



Dalreoch Farm

Enochdhu | Blairgowrie | Perthshire

Galbraith

A beautiful traditional farmhouse with outbuilding and land creating a fantastic smallholding.



Kirkmichael 2.5 miles | Pitlochry 10 miles | Blairgowrie 15 miles | Perth 31 miles
(All distances are approximate)

About 22 acres (9 hectares)

1 reception rooms, 4 bedrooms

Charming traditional farmhouse with flexible accommodation

Excellent range of traditional outbuildings with super potential

Four practically sized paddocks extending to approximately 22 acres

Fantastic potential for equestrian use or as a productive smallholding

A superb position in Highland Perthshire close to Pitlochry and Blairgowrie

Offers Over £500,000



Situation

Dalreoch Farm lies just outside of the pretty village of Enochdhu in the county of Perthshire and enjoys a superb rural position with extensive views over the surrounding countryside and hills. The village of Kirkmichael is just 2.5 miles to the south and provides super day to day amenities including a village shop, church, primary school, and village hall. The popular town of Blairgowrie lies just 15 miles to the south east and provides comprehensive day to day facilities including secondary schooling, supermarkets, independent retailers, a medical centre and a lovely range of cafes and restaurants. Pitlochry lies 10 miles to the west and also provides excellent facilities as well as a popular theatre and a train station with excellent links north and south.

The city of Perth is situated about 35 miles to the south 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 about 2 hours by car, with their international airports and vibrant city amenities.

Perthshire is renowned for its wealth of recreational opportunities on the doorstep. Dalreoch Farm sits right on the famous Cataran Trail and the surrounding hills and glens offer a wealth of walking and mountain biking routes. Winter sports can be enjoyed at Glenshee Ski Centre, which is just half an hour's journey by car. For the golfer, there are numerous courses within a comfortable distance, including the world-renowned courses at Gleneagles.

Description

Dalreoch Farm extends in total to about 22 acres (9 Hectares) and is made up a single block of land, centred on an attractive traditional farmhouse, with a practical range of traditional outbuildings. Dalreoch Farm offers a superb opportunity to create a wonderful home and has tremendous scope for a multitude of uses. The outbuildings have potential to be modernised or developed, subject to the necessary planning consents, to provide ancillary accommodation or to continue in their current smallholding use. The land is ideal for grazing ponies or other livestock and allows a great opportunity to develop the properties equestrian potential.

Method of Sale

Dalreoch Farm is offered for sale as a whole.







Dalreoch Farmhouse

Dalreoch Farmhouse is a very pretty traditional farmhouse which sits within a well tended and mature garden with a lovely outlook over the surrounding countryside. The house has a stone exterior lying under a slate roof with sash and case windows.

The house offers flexible accommodation with lovely reception spaces on the ground floor including the charming sitting room with its feature fireplace, a dining room and a traditional kitchen. At the rear of the house an extension provides a generous hall with a pantry and a study which could also be the 4th bedroom.

Upstairs is a principal bedroom as well as two further double bedrooms and a family bathroom, Dalreoch Farmhouse has ample accommodation making it ideal for family life as well as having ample room to hosts and entertain guests. The rooms are light and bright and all benefit from lovely views.

The accommodation comprises;

Ground Floor: Sitting Room, Dining Room, Kitchen, Front Hallway, Rear Hall/Utility Room, Pantry, Study/Double Bedroom.

First Floor: Principal Bedroom, Two Double Bedrooms, Bathroom.



Dalreoch Farmhouse has a delightful garden which wraps all the way around the house and has been carefully developed and maintained over a number of years. The garden provides a myriad of colour and interest throughout the year, with pretty borders filled with flowers, a productive vegetable patch, a wildlife pond and mature trees which offer privacy and structure.

