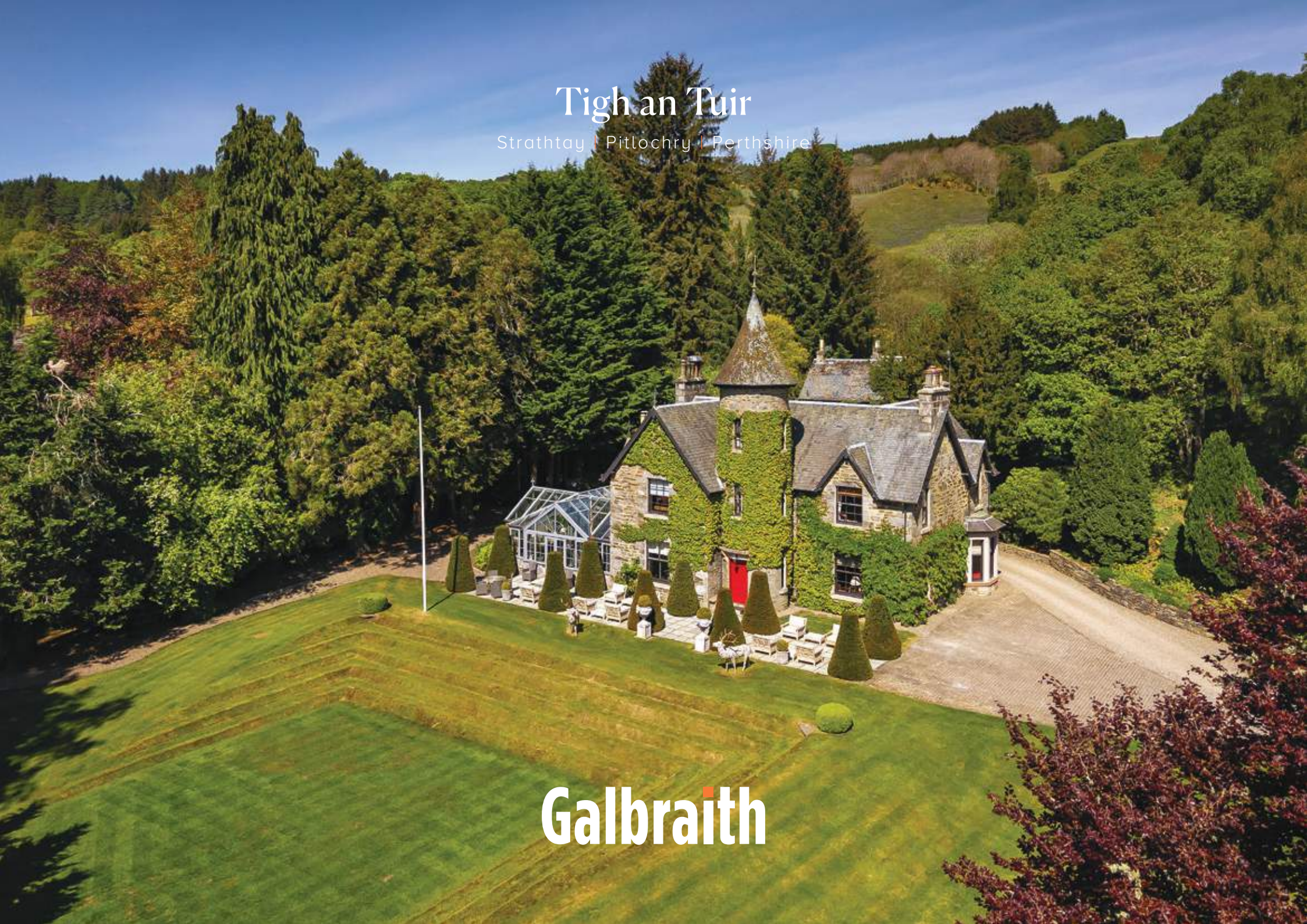


Tigh an Tuir

Strathtay | Pitlochry | Perthshire

Galbraith



Exquisite Victorian villa sitting within beautiful grounds with annex and cottage

Aberfeldy 5 miles | Pitlochry 9 miles | Perth 26 miles | Edinburgh 72 miles
(All distances are approximate)

About 6.12 acres (2.47 hectares)

4 Reception Rooms, Breakfasting Kitchen with Range Cooker, Principal Bedroom with Jack and Jill Bathroom, 5 Further Bedrooms.

Beautifully presented house with Period and contemporary fixtures and features throughout
Immaculately maintained gardens and grounds with sweeping lawns, pond and mature woodland

Summerhouse, tennis court and small mature woodland.

Annex providing superb secondary accommodation including bar, games room and bedrooms.

Delightful, detached cottage with pretty garden, separate studio and outbuilding.

Potential to lease The Chapel – a former chapel renovated to provide a unique reception space.

For sale as a whole or in two lots

Offers Over £2,200,000

Galbraith

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Situation

Tigh An Tuir sits within the sought after conservation village of Strathtay in the county of Perthshire. Strathtay, lying to the north of the River Tay, is a delightful village with village shop, churches and golf club. Originally a small estate hamlet, Strathtay blossomed into the village of today with the advent of the railway line in the 19th Century and includes a number of fine Victorian houses sitting within sizeable and, established gardens, with Tigh an Tuir being one. Within a short walking distance of Strathtay is the village of Grandtully which benefits from a primary school, chocolatier shop, café, village hall and restaurants.

