



THE MILTON

Auchterarder, Perth & Kinross, PH3 1DP



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A unique and versatile country property offering six bedrooms, generous reception space and set within approximately 6.3 acres of mature gardens, woodland and grounds. Ideally positioned for Auchterarder and Gleneagles, The Milton combines spacious family accommodation with extensive gardens, productive growing areas, fishing rights and a range of useful outbuildings and workshops.

Summary of Accommodation

Ground Floor: Entrance Hall, Living Room, Open-Plan Kitchen/Snug/ Dining Room, Utility Room, Master Bedroom with Ensuite Wet Room, Guest Bedroom with Ensuite Wet Room, Bedroom Five/Study and Shower Room.

First Floor: Bedroom Three, Bedroom Four, Family Bathroom and Bedroom Six/Hobby Room.

Outbuildings

Double garage with electric door, three former stables now used as storage and workshops, the Mill House with dry mill race and existing water wheel, number of sheds and additional storage areas.

Gardens & Grounds

Mature gardens, woodland and grounds. Orchard with pear, apple and cherry trees, two polytunnels, raised vegetable and herb beds, wildflowers, mature planting and a new patio. A private courtyard with covered pergola. A stream runs through the grounds with riparian fishing rights for salmon and trout.





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Situation

The Milton is situated within the highly desirable town of Auchterarder, which has an attractive mix of retail and community facilities including a Community Campus housing Nursery, Primary and Secondary Schools. There is also a good selection of private schooling available in the locality including Glenalmond College, Strathallan, Dollar and Morrisons Academies as well as Ardvreck and Craigclowan, Preparatory Schools.

Nearby is the Gleneagles Hotel, the Dormy Golf Club House and all the other facilities for which Gleneagles Hotel is famed. These include the Leisure Club and Spa; the walking, jogging and cycling tracks; activities and shooting schools and its four Restaurants including the late Andrew Fairlie's famed two Michelin Star Restaurant. In addition, there are the King's and Queen's Golf Courses alongside the PGA Centenary Course.

The localities popularity as a residential district is underpinned by its convenient location within Central Scotland. The nearby A9 provides swift road links to both Perth and Stirling and thereafter there are good road links onwards to Glasgow and Edinburgh as well as eastwards to Dundee from Perth. The nearby Gleneagles Railway Station provides regular services to Edinburgh, Glasgow, Perth, Stirling, Inverness and London

General Description

The Milton is a characterful and versatile country property set within approximately 6.3 acres of mature gardens, woodland and grounds. The land includes a substantial area of woodland, with over 500 newly planted trees, together with a productive orchard, stream and a useful range of outbuildings and workshops. Arranged over two floors, the house provides generous and flexible living, entertaining and bedroom accommodation, enhanced by an extension completed in 1992.

The property is approached along a shared tree-lined driveway, through private gates to a generous parking area. The entrance hall provides access to the principal reception rooms.

The living room has a large bay window and French door opening to the garden, allowing excellent natural light. A wood-burning stove is set within an attractive fireplace, complemented by recessed shelving, decorative coving and ample space for comfortable seating. The room is finished with original flagstones dating back to 1840.





The kitchen, snug and dining room combine to create an impressive open-plan living and entertaining space, naturally defined by substantial exposed timber beams. The kitchen is fitted with a good range of units, wooden work surfaces and tiled splashbacks, together with a Stoves range cooker and large sink with drainer. There is generous space for dining and informal seating. An adjoining utility room includes fitted units, a Belfast sink, pantry cupboard and access to loft space.

The snug provides a comfortable additional reception area, while the adjoining dining space is bright and welcoming, with views towards the garden.

A hallway leads from the snug to the principal and guest bedrooms and also gives access to the courtyard. The principal bedroom has a large window overlooking the courtyard, wall-length fitted wardrobes and carpeting. Its ensuite wet room is fully tiled and includes a walk-in rainfall shower, WC, wash hand basin and heated towel rail.

The guest bedroom is a bright and spacious room overlooking the front garden, with space for a seating area and the benefit of an ensuite wet room.

