



# Bellwood House

Cargates | Madderty | By Crieff | Perthshire

**Galbraith**

# A superb contemporary house with excellent equestrian facilities enjoying a scenic rural setting



Auchterarder 7 miles | Crieff 7 miles | Perth 9 miles | Edinburgh 54 miles | Glasgow 53 miles  
(All distances are approximate)

**About 5.57 acres (2.25 hectares)**

3 reception rooms. 6 bedrooms

Well-proportioned and flexible rooms.

Integral double garage.

Well-maintained garden with lawn, borders and trees.

Spacious gravelled parking area.

Superb equestrian facilities including a stable block, arena and paddock

Enjoying a scenic rural setting within easy reach of Crieff and Auchterarder

**Offers Over £795,000**







## Situation

Bellwood House lies just to the east of the village of St Davids in the county of Perthshire and enjoys a superb rural position commanding outstanding views over the surrounding countryside. It lies equidistant to both Auchterarder and Crieff, being some 7 miles distant. Both provide comprehensive day-to-day facilities including secondary schools, supermarkets, independent retailers, medical centres and restaurants. The world-renowned Gleneagles Hotel lies close to Auchterarder with its many restaurants, leisure facilities and golf courses.

There is a thriving community in the village of St Davids and the surrounding area. There is an excellent primary school, and the recently built village hall hosts many social and sporting activities. Those who wish can also join the Madderty WhatsApp group chat.

Perth is situated about 10 miles to the east and provides an excellent range of services and facilities including national retailers, theatre, concert hall, banks and railway station as well as the renowned Perth Racecourse at Scone Palace. Edinburgh and Glasgow can both be reached in just over one hour by car, with their international airports and vibrant city amenities.

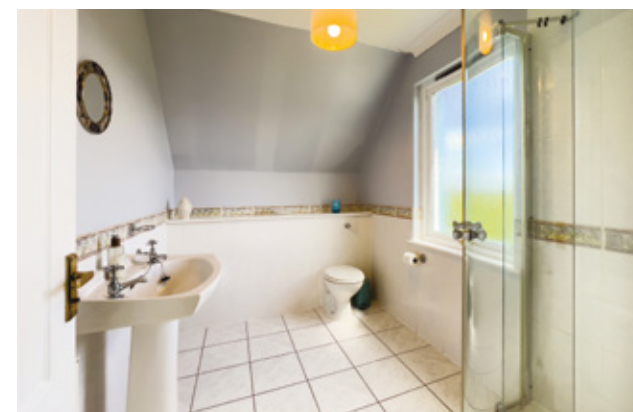
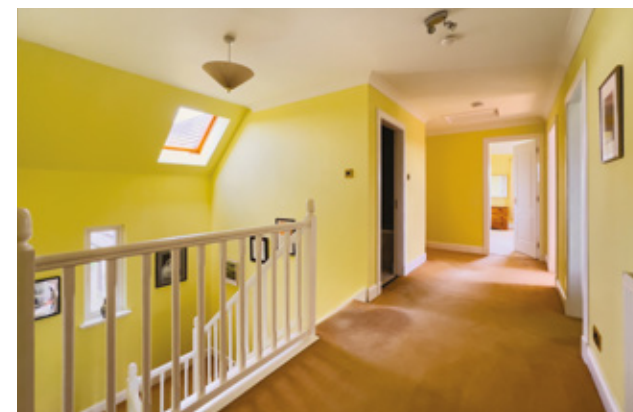
Perthshire is renowned for its wealth of recreational opportunities on the doorstep. The many hills and glens offer a wealth of walking and mountain biking routes, while winter sports can be enjoyed at Glenshee Ski Centre, located approximately 90 minutes north by car. For the golfer, there are numerous courses within a comfortable distance, including the world-renowned courses at Gleneagles

