



BALLECHIN HOME FARM

Ballinluig, Pitlochry, Perth & Kinross, PH9 0LW



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A four bedroom house, which now requires a level of modernisation, within a traditional range of attractive stone barns which provide an exceptional opportunity and scope for development subject to acquiring the necessary consents.

Aberfeldy 6 miles, Pitlochry 9 miles, Perth 24 miles, Edinburgh 69 miles and Glasgow 83 miles.

Main House Ground Floor

Entrance Hall, Lounge, Dining Room, Kitchen, Bedroom and Shower Room

Main House First Floor

Three Bedrooms and Bathroom.

Outbuildings

Old Bothy, Traditional Barns, Agricultural Buildings and Stores.

External

The mature gardens and grounds in total extend to approximately an acre and include a walled garden and courtyard, all set within the attractive highland Perthshire countryside.





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Situation

Ballechin Home Farm is situated in the picturesque area of Ballinluig, within the heart of Highland Perthshire, enjoying a peaceful rural setting surrounded by some of Scotland's most attractive countryside. The property is conveniently positioned a short distance to the A9, providing excellent communication links north to Pitlochry and the Highlands, and south towards Dunkeld, Perth and Edinburgh. Pitlochry railway station is approximately 3 miles away and provides regular services to Edinburgh, Glasgow and Inverness, together with the Caledonian Sleeper service to London.

The area offers an exceptional range of recreational opportunities including water sports on Loch Tay, hillwalking in the nearby glens and skiing within the Cairngorms and Glen Shee. There is excellent salmon fishing locally on the rivers Tay, Tummel, Tilt and Garry, together with brown trout fishing in the many nearby hill lochs. Pheasant, partridge and grouse shooting are widely available to let locally, whilst golf courses can be found at Aberfeldy, Pitlochry and Kenmore, in addition to a 9-hole course at Strathtay.

The nearby town of Pitlochry offers a comprehensive range of everyday facilities including supermarkets, independent shops, restaurants, cafés, professional services and leisure facilities. Aberfeldy provides a further range of amenities to the west, while Perth offers a more extensive selection of shopping, cultural, educational and recreational facilities.

General Description

Ballechin Home Farm comprises of a four bedroom house requiring modernisation and set within a traditional range of steading buildings including a former Old Bothy, traditional barns and agricultural buildings, three loose-boxes, a walled garden and surrounding land. The property offers a great opportunity for development to a number of uses subject to acquiring the necessary consents.

The buildings are arranged around a traditional courtyard and display a wealth of distinctive architectural features, including natural stone elevations, slate roofs, timber detailing, arched openings and a number of striking dormer windows. Together, these features give Ballechin Home Farm a particularly strong sense of character and create an atmospheric and highly individual property.

The farmhouse occupies part of the main range and provides accommodation over two floors. Although requiring modernisation and refurbishment, it retains a number of original features, including exposed stone, timber panelling, traditional windows and attractive arched openings. The accommodation comprises an entrance hall, lounge, dining room, kitchen, ground-floor bedroom and shower room, with three further bedrooms and a bathroom on the first floor. The accommodation provides a sound basis from which to create a comfortable and distinctive country home, while remaining closely connected to the wider historic range of buildings.





At the front of the property, the former stabling retains three loose boxes, reflecting the property's longstanding agricultural and equestrian use. Beyond this, a substantial range of traditional buildings provides considerable additional space, including the former Old Bothy and extensive barns and agricultural accommodation, with many of the buildings retaining original features.

The Old Bothy is a particularly interesting element, located off the main entrance hall it provides basic accommodation and is conveniently located close to the former stabling.

In total, the entire building, excluding inaccessible areas extends to approximately 6,501sq feet and has been used for a range of purposes including hosting barn dances. The buildings considerable scale gives the property exceptional versatility and creates significant scope for a range of potential future uses, subject to the necessary planning and building consents.

The property is surrounded by mature trees, established planting and areas of garden, including an attractive walled garden. The buildings occupy a private and sheltered position within mature grounds, while the wider setting opens out to attractive surrounding countryside and hills. The combination of woodland, established grounds, surrounding land and the historic buildings creates a wonderfully secluded and atmospheric environment.

GENERAL REMARKS AND INFORMATION

Viewing

Viewings are strictly by appointment only. Please note that some areas of the property are currently unsafe and access will therefore be restricted.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH9 0LW

Fixtures and Fittings

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

Classifications

Council Tax - B
EPC Rating - TBC

Solicitor

Lydia Fotheringham at Anderson Beaton Lamond, Bordeaux House, 31 Kinnoull Street, Perth, PH1 5EN. Tel: 01738 639999.