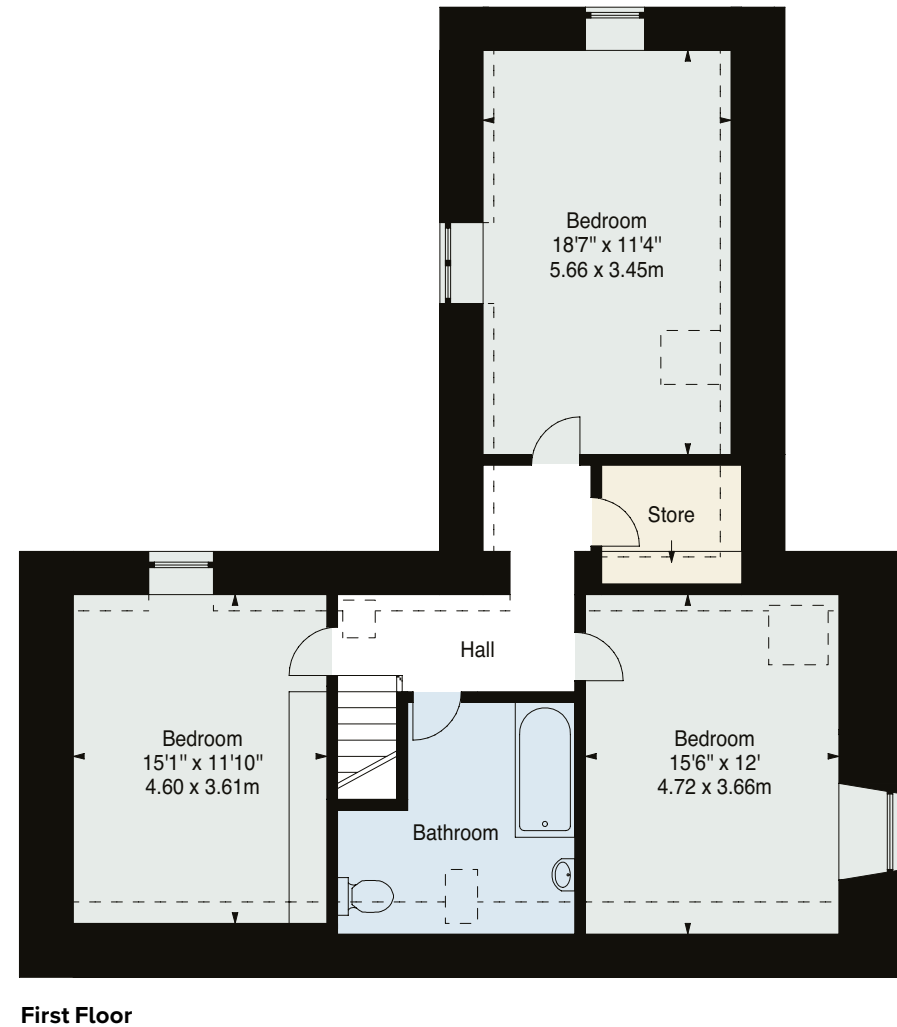
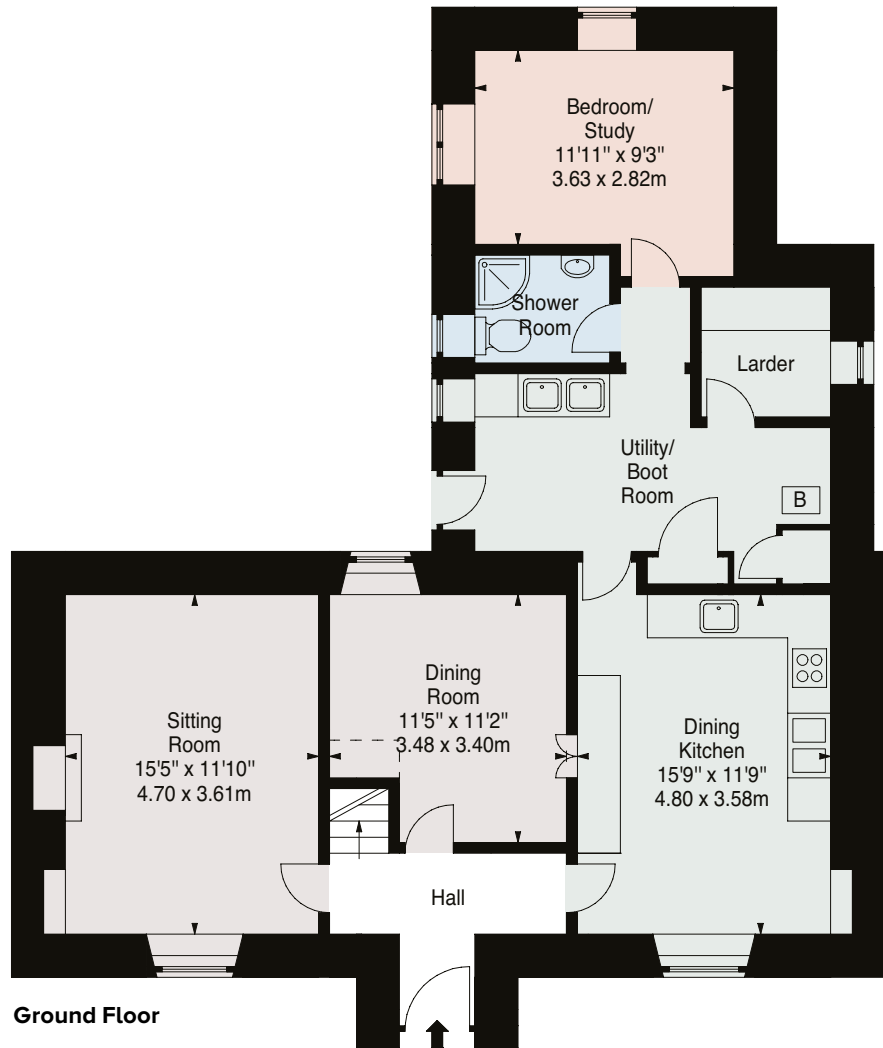


