

Ferryfield House and Ferryfield Cottage

Newburgh | Perthshire



Galbraith

Charming cottage and farmhouse, requiring renovation, set in an outstanding riverside location



Abernethy 2 miles | Perth 11 miles | Dundee 22 miles | Edinburgh 45 miles
(All distances are approximate)

About 24 acres (9.71 hectares) including to the mid point of the River Earn

Comfortable 2-bedroom cottage with useful mezzanine area

Traditional Farmhouse requiring renovation

Outstanding rural location with private jetty onto the River Earn

Salmon fishing rights on the River Earn including rod, net and coble rights

Land extending to about 12 acres in total

Useful paddock extending to about 4 acres

Rough grazing and amenity woodland

FOR SALE AS A WHOLE

Offers Over £660,000

Galbraith

Lynedoch House | Barossa Place | Perth | PH1 5EP
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galbraithgroup.com





Situation

Ferryfield is set in a rural location only 2 miles northwest of Abernethy, a sought-after village, approximately 10 miles from Perth. Abernethy is equipped with essential day-to-day facilities such as a village shop, garage, primary school, cafes and some lovely independent shops. Newburgh, lies 3 miles to the east in the Kingdom of Fife and provides further facilities including a small Co-Op Shop, cafés and pubs, a primary school, a pharmacy and a range of shops.

The 'Fair City' of Perth (10 miles to the north-west) provides an excellent range of city amenities including local and national retailers, supermarkets, hospital, theatre, cinema, restaurants, as well as a railway and bus station with regular services to Edinburgh and Glasgow. Perth is also home to the University of the Highlands and Islands.

The property sits within an area rich in historical significance. Just north of Ferryfield House and included in the sale, lies the Old Ferry Port, the departure point once used by Kings travelling to their coronations at Scone Palace, and the very place where Lord Macduff is said to have fled from Macbeth. A Viking longship was also discovered along the banks of the River Earn and has since been carefully recovered; it is now on display in the Perth Museum.

The surrounding area of Perthshire offers a wealth of recreational opportunities and is well suited to the outdoor enthusiast for walking, cycling and horse riding. The area around Ferryfield is home to a wide array of wildlife and there is easy



access to particularly outstanding and varied countryside with hills, woodland, river and rolling farmland. There are a number of golf courses locally including three golf courses available in Perth and numerous championship courses at St Andrews. Shooting and fishing can be taken in the nearby area.

Ferryfield Cottage

Ferryfield Cottage is a traditional cottage built under a pitched slate roof with double glazing throughout and accommodation over one floor extending to 83 sqm.

The entrance hall leads into the open plan kitchen / dining / living room which has been finished to a high standard and is very much the heart of the home. There is a generous wood burning stove with a back boiler which provides the heating to the property and there is underfloor heating throughout. A wooden ladder leads to a useful mezzanine area (above the kitchen), which is currently used as a study. The ground floor is complete with a family bathroom, principal bedroom with ensuite and dressing room, as well as a further double bedroom. Attached to the rear of the property is a stone outbuilding with sliding wooden doors providing ample storage space and potential to extend the accommodation (subject to obtaining the necessary consents).

The accommodation comprises:

Ground Floor: Entrance Hall, Kitchen / Living / Dining Room, ladder to Mezzanine / Study, Family Bathroom, Bedroom with Ensuite, Bedroom.

Gardens and grounds

The ground pertaining to Ferryfield Cottage largely lies to the east and south comprising a large grass paddock with a parking area to the side. There is a timber outbuilding which provides ample storage space.