Local Authority

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

Tenure

Freehold

Services

Mains Water. Private supply of electricity. Private septic tank. Oil heating. No gas.

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.

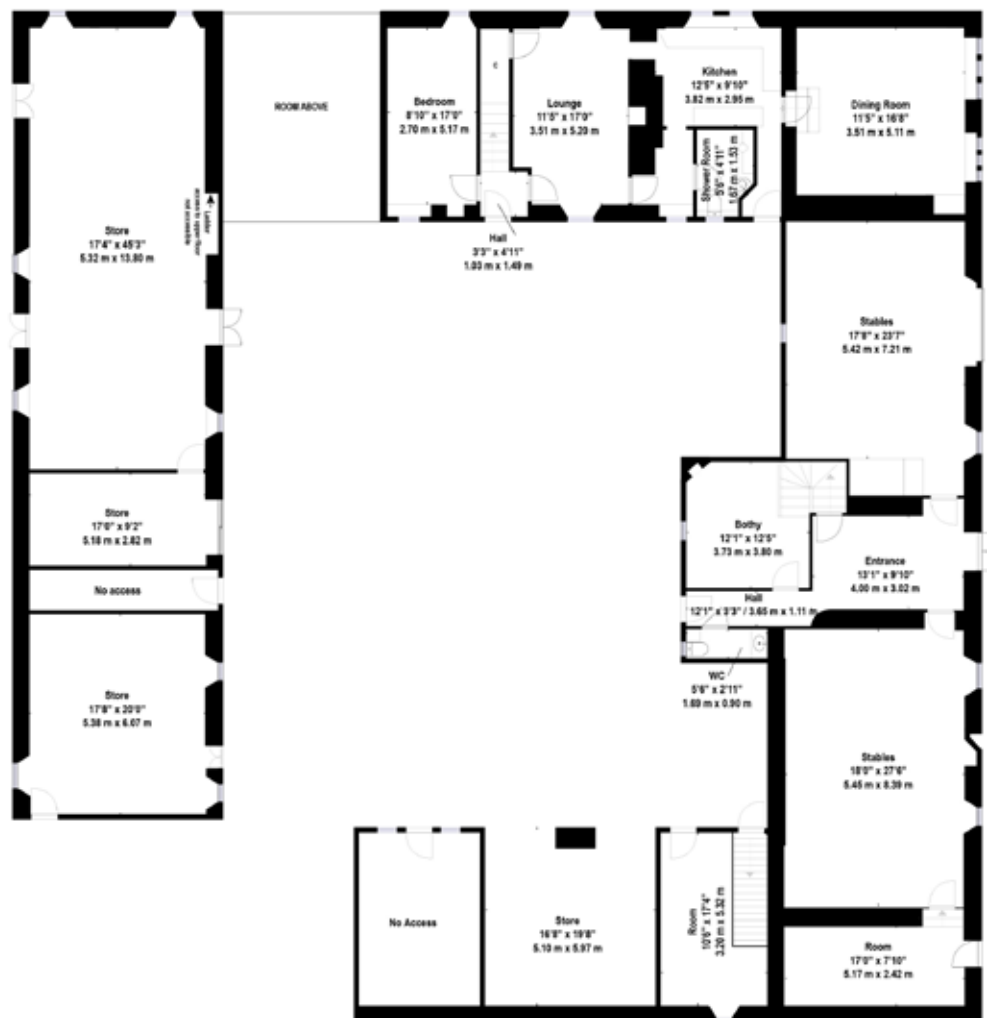
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in 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.





Ground Floor



First Floor

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Gross internal area - House: 156.95 sq m / 1689.35 sq ft
Outbuildings/Stables/Bothy: 447.05 sq m / 4812.0 sq ft
(Please note the total above is approx and does not include inaccessible areas)

Measurement point

Indicates area of Limited Use Space

Plan produced for Rettie in accordance with RICS International Property Measurement Standards. All plans are for illustration purposes and should not be relied upon as statement of fact. Measurements shown are taken from points indicated. Areas with curved and angled walls are approximated.



0 10 20 30 m
Date:- 08/2026
Scale:- 1:1500
Paper Size:- A3
Drawing Ref:- 115815(B)/CI/v1

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Key
Access
1.003 acres; 0.406 hectares



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