

Galbraith



BENACHALLY

10 ARTHURSTONE HOUSE, MEIGLE, BLAIRGOWRIE



BENACHALLY, 10 ARTHURSTONE HOUSE, MEIGLE, BLAIRGOWRIE

A beautiful home within a listed country mansion surrounded by extensive, well maintained gardens.

Meigle 2 miles ■ Perth 16 miles ■ Dundee 15 miles
Edinburgh city centre 60 miles

About 35 acres (14.16 hectares) in total of communal grounds

Offers Over £315,000

- 2 reception rooms. 3 bedrooms
- Lovely reception space with ample natural light
- Ideal as a full time home or as a second home
- Garage and two allocated car parking spaces
- Private enclosed garden with far reaching views
- Immaculately maintained shared grounds with tennis courts

Galbraith

Perth
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 OnTheMarket





SITUATION

Benachally is a beautifully presented, self-contained property adjacent to a striking historic B listed mansion house. The village of Meigle lies approximately two miles to the east and provides good village facilities including a post office/grocery store, primary school, village hall and church. The Ardler Tavern is about 1 mile to the south and the village of Ardler itself is easily accessible through the network of footpaths surrounding the grounds of the house. Glamis Castle which hosts multiple events throughout the year is 8 miles to the north east. Blairgowrie provides further facilities such as a secondary school and a major supermarket. Private schooling is available at the High School of Dundee, Craigclowan, Strathallan, Kilgraston as well as a number of other schools in the Perth area.

The nearby village of Alyth, six miles to the north, provides a first class health centre as well as shops, churches and a public library. The city of Perth lies approximately 17 miles to the south-west and provides an excellent range of retailers, banks, cinemas, theatre, concert hall, restaurants, sports facilities, and a bus and railway station. Dundee, home to the V & A museum and known as the City of Discovery, is around nineteen miles to the south-east and is home to two universities, shopping centres, supermarkets, the Olympia swimming pool and leisure centre, railway and bus stations as well as an airport with flights to London Stanstead. Edinburgh airport is about 57 miles to the south.



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 Arthurstone House 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 available in Alyth, as well as championship courses at St Andrews. Shooting and fishing can be taken in the nearby area and the pretty Angus Glens and beautiful sandy beaches of Lunan Bay and St Cyrus and the red sandstone cliffs at Arbroath are all within reach and there are a number of interesting National Trust properties in the area including the House of Dunn at Montrose, Barry Mill near Carnoustie and the J. M. Barrie house, once home to the famous author in Kirriemuir.

DESCRIPTION

Arthurstone House is an impressive country house which was built in the late 1700's and carefully converted into bespoke houses and apartments in 2006. Benachally sits at the eastern end of the estate and offers a charming and delightful interior with all the benefits of modern living. The property maintains the feeling of a stand-alone house and provides the many benefits of having access to the generous and well-maintained communal grounds. The house is accessed through a private entrance from the main courtyard.

Benachally is a two storey apartment providing generous accommodation allowing for it to be made a full time residence or second home. It has a spacious, light filled sitting room with high quality fixtures, perfect for hosting friends and family. The hallway leads to WC and open plan kitchen / dining room which has ample light. The first floor hosts a master bedroom with ensuite as well as a further double bedroom and single bedroom which are facilitated by a family bathroom.



ACCOMMODATION

Ground Floor: Sitting Room, Kitchen / Dining Room, WC, Hall.

First Floor: Master Bedroom with Ensuite, Double Bedroom, Single Bedroom, Family Bathroom.

GARDEN (AND GROUNDS)

Access to Arthurstone House from the main road is taken along a mature tree lined driveway. The property is set within beautifully maintained communal grounds that extend to approximately 35 acres. There is a parkland setting to the south of the house with stunning views of the Sidlaw hills beyond. Within the grounds are tennis courts and a curling pond. The grounds are well maintained with walking paths laid out within the woodlands for the residents' use.

Benachally has the benefit of a private and enclosed garden which is accessed directly from the house. From this, there are impressive far-reaching views to the east and to the countryside beyond. Access to the grounds can be taken directly from the private garden.