Completing the ground floor is bedroom five/study, offering flexibility as a further bedroom or home office, together with a separate shower room.

On the first floor are two further well-proportioned bedrooms, each with a generous window providing good natural light and views over the surrounding gardens. Both benefit from useful built-in eaves storage, making effective use of the former attic space. A family bathroom and additional bedroom/hobby room complete the first-floor accommodation.

The family bathroom has a bath, WC and wash hand basin. Bedroom six/hobby room is a particularly versatile space, currently used as a hobby room but equally suited to use as a further bedroom, home office or additional living space.

Externals

The gardens and grounds are a particular feature of The Milton, with several distinct areas of mature planting including rhododendrons, hedging, a copper beech, rockery and wildflowers, alongside raised vegetable and herb beds. A productive orchard contains pear, apple and cherry trees, while two polytunnels, further raised beds and a chicken coop provide excellent scope for gardening and growing. A recently created patio enjoys sunshine throughout the day, with various sheds providing useful additional storage.

To the rear of the house, a private courtyard provides a sheltered outdoor entertaining area, with timber decking beneath a covered pergola. Mature planting and stone walls create an attractive and secluded setting.

Three former stables are now used for storage and workshops, while the Mill House stands beside the stream and incorporates the dry mill race and existing water wheel, providing further useful storage. A double garage with electric door, outdoor electricity and water points, and an electric vehicle charging point add to the property's practical amenities.

There is a large wildlife pond and also a stream which runs through the grounds, with riparian fishing rights for salmon and trout. The setting also attracts a variety of wildlife, including red squirrels and kingfishers.



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 PH3 1DP

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 - G

EPC Rating - C

Solicitor

Stewart Baillie at Thorntons, Whitefriars House, 7 Whitefriars Crescent, Perth, PH2 0PA.

Local Authority

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

Tenure

Freehold

Services

Mains electricity, mains water and mains drainage. Oil heating. Solar panels with double battery.

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

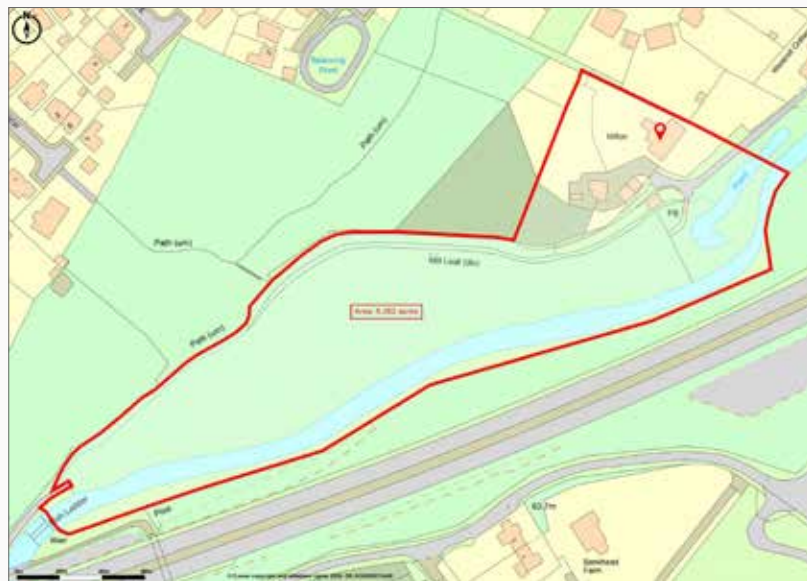
These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