Ferryfield Cottage Floor plan

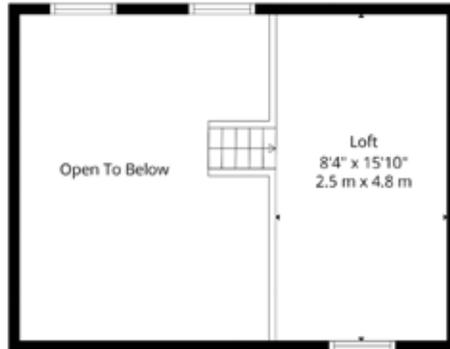
Approx. Gross Internal Area

Ground Floor: 930 sq ft / 86 sq m

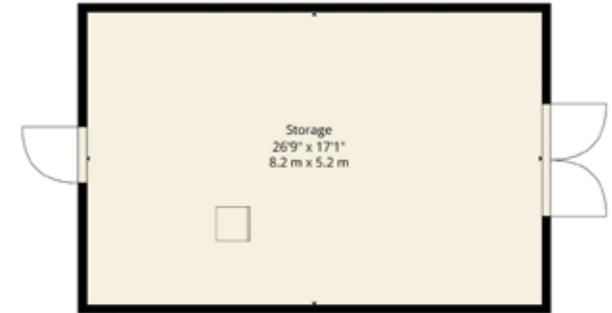
First Floor: 85 sq ft / 8 sq m

Barn/Storage: 457 sq ft / 42 sq m

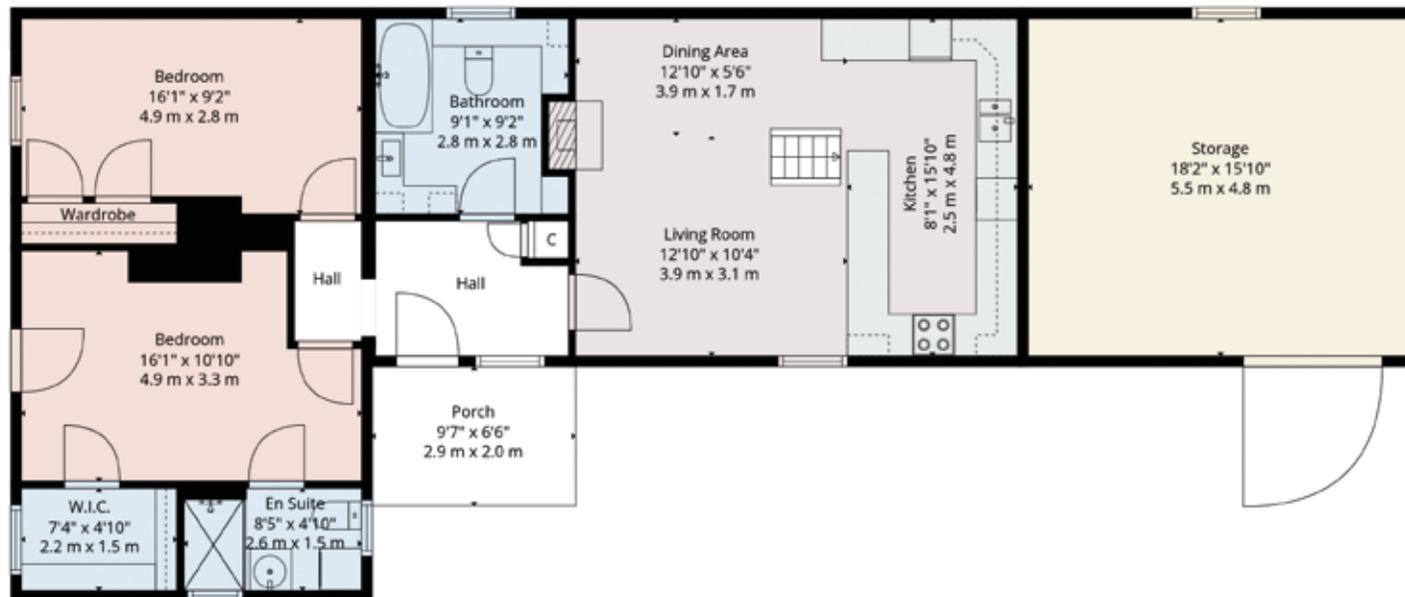
For identification only. Not to scale.



First Floor



Barn



Ground Floor

Ferryfield House

Ferryfield House is a traditional stone farmhouse built under a pitched slate and tile roof, which requires total renovation. It was originally built as a pub to serve the adjacent ferry traffic. The farmhouse offers accommodation over two levels extending to 180 sqm and offers potential to create an outstanding rural property with a superb northern aspect overlooking the River Earn and countryside beyond. Attached to the rear of the property is a stone outbuilding with sliding wooden doors providing ample storage space, which also has potential to be converted into additional accommodation for the house (subject to receiving the necessary consents).

The accommodation over two floors comprises:

Ground Floor: Vestibule, Hall, Living Room, Sunroom, Living Room 2, Kitchen, WC, Bedroom.

First Floor: 4 Bedrooms, WC, Bathroom.



Gardens and grounds

Ferryfield House is accessed from the public road via a privately owned track and extends to approximately 24 acres in total including to the mid point of the river earn. Ferryfield House is positioned within grounds extending to about 12 acres. There is a usable paddock extending to approximately 4 acres to the west, with additional rough grazing areas lying closer to the River Earn that are naturally wetter and characterised by rush growth. The property also benefits from a jetty onto the River Earn, together with associated riparian rights. The property has a timber outbuilding to the south providing additional storage space. To the west is an area of hard standing and a portacabin.



