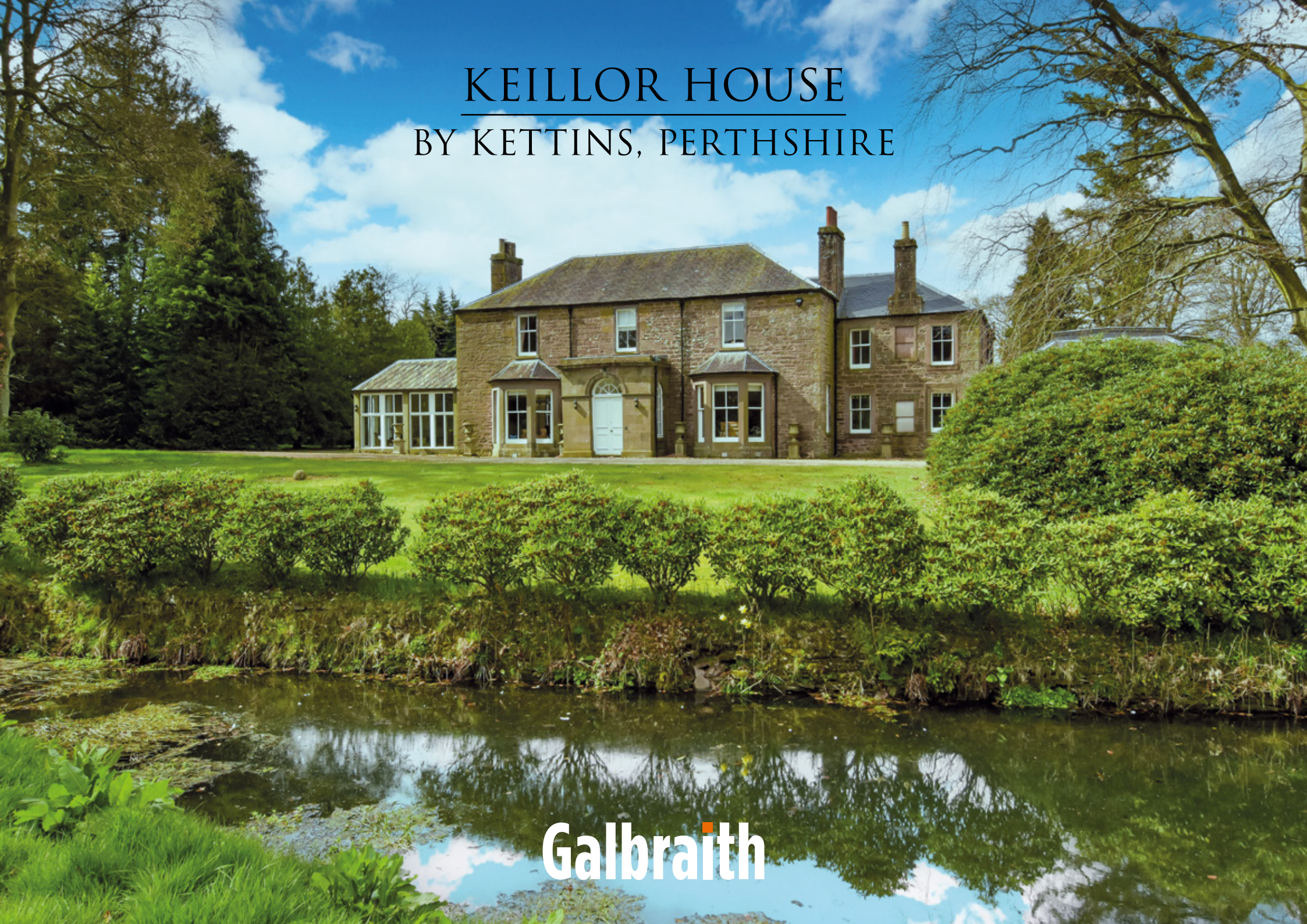


KEILLOR HOUSE  
BY KETTINS, PERTHSHIRE



Galbraith



# KEILLOR HOUSE BY KETTINS, PERTHSHIRE

**AN EXQUISITE PERIOD COUNTRY HOUSE, WITH COTTAGE,  
SITTING WITHIN DELIGHTFUL GROUNDS.**

Coupar Angus 3 miles    Dundee 12 miles    Perth 16 miles    Edinburgh 60 miles

**About 9.40 acres (3.80 hectares)**

4 reception rooms, breakfasting kitchen, 5 bedrooms, 3 bathrooms

Indoor swimming pool

Delightful grounds with cascading ponds, parkland field and walled garden

Historical 'B' listed doo 'cot

Practical range of outbuildings

Contemporary cottage (2 bedroom)

Highly commutable position for Perth & Dundee

EPC = D & E

**Offers over £1,400,000**

## Galbraith

Lynedoch House

Barossa Place

Perth

PH1 5EP

01738 451111

[perth@galbraithgroup.com](mailto:perth@galbraithgroup.com)

## SITUATION

Keillor House lies in a quiet rural setting, some 2 miles to the west of the pretty village of Newtyle in the county of Perthshire. Newtyle is a thriving village with modern primary school, village shop with post office, butcher and church together with various community clubs. Coupar Angus lies just 3 miles to the east offering a broader range of services whilst Blairgowrie, which can be reached in approximately 15 minutes by car, to the north with good day to day facilities including supermarkets, cafés, restaurants, health centre and secondary schooling.

Dundee, known as the 'City of Discovery' is some 12 miles distant and home to the V&A Museum, Discovery Point where the RSS Discovery is permanently moored, together with national retailers, two universities and airport. Perth (16 miles) also provides an excellent range of services including a modern concert hall, recently refurbished theatre, museum and restaurants.

Both Edinburgh and Aberdeen lie some 65 miles distant and can both be accessed easily by road and by rail from Dundee. Further, Dundee airport provides regular daily flights to London.

There is a wide array of outdoor pursuits within comfortable reach of Keillor House; walking can be enjoyed both on the Sidlaw Hills and slightly further afield to the north in the Grampian and Cairngorm mountain ranges. For the golfer, there are a number of courses within easy reach including the championship course of Rosemount at Blairgowrie and two courses in Perth. In addition, there is an 18 hole course in Dunkeld whilst both the championship courses at Carnoustie and St Andrews can be reached in less than an hours journey by car. Sailing can be enjoyed on the Tay Estuary and around the coast with salmon fishing available to be taken on the River Tay, North Esk and South Esk. 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.

