

BALHOMIE HOUSE

CARGILL, BY PERTH, PERTHSHIRE



Galbraith



BALHOMIE HOUSE CARGILL, BY PERTH, PERTHSHIRE

A SCOTS BARONIAL 'C' LISTED COUNTRY HOUSE SITTING WITHIN BEAUTIFUL GROUNDS.

Perth 10 miles Dundee 20 miles Edinburgh 53 miles

About 3.79 acres (1.53 hectares)

3 reception rooms, breakfasting kitchen with Aga, Master Suite with bedroom, Ensuite and Dressing Room, 4 Further Bedrooms

Period features throughout.

Beautiful gardens, sweeping lawns and herbaceous borders.

Original glasshouse with peach tree and vine and glass potting shed.

Stone outbuilding known as the Onion House.

The Old Stables providing workshop and storage.

Private position sitting above the River Tay.

Easily commutable location for Perth, Dundee and Edinburgh.

EPC = F

Galbraith

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SITUATION

Balholmie House enjoys in a superb position sitting above the famous River Tay in the heart of rural Perthshire. The popular town of Blairgowrie lies approximately 6 miles to the north and offers an excellent range of services including supermarkets, cafés, restaurants, health centre and both primary and secondary schooling. The City of Perth lies 10 miles to the south providing an extensive range of facilities including local and national retailers, a concert hall, museums, theatre, cinema, leisure centre, library and restaurants. Perth also provides excellent transport links, with both railway and bus stations, as well as the A9 dual carriageway giving links north and south together with the M90 to Edinburgh.

Dundee, known as the City of Discovery, lies just 20 miles to the south east and is home to the V&A museum with its superb range of exhibitions, as well as shopping centres, two universities, Ninewells hospital and the superb waterfront. Edinburgh and Glasgow can both be reached in approximately 90 minutes drive with their international airports and extensive city amenities.

Balholmie House is ideally placed for the wide range of recreational activities the surrounding area has to offer. For the golfer there are a number of courses within easy reach including the championship course of Rosemount at Blairgowrie, two

18 hole courses in Perth, an 18 hole course in Dunkeld as well as Gleneagles Hotel to the south offering 3 championship courses. Perth Racecourse holds regular meets throughout the year with the Dewars Ice Rink being home to the Perth Curling Club. The ski slopes of Glenshee are about an hour's drive north for the winter sport enthusiast whilst the many hills, glens and mountains within the area offer a superb variety of walking and cycling routes.







DESCRIPTION

Balhomie House is a handsome 'C' Listed Scots Baronial house built in 1900 with a harled exterior lying under a slated roof with crow steps, turrets, beautiful stone architectural details and astragal sash and case windows.

Balhomie was built by Sir Ernest Moon and Lady Moon as a shooting lodge and it is believed the setting for the house was selected during a picnic when Lady Moon expressed her love of the view thus Sir Moon built a house on the very same site. Balhomie was originally much greater in size until the 1980s when the north wing was removed to create a house of more manageable proportions whilst the previous owners sympathetically created a new north wing in the 1990s comprising the practical and good sized boot room, pantry and sewing room.

On entering the delightful charm of the house continues. The rooms are well proportioned, light and bright with their high ceilings, tall windows complimented by the fine period features throughout including polished wooden floors, cornicing, panelled doors, carved wooden staircase and original fireplaces.

The principal reception rooms are reached directly from the staircase hall, with its galleried landing, fine mantel piece, polished wooden floor and the carved sweeping wooden staircase. The elegant drawing room, with fine cornicing, enjoys a southerly and westerly outlook and is centred on a stone fireplace with an elegant wooden mantelpiece.





The pretty sitting room sits between the drawing room and dining room and looks out over the garden whilst the good sized dining room benefits from a double aspect and a bay window together with a polished wooden floor. The breakfasting kitchen is very much the heart of the house with traditional style fitted cupboards, glass fronted cabinets and four oven Aga. A door leads practically to the adjacent utility room. The study enjoys a quiet position beyond the staircase hall with the sewing room, practical boot room, larder and rear hall all found within the new north wing.

The bedrooms all lie on the first floor. The principal suite comprises a light and well proportioned bedroom, good sized bathroom and dressing room. There are four further bedrooms serviced by two family bathrooms.

The accommodation comprises:

Ground Floor

Vestibule, Hall, Drawing Room, Sitting Room, Dining Room, Kitchen, Study, Butlers Pantry/Utility Room, WC, Larder, Boot Room, Sewing Room.

First Floor

Principal Bedroom with Dressing Room and En Suite, 4 further Bedrooms (one currently used a library), 2 Bathrooms, Linen Cupboard.





BALHOMIE HOUSE

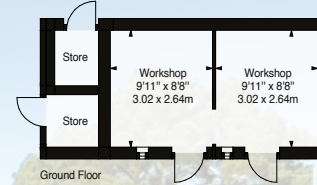
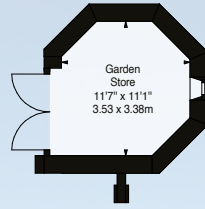
Approx. Gross Internal Area

5340 Sq Ft - 496.09 Sq M

Garden Store: 119 Sq Ft - 11.06 Sq M

Outbuilding: 231 Sq Ft - 21.46 Sq M

For identification only. Not to scale.



GARDENS AND GROUNDS

Balholmie House sits within delightful gardens and grounds extending to about 3.79 acres providing a wonderful setting and backdrop to this charming country house. A pair of electric gates lead on to a drive, edged by mature rhododendrons and azaleas giving wonderful colour in the spring, which leads down to an extensive parking area to the front of the house and flanked to the north by mature shrubs and trees.

A sweeping lawn lies to the south and west of the house, bounded by specimen trees with a path leading to the long double herbaceous border. The former kitchen garden is now a sloping lawn with a striking tulip tree, hazelnut tree and newly planted camellia bushes. The original glasshouses are found

at the northern end of the garden, with one of them housing a productive peach tree and vine. There is a small orchard which has been left unmown creating a wild habitat in order to enhance the grounds biodiversity, particularly for the birds and insects.

OUTBUILDINGS

There is a practical and useful range of traditional outbuildings. These comprise:-

Adjacent to the house:

Onion House

Stone built under a slated roof providing a garden store.

Former Stables

Brick built under a slated roof providing a workshop and storage.

To the north:

Workshed

Brick built under a felt roof providing ample storage and workshop space

Woodstore

Part brick, corrugated roof, open on one side

HISTORIC SCOTLAND

Balholmie is 'C' Listed.





SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Private	Freehold	LPG	Band H	Band F

SCHEDULE MONUMENT

A monument comprising a cup marked stone of pre-historic date is situated near the south lawn. A Pictish stone with an undeciphered decoration forms part of a rockwall by the front door.

DIRECTIONS

To reach Balhormie House from Perth take the A93 road north signposted for Blairgowrie and continue for approximately 9 miles. Balhormie House is found on the left hand side immediately after the recessed layby. The entrance can be found using the what3words reference: message.judges.surpassed”

POST CODE

PH2 6DS

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///however.firebird.veered

SOLICITORS

MacHardy, Alexander and Whyte, 71 Castle St, Forfar DD8 3AG. T: 01307 463593

LOCAL AUTHORITY

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

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 September 2023





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