Ferryfield House Floor plan

Approx. Gross Internal Area

Ground Floor: 1321 sq ft / 123 sq m

First Floor: 1028 sq ft / 96 sq m

Attic: 307 sq ft / 29 sq m

For identification only. Not to scale.



General Information

Services, Council Tax and Energy Performance Certificate(s)

Property	Water	Drainage	Electricity	Heating	Council Tax	Tenure	EPC
Ferryfield House	Private	Private	Mains	N/A	Band E	Heritable	G
Ferryfield Cottage	Private	Private	Mains	Wood Burner	Band D	Heritable	E

Less-Favoured Area Support Scheme (LFASS)

All of the land has been designated as being within a Non-Less Favoured Area.

Local Authority

Perth & Kinross Council, Pullar House, 35 Kinnoull St, Perth, PH1 5GD
T: 01738475 000

Sporting Rights

Salmon Fishing rights, including rod, net and coble rights, are included in the sale in so far as these rights form part of the property title.

Wayleaves

A wayleave payment is received for the pylon situated in the western paddock. Please contact the selling agent for further details.

Fixtures and Fittings

No items are included unless mentioned in the sales particulars.

Directions

From the M90 take Exit 9 onto the A912. At the Aberargie Roundabout take the first exit onto the A913 and continue in the direction of Newburgh. Continue though Abernethy and after about 1 mile turn left at the junction with Jamesfield Garden Centre. Continue down the road past the garden centre, Ferryfield House and Cottage are situated at the end of the track on the banks of the River Earn just after a turning on the right.

 **Postcode: KY14 6EW**  **fools.mouths.fields**

Solicitors

Orme Business & Property Law, 20 Meeks Road, Falkirk, FK2 7ES
T: 01324 882551

Viewing

Strictly by appointment with the Selling Agents.

