

Tomintianda & Upper Tomintianda.

Strathtummel | Pitlochry

Galbraith

Two idyllic properties set in an elevated, private setting with breathtaking views over Loch Tummel



Strathtummel 1 mile | Tummel Bridge 4 miles | Pitlochry 10 miles | Aberfeldy 17 miles | Perth 39 miles
(All distances are approximate)

Tomintianda – 4 bedroom house

Upper Tomintianda – 2 bedroom cottage

Mature gardens and Outbuildings

Panoramic vistas across Loch Tummel

Private and secluded setting

Grazings and Woodland – about 5.30 acres in all.

FOR SALE AS A WHOLE

Galbraith

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Situation

Tomintianda has a wonderful position, high on the south facing hillside that rises up above StrathTummel village. The property is accessed via a farm road and offers breathtaking, panoramic views across the blue waters of Loch Tummel, taking in some of Perthshire's most dramatic scenery including the famous mountain peak of Schiehallion. Tomintianda sits in its own 5 acre setting surrounded by species rich grassland, mixed woodland and bisected by the meandering Allt an Tressait burn.

Despite its private and secluded location, there are several convenient amenities within a short distance of Tomintianda. The StrathTummel Inn is less than a mile away on the shore of Loch Tummel whilst the village shop at Tummel Bridge is 4 miles to the west. The attractive Victorian town of Pitlochry is a thriving community only 10 miles away and provides a wide range of amenities including leisure facilities, restaurants, a range of professional and health services, supermarkets and both primary and secondary schooling. There is a train station at Pitlochry which has daily services to London, Edinburgh, Glasgow and Inverness.

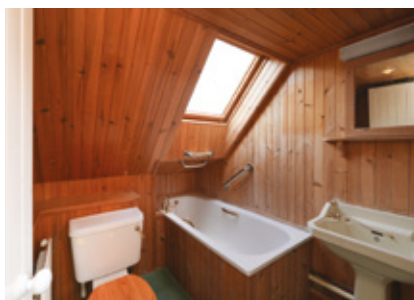
Highland Perthshire is on the doorstep with no shortage of activities and attractions available nearby. The area is famed for dramatic mountains, glens and lochs with ancient castles and unspoilt nature. The area around Tomintianda lends itself to a range of outdoor activities with abundant walking and hiking opportunities whilst Loch Tummel offers a variety of water sports including kayaking, paddle boarding, swimming and boating via the volunteer-run Loch Tummel Sailing Club providing an annual racing programme, social sailing and family weekends. There are also a multitude of nearby historical and cultural experiences as well as exciting events throughout the year.

Tomintianda

Tomintianda is a one and a half storey property built from local stone with a traditional slate roof. The property has been in the family of the current owners since 1992 and offers flexible accommodation across two floors. Tomintianda has since been extended on the eastern gable end, forming a double height bedroom with a mezzanine level whilst on the western gable, there is a heavily glazed and timber clad sunroom extension. The generous downstairs living space is centred around the open plan sitting/kitchen area which benefits from a large bay window that fills the room with natural light in all seasons whilst creating a relaxing space with a wood burning stove at one end and giving fabulous views across Loch Tummel.







The downstairs accommodation is completed with a small utility area, office and shower room whilst upstairs there are three bedrooms and a timber panelled bathroom.

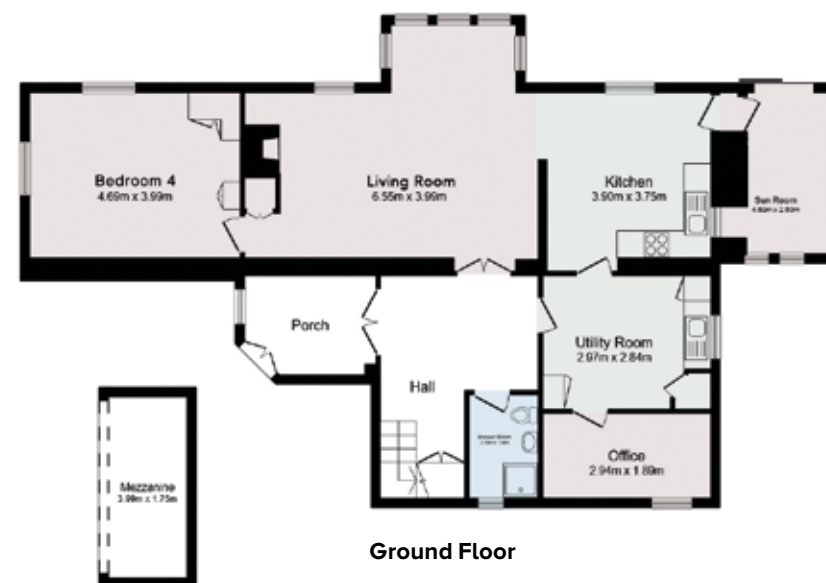
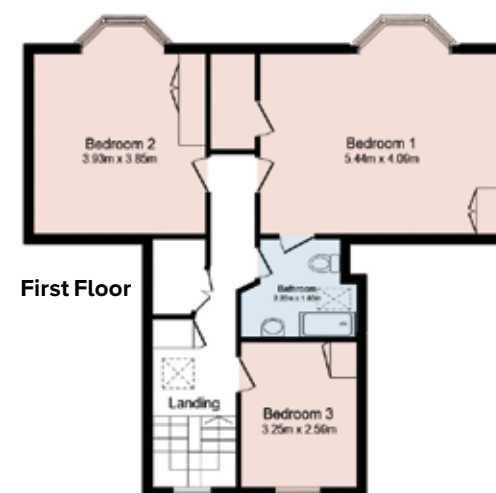
To the rear of Tomintianda is a timber clad former byre (14.4m x 3.8m) with a corrugated roof that is used for domestic storage, extended to provide two now disused stable stalls (4.2m x 2.80m). On the western side of the house is a second timber clad outbuilding (6.1m x 4.2m) with a stone and concrete floor whilst to the east is a timber framed garage (5.6m x 4.7m) currently used for log storage. At the front of the house there is a pretty, south facing garden with uninterrupted vistas whilst to the rear there is a fenced lawn with a separate fenced garden with fruit bushes to the rear of the garage.

