

A single-story white cottage with a grey slate roof and two white chimneys. The house has a central dark door and two windows with white frames. It is surrounded by a well-maintained green lawn, a stone path, and dense foliage. A stone pillar stands in the foreground. The sky is blue with white clouds.

**Galbraith**

# **EASTER TULLYBANNOCHER FARM COTTAGE**

COMRIE, CRIEFF, PERTSHIRE







## EASTER TULLYBANNOCHER FARM COTTAGE, COMRIE, CRIEFF, PERTHSHIRE

**Delightful traditional cottage paired with additional amenity ground in a sought after location in Perthshire**

Comrie 0.5 miles ■ Crieff 7.3 miles ■ Perth 23 miles

**Acreage 28.57 acres (11.56 hectares)**

**Offers Over £450,000**

- 1 reception room. 3 bedrooms
- Traditional cottage with flexible accommodation
- Scenic and easily commutable location in Perthshire
- 23.70 ac (9.59 ha) of permanent pasture adjacent to the property
- 3.93 ac (1.59 ha) of amenity woodland providing extensive garden grounds
- Wonderful package property providing lifestyle and equestrian potential

**Galbraith**

Perth  
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 **OnTheMarket**





**SITUATION**

Easter Tullybannocher Farm Cottage enjoys a private position on the edge of the sought after village of Comrie in the county of Perthshire. Comrie, a delightful village with thriving community, is only a short walk away with a superb range of day to day facilities including independent retailers, primary school, doctor's surgery, hotel and churches. Crieff, a popular and highly sought after town, is 7.3 miles east of Easter Tullybannocher Farm Cottage and offers a wider range of facilities including supermarkets, secondary school, veterinary surgery, independent retailers and restaurants together with two independent schools, Morrison's Academy and Ardvreck. It also has the Crieff Hydro Hotel which offers leisure facilities to members as well as number of restaurants, a golf course and equestrian centre.

The city of Perth is under an hour's drive and provides a greater range of services and facilities including national retailers, theatre, concert hall, swimming pool, museum as well as bus and train stations providing excellent transport networks.

Perthshire is renowned for the wealth of recreational opportunities on its doorstep. The surrounding hills and glens offer many walking and mountain biking routes whilst winter sports can be enjoyed at Glenshee Ski Centre which lies under 2 hours north. For the golfer, there are numerous courses within a comfortable distance including a 9-hole course in Comrie itself with both Crieff and Auchterarder offering additional courses including national courses at The Gleneagles Hotel.

**DESCRIPTION**

Easter Tullybannocher Farm Cottage is a delightful traditional stone cottage with white painted walls lying under a slate roof. The cottage has light and airy rooms providing flexible accommodation over two floors. The entrance hall leads to a good-sized bedroom with ensuite and generous sitting room. The ground floor also benefits from an additional well-proportioned double bedroom, bright kitchen with wonderful views over the garden, and a shower room. The first floor comprises a flexible space comprising a studio, bedroom and large attic store.

**ACCOMMODATION**

Ground Floor: Entrance Hall, Bedroom with Ensuite, Sitting Room, Kitchen, Rear Hall, Double Bedroom, Shower Room.

First Floor: Studio, Bedroom, Attic Store.

**GARDEN (AND GROUNDS)**

Easter Tullybannocher Farm Cottage benefits from extensive and well maintained garden grounds. Immediately surrounding the cottage is a delightful garden down to lawn with well stocked borders with mature shrubs and trees giving wonderful structure, as well as colour and interest throughout the year. Additionally, there is a wooden shed to the east of the cottage providing useful storage.

To the north is an extensive mixed deciduous woodland of about 1.59 hectares (3.93 acres), underplanted with wildflowers including primroses and bluebells, with paths giving lovely walks. To the west are two fields, down to permanent pasture with small shelterbelt woodland areas extending to 9.59 hectares (23.70 acres). There is a lease over the fields, but vacant possession will be available on entry.

**SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)**

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Heritable	Oil	Band F	Band E	No Fibre Broadband	YES

**FLOOD RISK**

From investigation of the SEPA flood maps, Easter Tullybannocher Farm Cottage lies in an area where there is a 10% chance of flooding each year. There is an area below the woodland that has been prone to flooding. Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>



### ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

There is an informal access agreement with the Twenty Shilling Wood Holiday Park over the bell mouth entrance off the main public road which is used to access the private drive of Easter Tullybannocher Farm Cottage.

### DIRECTIONS

From Perth head west on the A85 towards Crieff. Continue through Methven, Crieff and Comrie on the A85 for approximately 23 miles. After exiting Comrie, take the Twenty Shilling Wood Holiday Park access on the right and the private drive to Easter Tullybannocher Farm Cottage is directly on the left hand side.

### POST CODE

PH6 2JY

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///alleyway.officer.pretty

### SOLICITORS

McLean and Stewart LLP, 51-53 High Street, Dunblane, FK15 OEG T:01786 823217

### LOCAL AUTHORITY

Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD T:01738 475 000

### 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.

### HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock 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.

















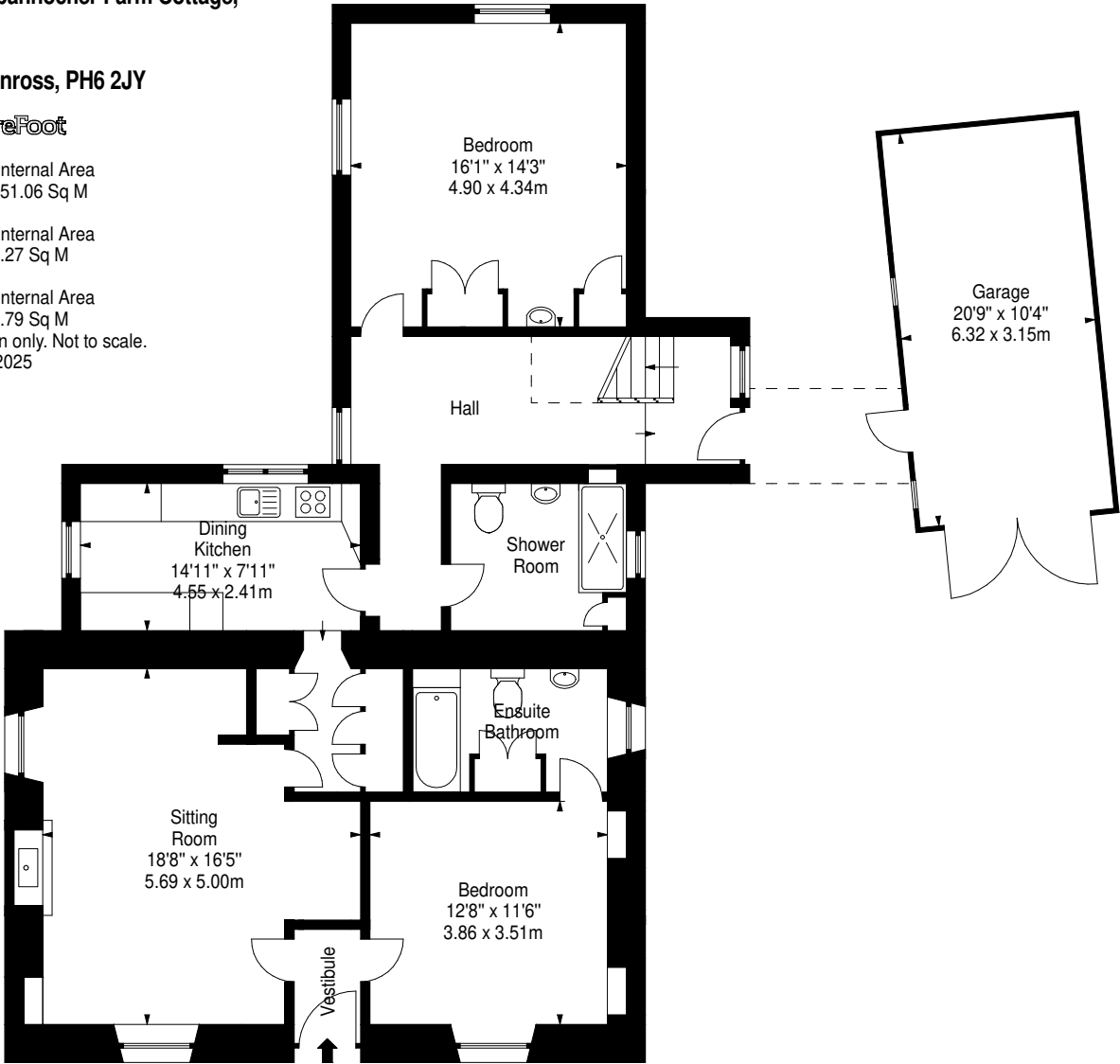




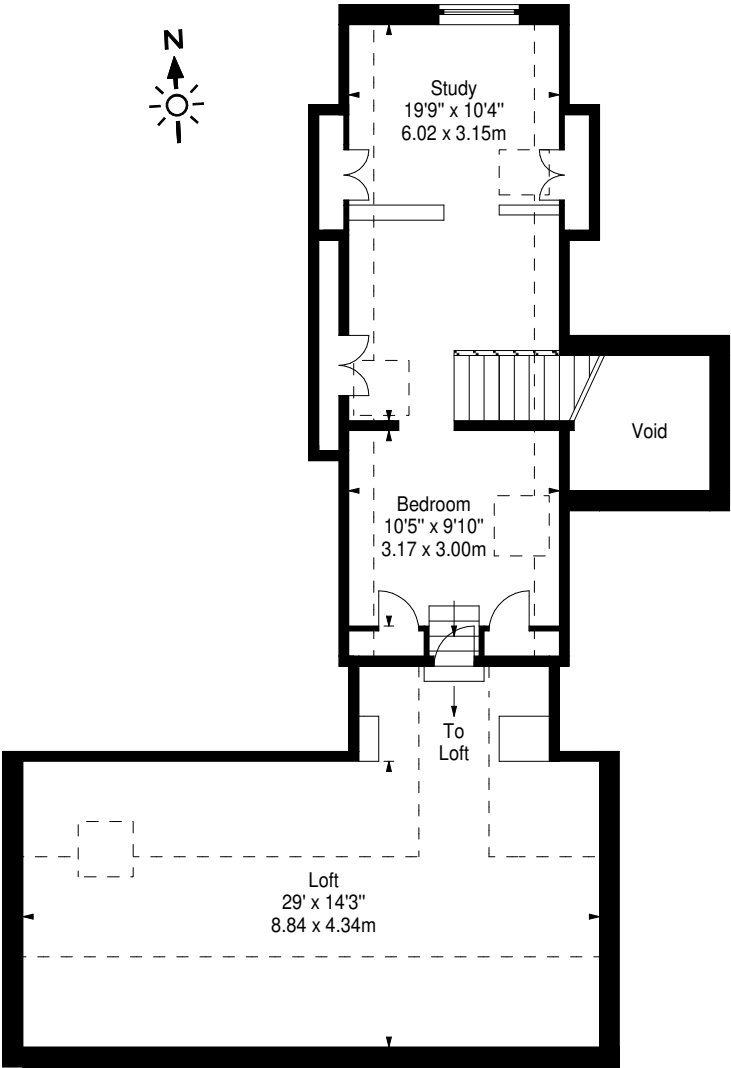
Easter Tullybannocher Farm Cottage,  
Comrie,  
Crieff,  
Perth and Kinross, PH6 2JY



Approx. Gross Internal Area  
1626 Sq Ft - 151.06 Sq M  
Loft  
Approx. Gross Internal Area  
455 Sq Ft - 42.27 Sq M  
Garage  
Approx. Gross Internal Area  
213 Sq Ft - 19.79 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor













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