There are 2 car parking spaces for Benachally, as well as a generous garage which has electricity and is perfect for additional storage space.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile Signal
Mains	Mains	Private	Freehold	Gas	Band F	Band F	Yes	Yes

DIRECTIONS

From Perth follow the A94 north through Coupar Angus heading for Meigle. Shortly before Meigle and about three miles from Coupar Angus turn right at the gates to Arthurstone House and follow the driveway down towards the house. Shortly before the house turn left where the road branches and the access to Benachally is then on the left hand side under an archway. From Dundee follow the A923 Coupar Angus road branching off right at Muirhead onto the B954 for Newtyle. Following the B954 through Newtyle and onto Meigle, turn left onto the A94 Coupar Angus road. Follow the A94 for approximately two miles and the gates to Arthurstone House are on the left and the directions are then as above.

POSTCODE

PH12 8QW

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [///broadcast.chariots.reunion](https://www.what3words.com/)

SOLICITORS

Oracle Law, 8 Kenmure Drive, Bishopbriggs, Glasgow, G64 2RQ. T: 0141 762 4040

LOCAL AUTHORITY

Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth, P1 5GD T: 01738 475000





**Arthurstone House,
Meigle Blairgowrie,
Perth and Kinross, PH12 8QW**



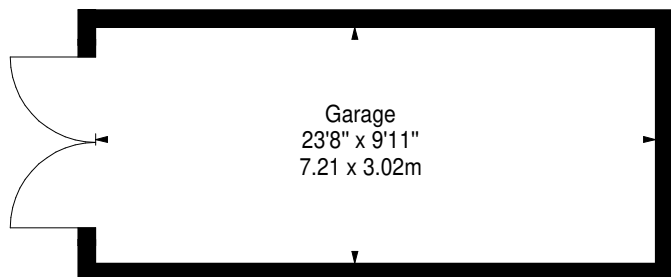
Approx. Gross Internal Area
1316 Sq Ft - 122.26 Sq M

Garage

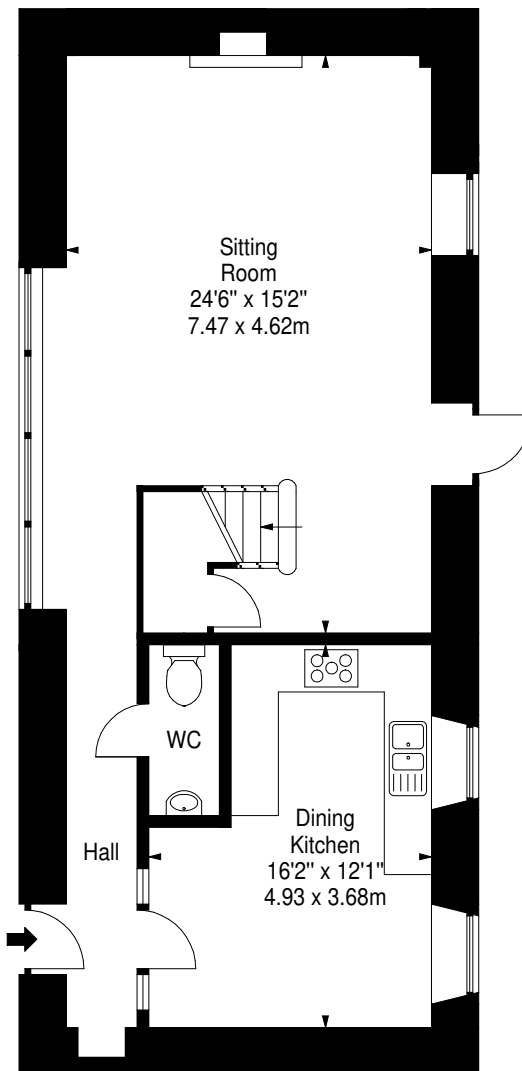
Approx. Gross Internal Area
238 Sq Ft - 22.11 Sq M

For identification only. Not to scale.