## DESCRIPTION

Keillor House is a beautiful period country house of principally stone construction under a slated roof with sash and case windows and a pretty entrance porch. It enjoys a southerly aspect overlooking the pretty parkland field to the front flanked with mature deciduous trees and cascading ponds, providing a most attractive and mature backdrop to the house. Following its purchase, the current owners undertook a programme of refurbishment resulting in a well presented and practical family house boasting a wealth of period features throughout.

On entering Keillor House the charm is immediately evident in the hall with a sweeping wooden staircase, part wood panelling and cornicing. Panelled doors lead to both the drawing room and dining room; these two principal reception rooms enjoy high ceilings, bay windows, wooden floors, ornate cornicing and period fireplaces. A door leads from the drawing room into the





garden room, a delightful and quiet room with tall south facing windows from where to enjoy the peaceful surroundings.

To the east side of the house is the library, a most cosy and intimate room with fitted bookcases, fireplace and south facing windows. The breakfasting kitchen is at the rear of the house and has an excellent range of fitted floor and wall cupboards with a walk in larder with the butler's pantry adjacent. To the west side of the house is a superb, good sized family room which offers multiple potential uses such as a studio, playroom or home office. Beyond is the generous and practical laundry room.

Unusually, Keillor House has an indoor swimming pool, forming the east wing with generous windows overlooking the grounds. There are two showers and a WC, together with a small kitchen area, resulting in a superb space for the whole family to enjoy.

The bedrooms lie on the first floor. The principal bedroom is generously proportioned with a double aspect and lies adjacent to a family bathroom. There are further three double bedrooms, one with a dressing room, serviced by two further bathrooms with a single bedroom completing the first floor accommodation.

