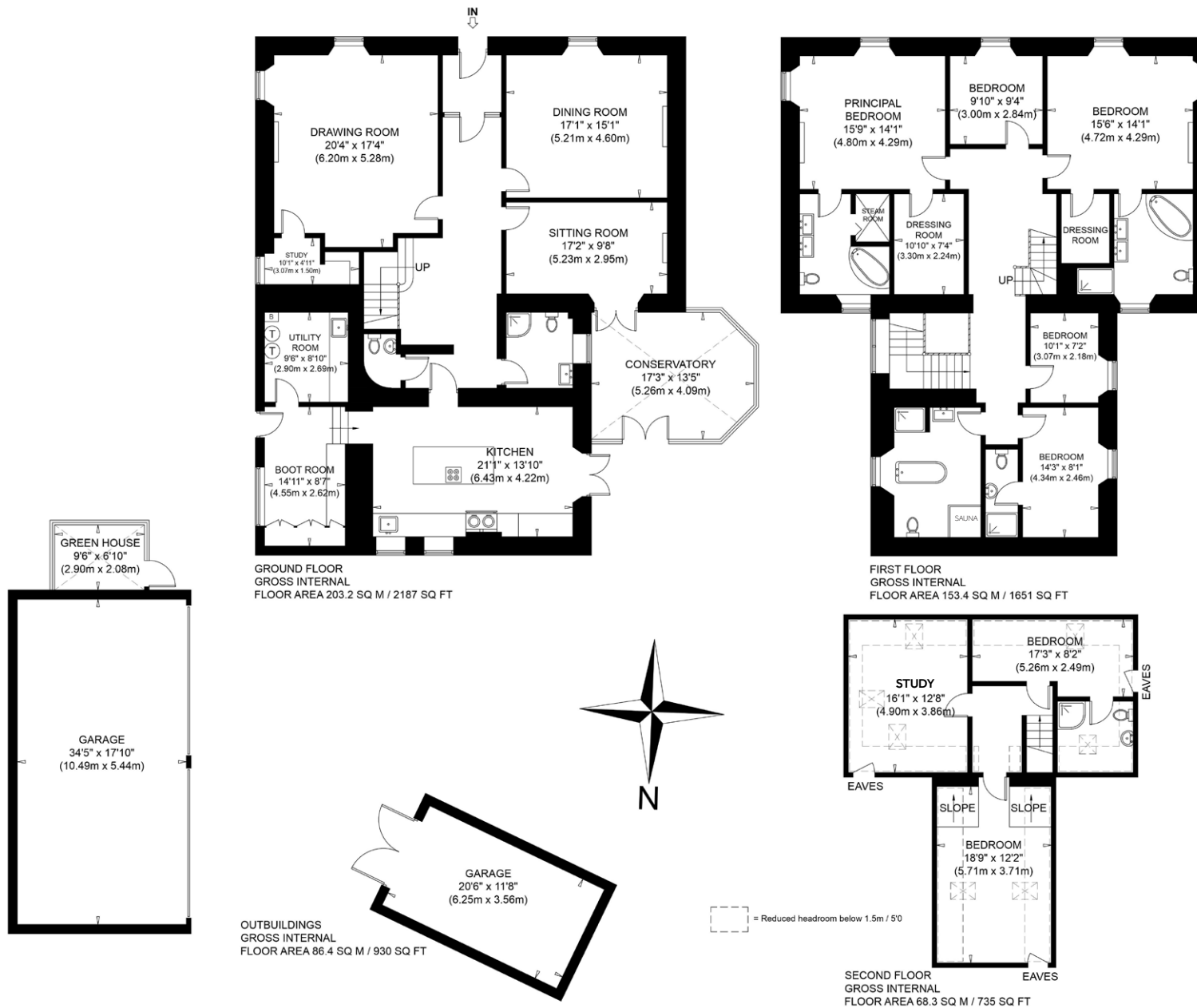
Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, 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.









RUTHVEN HOUSE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 424.9 SQ M / 4573 SQ FT
 OUTBUILDINGS = 86.4 SQ M / 930 SQ FT
 TOTAL = 511.3 SQ M / 5503 SQ FT

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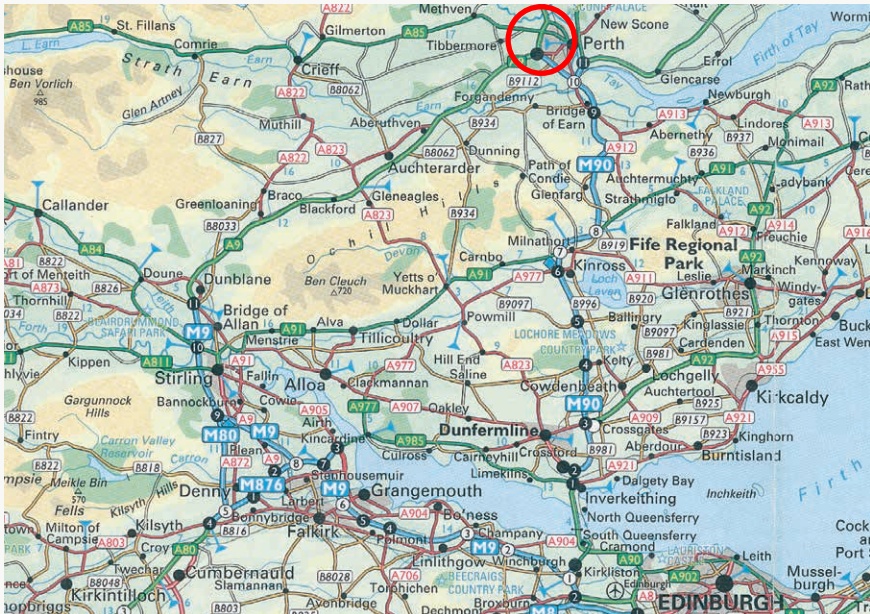
Important Notice

Rettie & Co, their clients and any joint agents 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 endeavor 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

📞 0131 624 4183
✉️ mail@rettie.co.uk
🏠 11 Wemyss Place
Edinburgh
EH3 6DH