Anti Money Laundering (AML) Regulations

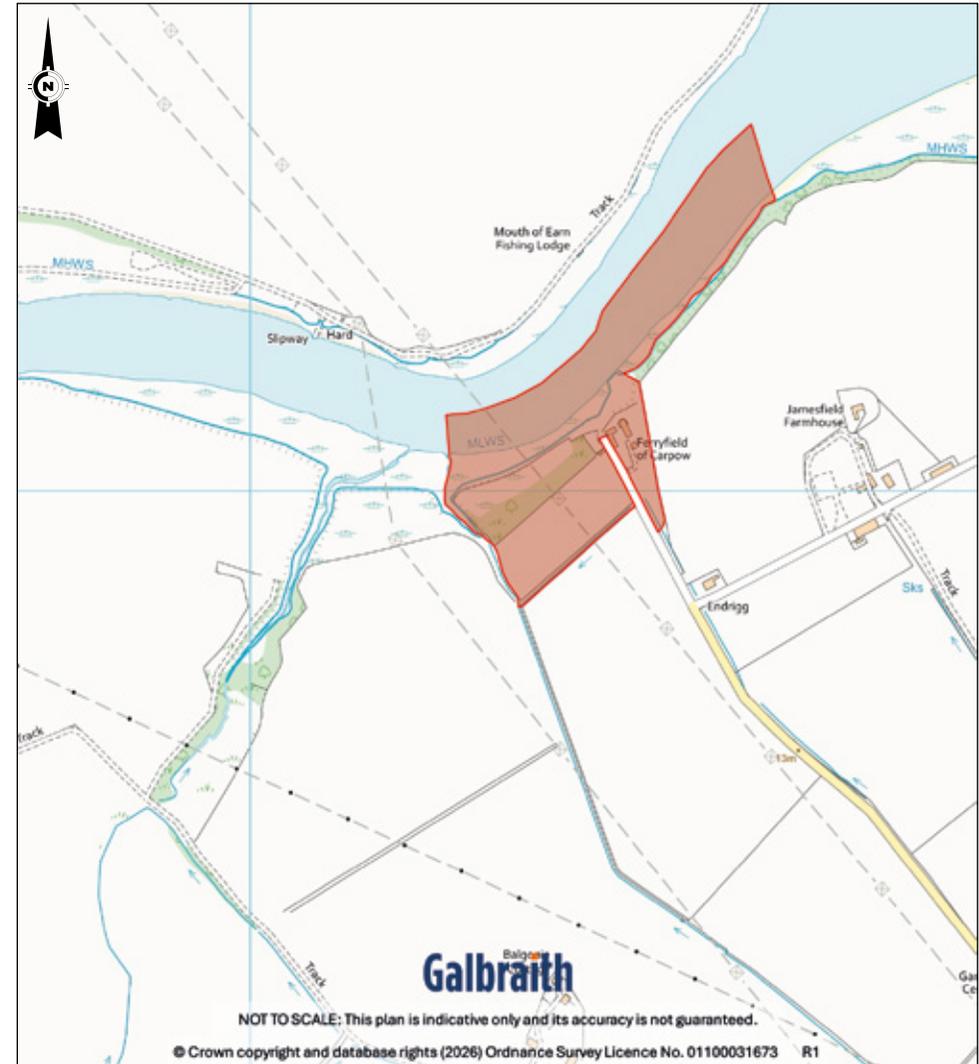
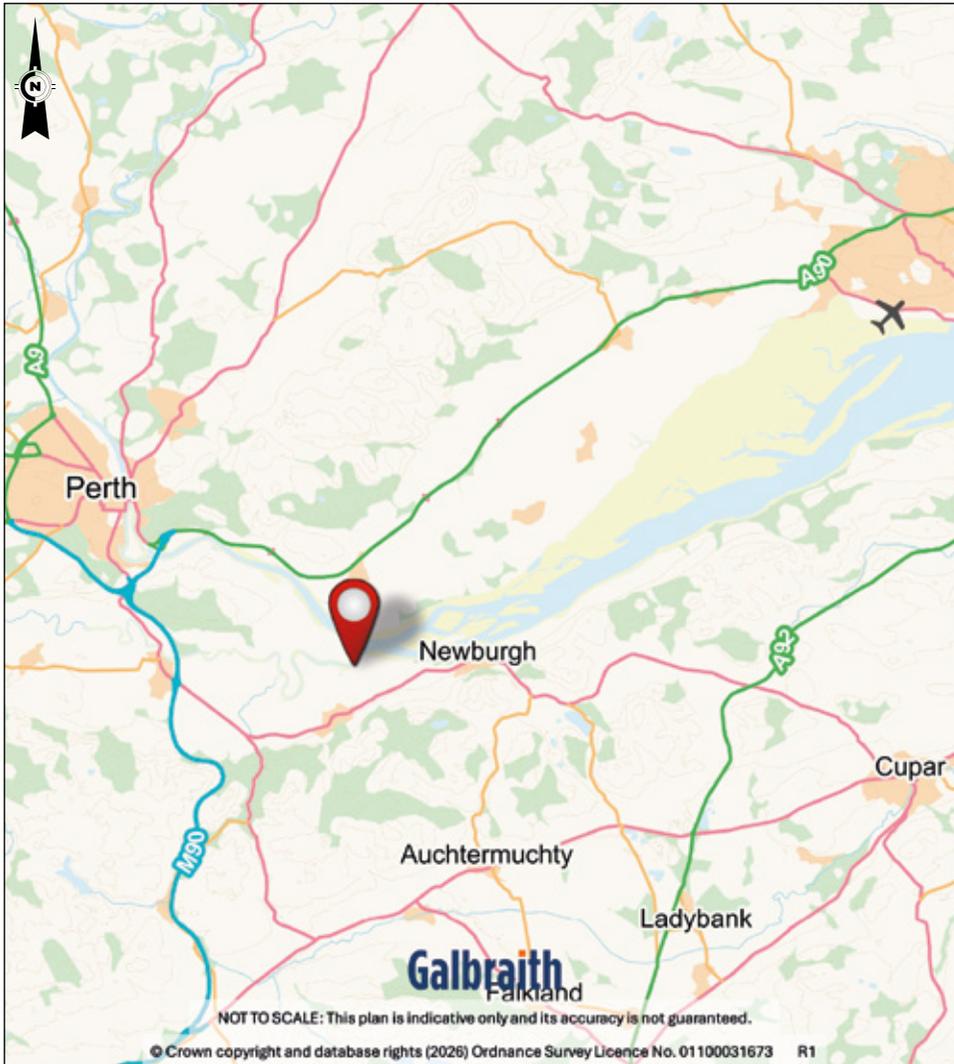
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

Health & Safety

The farmhouse requires total renovation; if viewers wish to carry out an internal inspection they do so at their own risk and should take appropriate personal protective equipment. In addition, as the property is an agricultural holding appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farm land and water courses.

Third Party Rights and Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.



IMPORTANT NOTES: 1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3. These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4. Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5. Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6. Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in March 2026.



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