Dalreoch Farmhouse Floor plans

Approx. Gross Internal Area

1802 Sq Ft - 167.41 Sq M

For identification only. Not to scale.





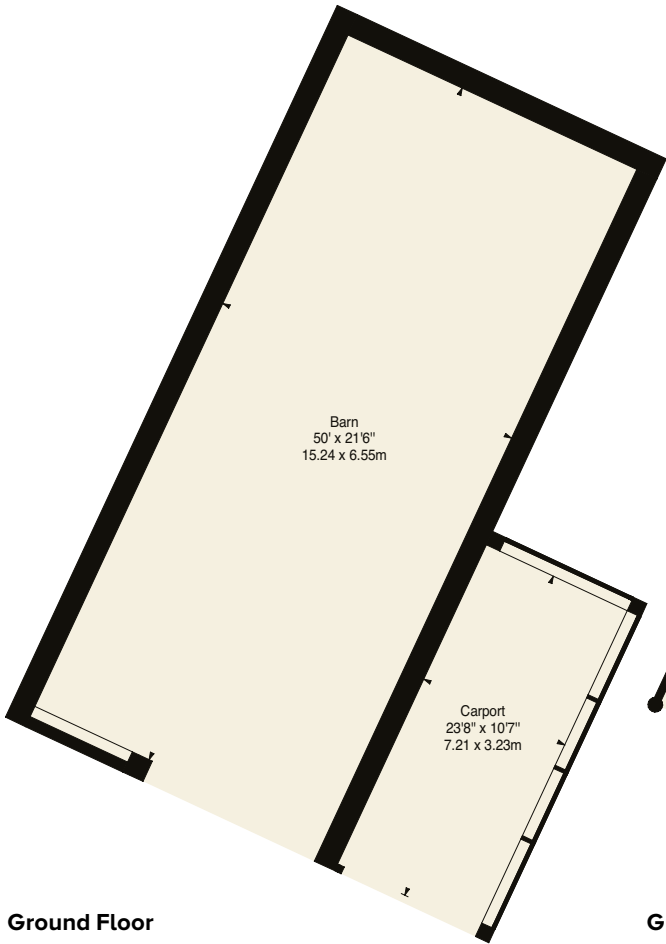
Farm Buildings

Dalreoch Farm benefits from a range of outbuildings which sit adjacent to the house. The traditional steading includes the old mill, a game larder and workshops with two stables while there is also a more modern lean to shed and cattle reed. The outbuildings provide an opportunity for development or to be used as they currently are depending on a potential purchaser's wishes.