The accommodation can be summarised as follows:

**Ground Floor:**

Vestibule, Hall, Drawing Room, Garden Room, Dining Room, Library, Family Room, Kitchen, Larder, Butler's Pantry, Laundry, Cloakroom, Swimming Pool with 2 Showers and WC.

**First Floor:**

Principal Bedroom, 3 further Bedrooms, Box Room, 3 Bathrooms.







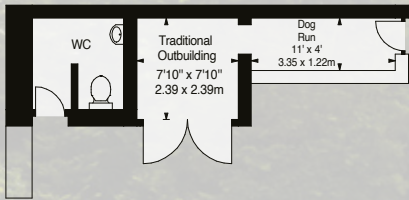
# KEILLOR HOUSE

Approx. Gross Internal Area  
 6204 Sq Ft - 576.35 Sq M  
 (Including Pool Room & Plant Room)  
 Cottage: 932 Sq Ft - 86.58 Sq M  
 Out Building: 165 Sq Ft - 15.33 Sq M

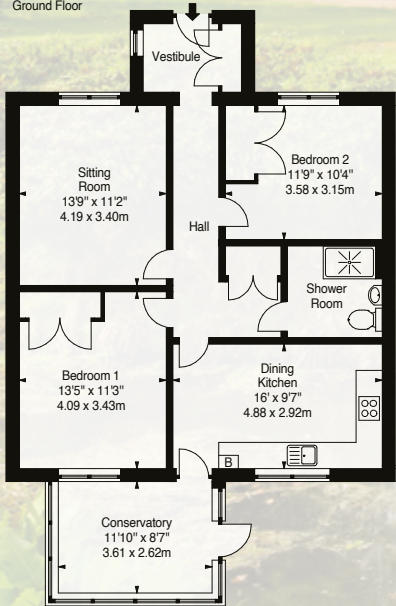
For identification only. Not to scale.



First Floor



Ground Floor



Keillor Cottage Ground Floor



Ground Floor









## GARDENS AND GROUNDS

Keillor House sits within delightful gardens and grounds extending to about 9.40 acres providing a mature setting for this charming country house. A pair of electric gates lead to a tree lined drive with rhododendrons giving wonderful colour in spring. The drive leads to a gravelled parking area to the front of the house, with further parking to the rear. Beyond the front garden and in front of the parkland field, are a series of cascading ponds with bridges giving access to the field.

To the rear of the house is a delightful walled garden which has been thoughtfully designed to create a secluded garden with well stocked borders, neat paths and a pond. Keillor House has a fine collection of mature trees throughout the gardens and grounds complimented with the planting of hedges resulting in a country house offering superb privacy and seclusion.

Keillor House benefits from a number of useful outbuildings providing garaging and storage and includes a traditional stone kennel with run.

## KEILLOR COTTAGE

Lying to the east of the principal house is a lovely modern cottage, constructed in 2008. It has a harled exterior under a slate roof with a gravelled parking area to the front and a pretty garden to the rear.

The accommodation comprises:

Vestibule, Kitchen, Sun Room, Sitting Room, 2 Bedrooms and Bathroom.

## HISTORIC SCOTLAND

Lying within the grounds of Keillor House is a category 'B' listed traditional doo'cot.



Keillor Cottage





### DIRECTIONS

To reach Keillor House from Perth take the A93 to Coupar Angus. From Coupar Angus take the A923 signposted Dundee. Take the second left and then follow the road for approximately 2.8 miles and the entrance to Keillor House is on the left.

### POST CODE

PH13 9JT

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///paces.picture.valuables

### VIEWINGS

Strictly by appointment with the Selling Agents.