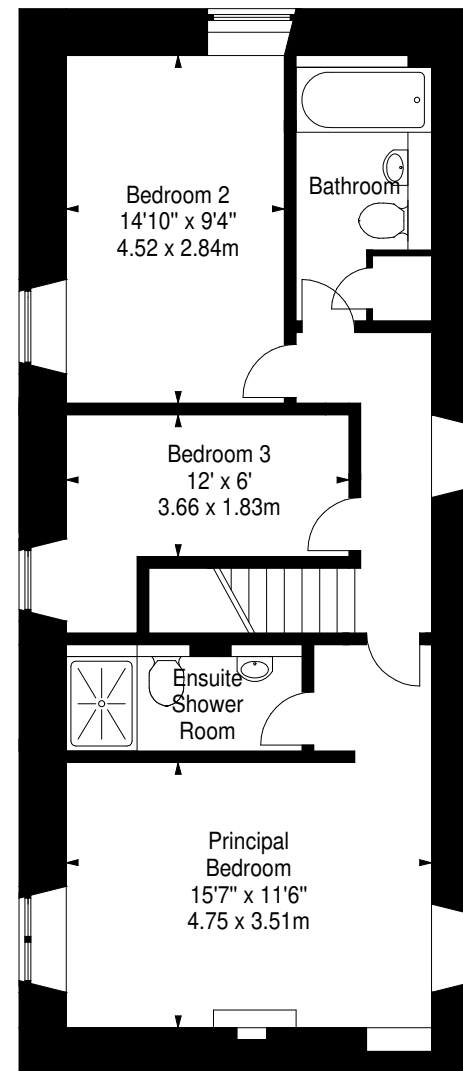
© SquareFoot 2024



Ground Floor



Ground Floor



First Floor

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

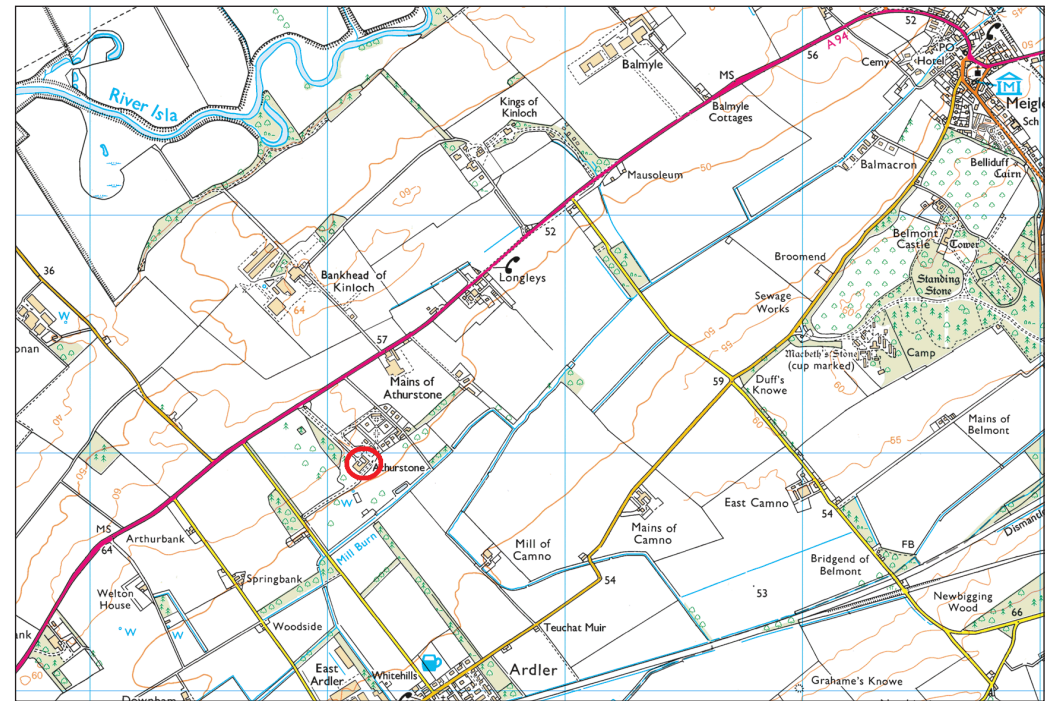
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.

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 2024.



Summer 2022



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