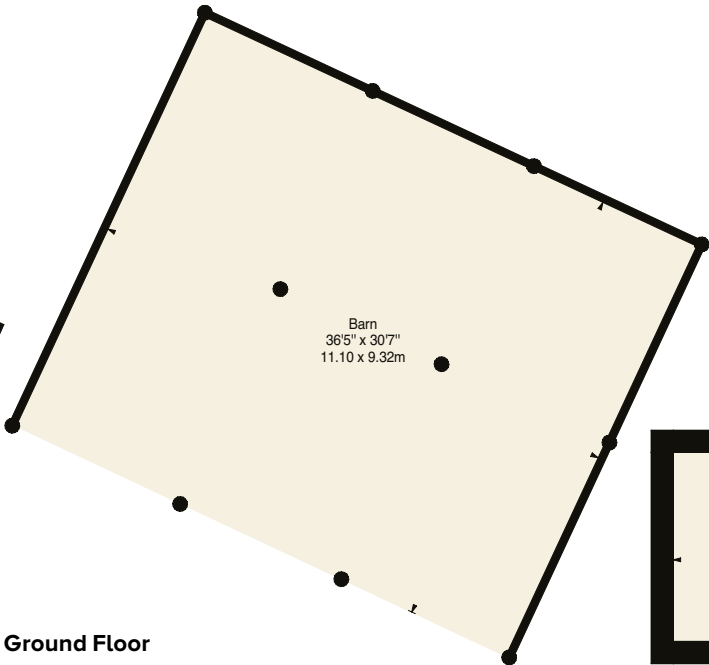
Farm Buildings Floor plans

Approx. Gross Internal Area
4357 Sq Ft - 404.77 Sq M

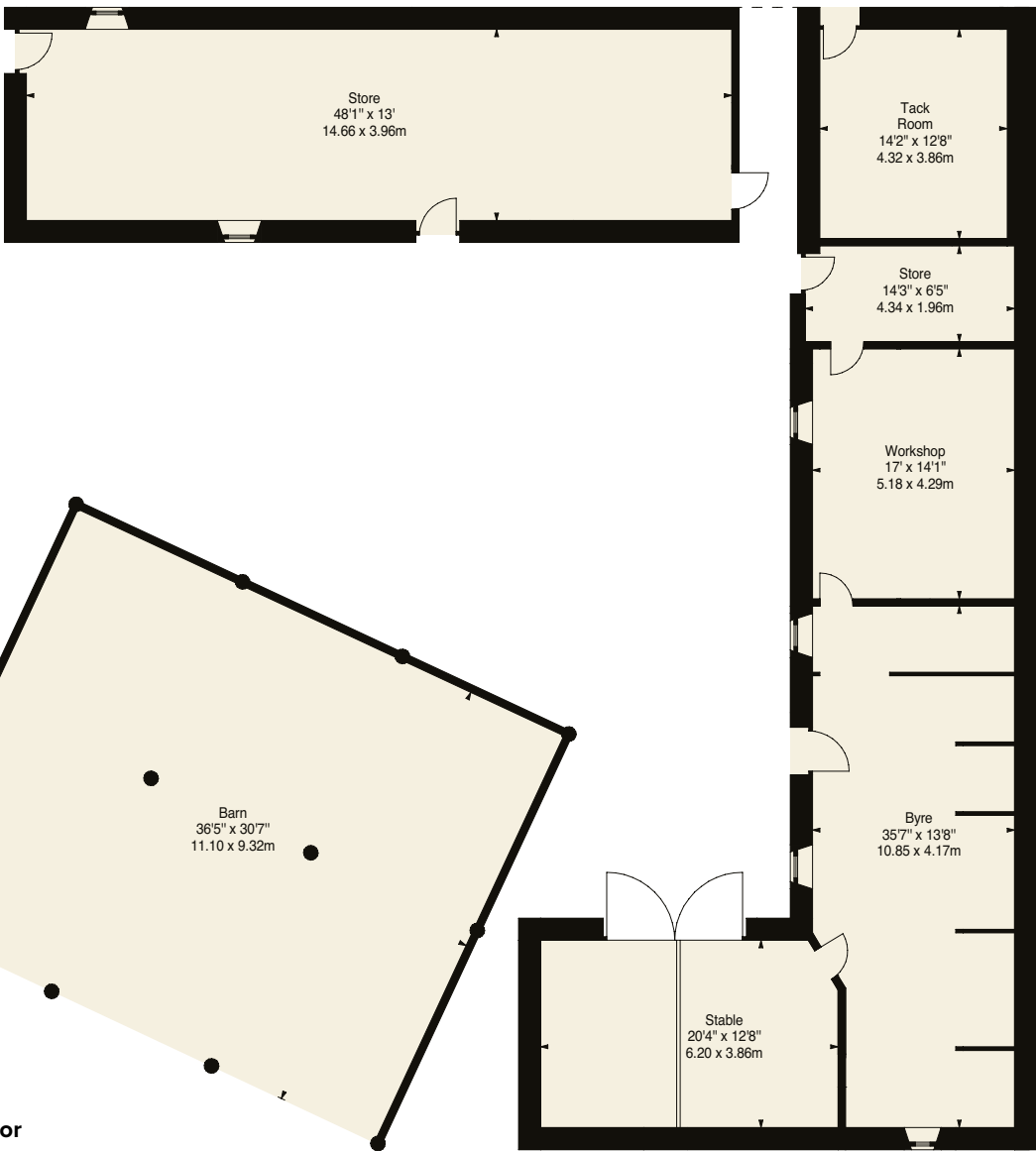
For identification only. Not to scale.



Ground Floor



Ground Floor



Ground Floor

The Land

Dalreoch Farm extends to approximately 22.41 acres (9.07 ha) in total and is a single ring fenced unit. The land rises from approximately 250 metres above sea level to 280 metres above sea level and is gently sloping. The land is down to permanent pasture and is split into 4 paddocks that wrap around the back of the house and outbuildings. The paddocks are a good practical size and are well fenced and benefit from shelter provided by the surrounding forestry.

The land at Dalreoch Farm has been carefully managed to provide a haven for wildlife through practices such as controlled grazing. Of particular note is the paddock immediately to the south of the steading which is extremely botanically rich with an abundance of native flora present. This paddock is due to be listed as a Local Biodiversity Site by Perth and Kinross Council.





General Remarks and Information

Services, Council Tax and Energy Performance Certificate(s)

Water	Drainage	Electricity	Heating	Council Tax	Tenure	EPC	Broadband	Mobile
Private	Private	Mains / Photovoltaic panels	Oil	Band D	Freehold	Band D	FTTC	Yes

Local Authority

Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD

Minerals

The mineral rights are included.

Timber

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

Sporting Rights

In so far as these rights form part of the property title they are included within the sale.

Fixtures And Fittings

All fixture and fittings are included in the sale price. No other items are included unless mentioned in the sales particulars.

Directions

From Pitlochry take the A924 signposted for Kirkmichael and Blairgowrie. After about 10 miles you will pass the sign for Enochdhu, take the second entrance on the right immediately before the stone bridge. Follow the track, crossing the bridge over the river then taking the left hand turn. Continue up the track and Dalreoch Farm is on the right hand side.