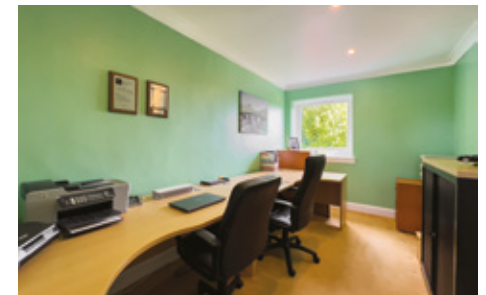
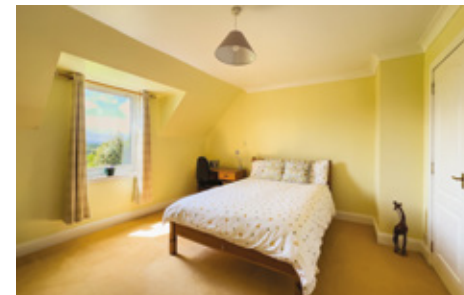
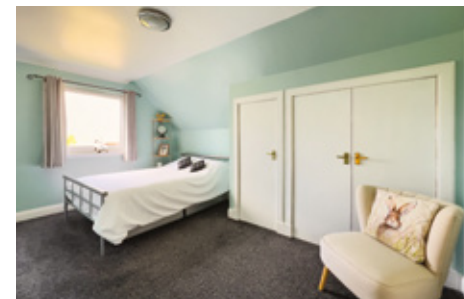












## Description

Bellwood House is a most attractive contemporary house sitting within a well-tended and mature garden with super views over the surrounding countryside and hills beyond and enjoying a peaceful and quiet setting. It has a harled exterior lying under a tiled roof with double glazing throughout and parking to the front leading to an integral double garage.

Bellwood House provides flexible accommodation over two floors with quality fixtures and fittings throughout. The welcoming entrance hall leads directly to the dining hall which enjoys ample light, with doors out to the decking and provides a great space for entertaining guests. The sitting room is centred on an attractive fireplace and enjoys lovely views over the gardens and is adjacent to the garden room, a delightful room to relax and enjoy the quiet setting.

The kitchen is very much the heart of the house featuring a Rayburn, fitted floor and wall cupboards. There is good space for dining, with a door leading directly to the practical utility room which has a door leading outside. The ground-floor accommodation is completed by a study, which could also serve as a downstairs bedroom, and a cloakroom.

From the hall, a staircase leads to the first-floor landing with doors leading to the bedrooms and family bathroom. The accommodation comprises the following:-

**Ground Floor:** Entrance Hall, Dining Hall, Sitting Room, Garden Room, Breakfasting Kitchen, Utility Room, Cloak Room, Study/ Bedroom 7, Integral Double Garage.

**First Floor:** Principal Bedroom Suite with Bedroom, Dressing Room and Shower Room, Bedroom 2 with Ensuite, three further Bedrooms, Music Room/ Bedroom 6, Family Bathroom, Linen Cupboard.





## Garden & Grounds

Bellwood House sits within a delightful garden and provides a most attractive backdrop with lovely views over the surrounding countryside. A good-sized gravelled parking area sits next to the double garage and leads to the front door. The garden is principally laid to lawn with well-stocked borders and trees providing structure and interest throughout the year. There is a spacious decking area adjacent to the house from where the views can be enjoyed and provides an ideal space for outdoor dining. There is also mature hedging providing privacy and shelter.







## Equestrian Facilities

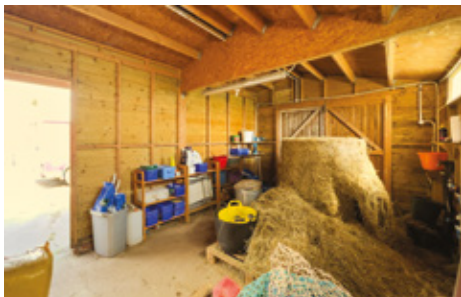
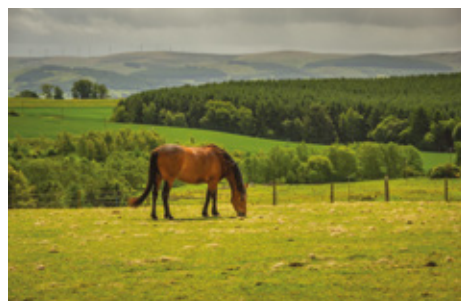
Bellwood House benefits from excellent equestrian facilities which have been developed and well maintained by the current owners. To the west of the house lies the stable block which is of timber construction with a concrete floor and concrete apron to the front. The stable block comprises a generous hay store, a tack room and 4 stables, one of which is large enough to be a foaling box. The stable block benefits from mains water and electricity with lights and power points.