### SOLICITORS

Blackadders, 30 & 34 Reform Street, Dundee, DD1 1RJ.  
T: 01382 229222

### LOCAL AUTHORITY

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



## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATES

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile Signal
Keillor House	Mains	Mains	Private	Freehold	Oil	Band H	E	Yes	Yes
Keillor Cottage	Mains	Mains	Private	Freehold	LPG	Band C	D	Yes	Yes

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

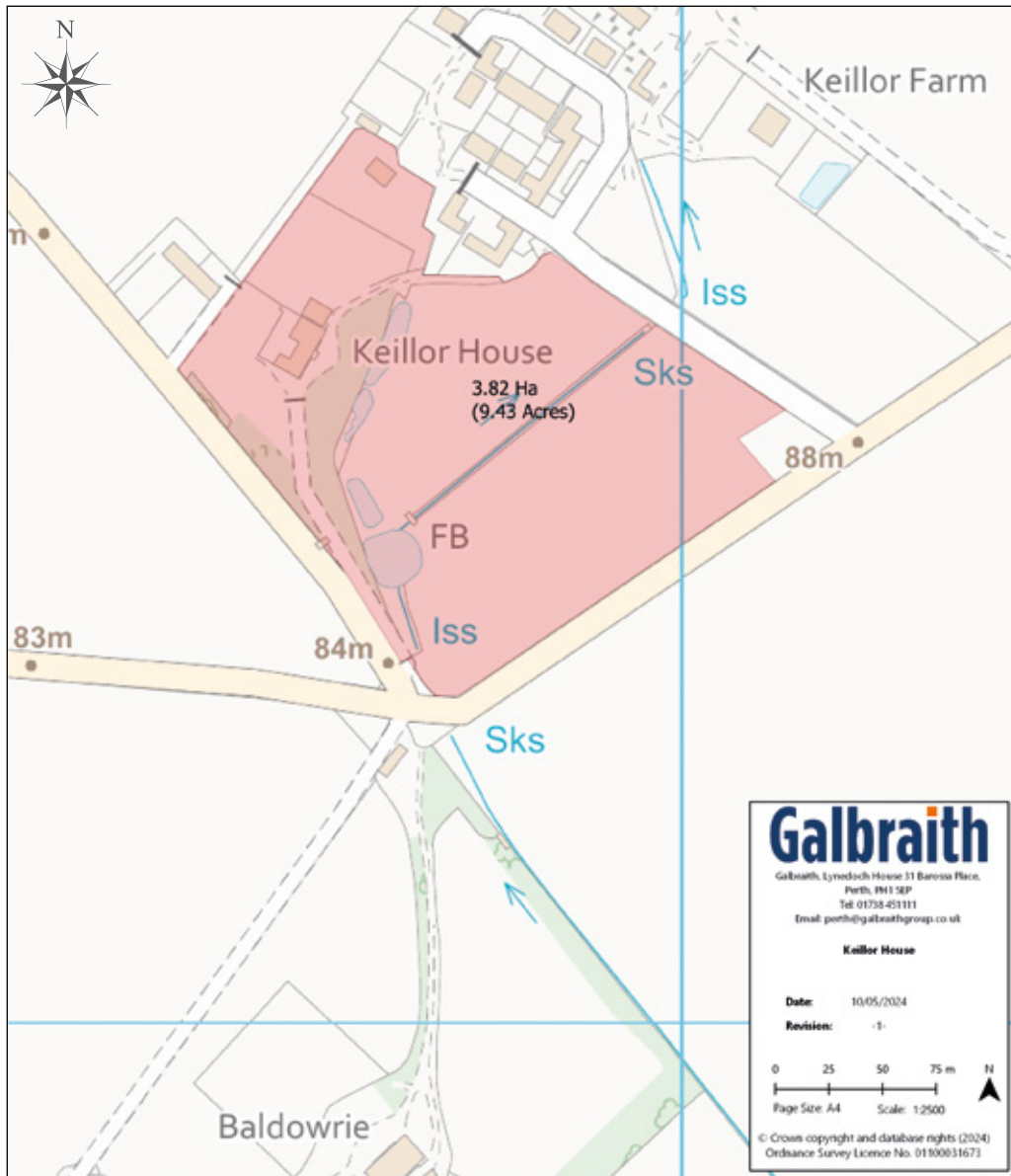
### ANTI MONEY LAUNDERING (AML) REGULATIONS

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 for 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 April 2024.



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