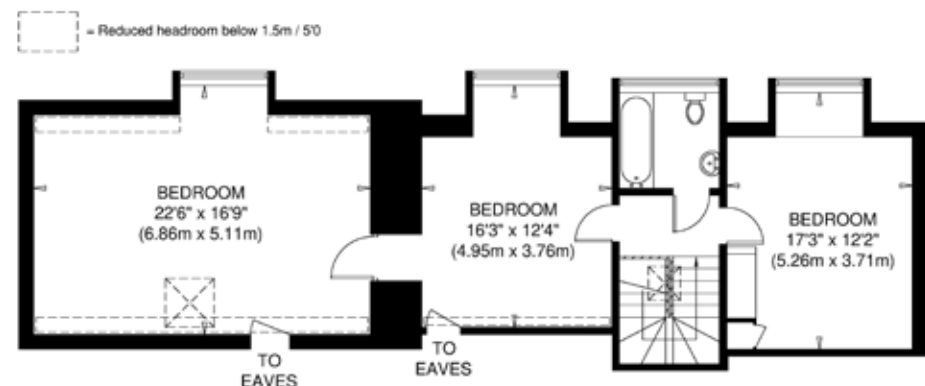
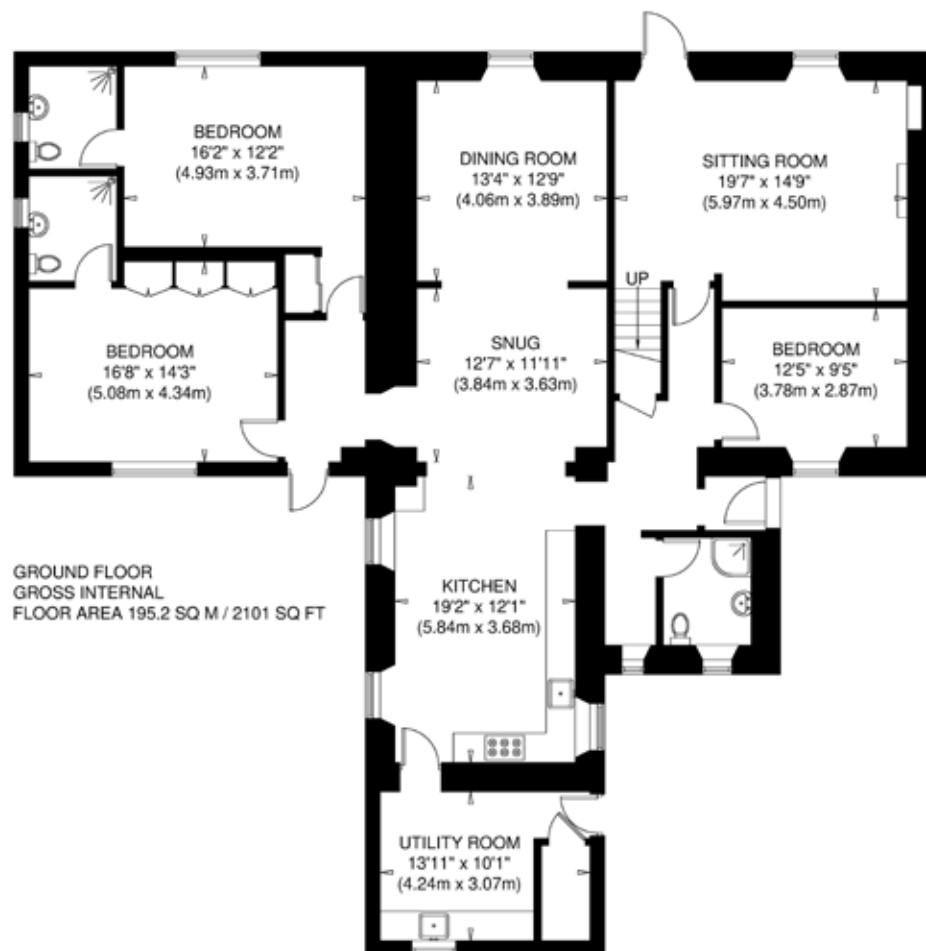
Misrepresentations

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.



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FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 84.1 SQ M / 905 SQ FT



OUTBUILDINGS
GROSS INTERNAL
FLOOR AREA 60.7 SQ M / 653 SQ FT



THE MILTON
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 279.3 SQ M / 3006 SQ FT
OUTBUILDINGS = 60.7 SQ M / 653 SQ FT
TOTAL = 340.0 SQ M / 3659 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.

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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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