From Blairgowrie take the A93 north. At Bridge of Cally turn left onto the A924 signposted for Kirkmichael. Drive through Kirkmichael and then after about 2 miles take turn left onto the track just after the stone bridge in Enochdhu. Follow the track, crossing the bridge over the river then taking the left hand turn. Continue up the track and Dalreoch Farm is on the right hand side.

 **pleasing.frown.absent**  **Postcode: PH10 7PF**

Solicitors

Thorntons Law, Whitefriars House, 7 Whitefriars Crescent, Perth, PH2 0PA. T: 01738 621212

Viewing

Strictly by appointment with the Selling Agents.

Possession and Entry

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

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

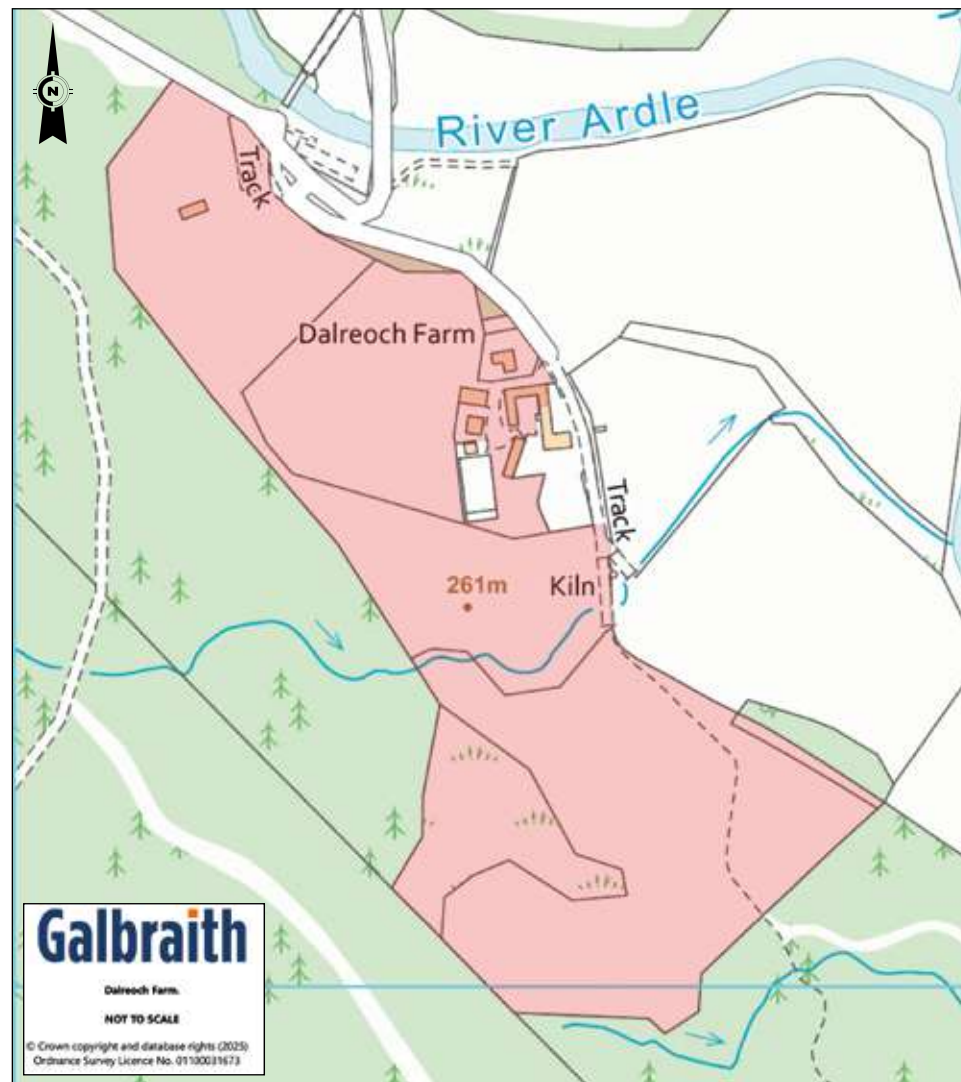
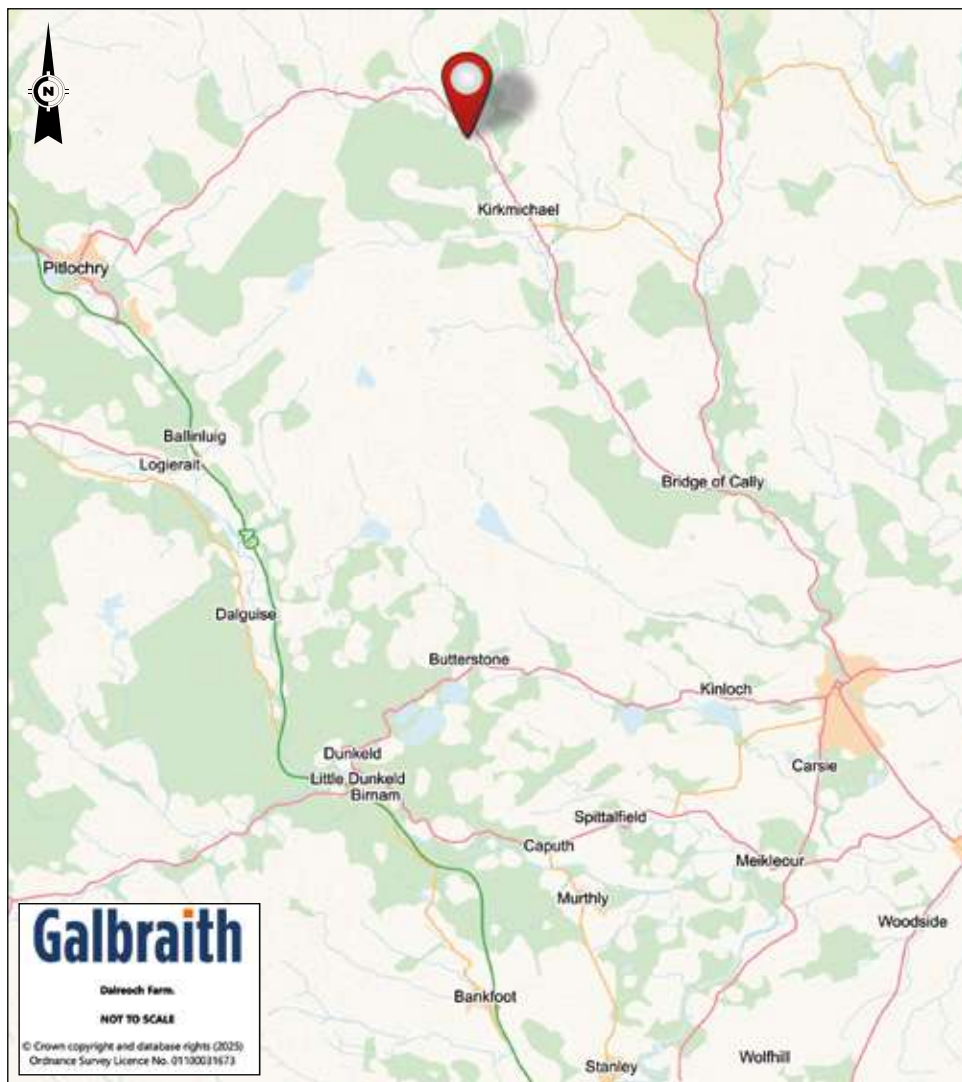
Failure to provide required identification may result in an offer not being considered.

Health & Safety

The property is an agricultural holding and 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 July 2025.



Lynedoch House | Barossa Place | Perth | PH1 5EP
T: 01738 451111 | E: perth@galbraithgroup.com

galbraith.com

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