Tomintianda Floor plans

Approx. Gross Internal Area

1,565 sq ft – 145 sq m

For identification only. Not to scale.





Upper Tomintianda

Upper Tomintianda sits in an elevated position behind the main house (about 75m to the north-west) and is an attractive, traditional cottage with accommodation set across a single level.

Upper Tomintianda is habitable but requires a degree of renovation to bring it in line with modern standards and has significant potential to be used as ancillary accommodation to Tomintianda or even to be let out on a long or short term basis, subject to the gaining of any consents. The accommodation within Upper Tomintianda currently comprises a kitchen/living room, 2 bedrooms and bathroom with an attached garden room accessible externally.

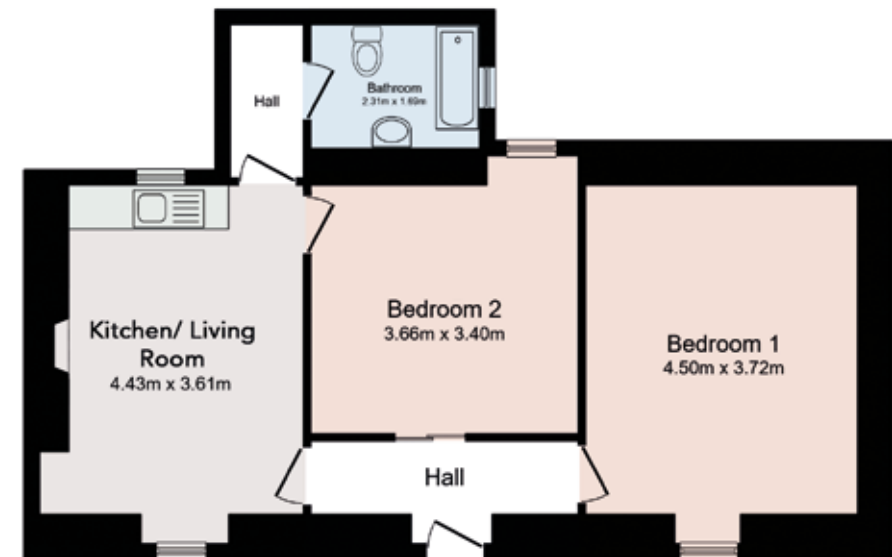


Upper Tomintianda Floor plans

Approx. Gross Internal Area

530 sq ft – 49 sq m

For identification only. Not to scale.



Ground Floor



The Land

Tomintianda and Upper Tomintianda sit within about 5.30 acres (2.14 hectares) which includes some grassland suitable for grazing and a wooded glen on the western side of the property. The Allt an Tressait burn flows from west to east through the land and makes for a wonderfully tranquil setting that can be enjoyed in privacy, with full control of the surrounding land whilst also enabling a range of potential uses that a new owner may wish to adopt, from equestrian to woodland creation.



General Remarks, Information and Stipulations

Method of Sale

Tomintianda is offered for sale as a whole.

Services, Council Tax and Energy Performance Certificate(s)

	Tomintianda	Upper Tomintianda
Council Tax	Band C	Band A
Water	Private Supply	Private Supply
Electricity	Mains	Mains
Drainage	Private	Private
Heating	Oil Fired	Oil Fired

Flood Risk

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search> where it is stated that there is No Specific Risk of flooding from any source; rivers, coastal or surface water.

Directions

Heading north on the A9, leave at the junction with the B8091 signposted to Killiecrankie, Tummel Bridge and Kinloch Rannoch and follow the road for approximately 1.5 miles before taking the left turn over the Garry Bridge signposted to Strathtummel. After 7 miles on the B8019 you arrive in Strathtummel, continue past the Inn at Strathtummel and head out of the village before taking the next right hand turn on to a farm road. Follow the road for about half a mile up the hill to Tomintianda.

 **jogging.mentions.flick**  **Postcode: PH16 5RS**

Solicitors

Shepherd & Wedderburn, 9 Haymarket Square, Edinburgh, EH3 8FY.

Local Authority

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

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.



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