Adjacent to the stable block is the 40m x 20m arena which benefits from post and rail fencing and a well-maintained sand and rubber surface. The arena benefits from flood lights mounted on the stable block. The facilities are complimented by a paddock of approximately 4.2 acres, which has a field shelter with hard core base and rubber mats and automatic water trough. There is further flood lighting by the field shelter which is ideal for the darker winter months.

## Access/Third Party Rights of Access/ Servitudes etc

Bellwood House has a shared access drive which runs directly from the public road. We understand the maintenance obligation for the shared track is as follows:

“The properties of Bellwood House are obligated to contribute to the maintenance of the private access road in proportion to their usage thereof.”





## Floor plans

**Approx. Gross Internal Area**

**Main House - 4177 Sq Ft - 388.04 Sq M (inc. Garage)**

**Outbuilding - 866 Sq Ft - 80.45 Sq M**

For identification only. Not to scale.





## Viewings

Strictly by appointment with the Selling Agents.

### Tenure

Freehold

### Local Authority

Perth and Kinross Council

### Council Tax

Band H

### EPC

Band D

## Services

### Water

Mains

### Electricity

Mains

### Drainage

Private

### Heating

Oil

### Broadband

FTTP

### Mobile

Yes

## Directions

From Perth take the A85 west for approximately 1 mile before taking the left turn signposted Madderty and Tibbermore. Continue on this road for approximately 8 miles before taking the left turn signposted Madderty and St Davids. Just prior to entering St Davids the access road leading to Bellwood is found on the left hand side signposted Cargates.

From Auchterarder take the B8062 heading north. After crossing Kinkell Bridge continue on the B8062 taking the right turn signposted Madderty and St Davids. After entering St Davids, continue through and after a short distance out of the village the access road leading to Bellwood is found on the right hand side signposted Cargates.



## Solicitors

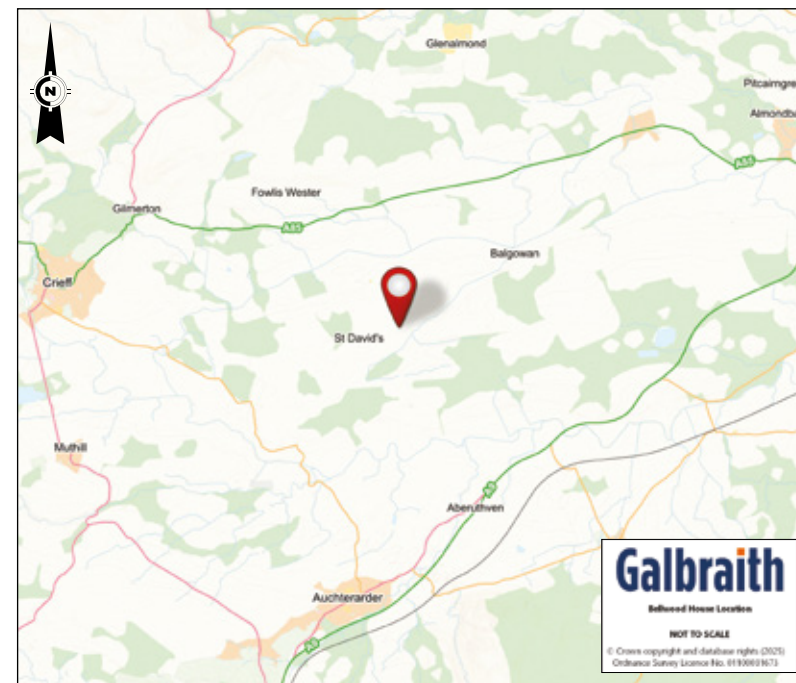
J&H Mitchell, 51 Atholl Rd, Pitlochry PH16 5BU

## Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

## Health & Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to the horses being present and working machinery and equipment on the property.



**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 June 2025.

**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.





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[galbraith.com](https://galbraith.com)

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