Aberfeldy, a popular and highly sought after town, is about a 12-minute drive to the south west and offers further amenities including a small supermarket, primary and secondary schooling at Breadalbane Academy, local independent retailers, variety of cafes and restaurants, health centre and a cinema. Breadalbane Academy Community Campus has a wide range of facilities available to the community including a swimming pool, fitness classes, sports hall and gym. Pitlochry, about 9 miles distant, offers similar facilities to Aberfeldy but also includes the Pitlochry Festival Theatre and railway station, with regular services north and south as well as the London Sleeper service. In addition, some 12 miles south is the Royal Burgh of Dunkeld with independent retailers and railway station.

The city of Perth is conveniently accessible via the A9 southbound and offers a wider range of amenities including national retailers, theatre, concert hall, museums and sporting facilities including a curling rink and swimming pool. Dundee can be reached in about an 1 hour journey by car to the south east with excellent city facilities including two universities, V&A Museum, shopping centres and Olympia swimming pool together with Discovery Point, the home of RRS Discovery, the famous ship of Robert Falcon Scott and Ernest Shackleton and an airport which offers flights to London.

Tigh an Tuir 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 a 9 hole course in Strathtay itself, a 9 hole course in Aberfeldy and 18 hole course in Pitlochry as well as the Gleneagles Hotel to the south offering 3 championship courses. Perth Racecourse holds regular meets throughout the year and the ski slopes of Glenshee can be reached in about an hour's car journey to the north. For the outdoor enthusiast there are many hills, glens and mountains within the area offering a superb variety of walking and cycling routes with Loch Tay providing excellent water sport facilities. In addition, Highland Perthshire is amongst the most famous in Scotland for traditional sporting. The River Tay flows just to the south of Tigh an Tuir where salmon fishing is available whilst Glenlyon, Scotland longest glen, located to the south west, is renowned for stalking and grouse shooting.





Lot 1

Tigh an Tuir

Tigh An Tuir is a most attractive Victorian Villa presented to an extremely high standard and lying within extensive and well maintained gardens and grounds. It is substantially built of stone lying under a pitched slate roof with a turret and traditional sash and case windows.

On entering Tigh an Tuir, the delightful charm of the house is evident immediately. The rooms are well proportioned, light and bright with high ceilings and tall windows complemented by the fine period features throughout including polished wooden floors, fine cornicing, panelled doors and a wooden staircase.

The reception rooms are reached directly from the staircase hall with its galleried landing. They have been finished to an exceptionally high standard with a combination of contemporary and period fixtures and features. The elegant dining room enjoys a southerly outlook over the garden and continues through to the generous conservatory which opens out onto the terrace, giving a perfect place for outdoor dining and the hosting of friends and family. The sitting room, known by the current owners as The Den, is a smart reception room centred on an open fire with mantelpiece.

Lying to the north side of the house is the breakfasting kitchen, with a door leading directly outside and with a part glazed ceiling, is a wonderfully light and bright room. It benefits from a four oven Range Cooker, fitted floor and wall cupboards and a number of integrated appliances. A door leads directly off the kitchen giving access to the office, scullery, laundry Room, cloakroom and storage cupboards.

The bedrooms all lie on the first floor. The principal bedroom is well-proportioned bedroom with ensuite bathroom with free standing bath located within the turret of the property. There are an additional 3 double bedrooms; one with an ensuite and two with a sink, and a family bathroom. The final two bedrooms, one equipped with an ensuite, can be accessed via secondary staircases at the rear of the property.





Ground Floor: Entrance Hall, Dining Room, Conservatory, Sitting Room, Kitchen, Hall, WC, Scullery, Laundry Room, Storage Cupboard, Office.

First Floor (reached by principal staircase): Bedroom 1 with Ensuite, Bedroom 2, Bedroom 3, Bedroom 4 with Ensuite, Family Bathroom.

First Floor (reached by secondary staircase): Bedroom 5 with Jack and Jill Bathroom, Bedroom 6.











Gardens and Grounds

Tigh an Tuir sits within beautiful and well-tended gardens and grounds, extending to about 5.12 acres and providing a most established and in-keeping backdrop to this period house. Beautiful wrought iron electric gates give access to the sweeping drive leading to a gravelled parking area to the side of the principal house, with further parking to the rear.

The gardens and grounds have been very well maintained and developed over many years with sweeping lawns, fine rhododendrons, specimen trees and hedging, together with well stocked borders and extensive spring bulbs, resulting in wonderful colour and structure throughout most of the year. A terrace sits immediately to the south of the house, accessed directly from the conservatory and overlooking the gardens, giving a superb spot for outdoor dining. Further there is a tennis court, pretty summerhouse and mature woodland, all providing superb additional amenity.



The Mull Inn

The Mull Inn lies just to the north of Tigh an Tuir. Formerly a range of outbuildings, it was thoughtfully converted to provide a detached annex wing to the principal house. It is of stone construction under a slated roof and offers superb reception space including a games room, bar and dining room. There are 5 bedrooms on the first floor with bathroom, offering excellent additional accommodation.

Ground Floor: Games Room, Bar, Kitchen, Dining Room/Snug, Cloakroom.

First Floor: 5 Bedrooms, Snug, Family Bathroom.

There is also a chef's store, wine cellar, laundry room and garage attached to The Mull Inn.







Lot 2

Bridge House

Bridge House is a delightful traditional stone built cottage located just to the south of Tigh an Tuir and adjacent to the public road running through Strathday. It has been very carefully refurbished resulting in a beautiful house finished to the highest standard with the rooms sitting over two floors.

From the entrance vestibule, the hall leads directly to the double height sitting room with wood burning stove and triple aspect. Adjacent is the kitchen, with fitted floor and wall cupboards, integrated appliances and tiled floor. There is a well-proportioned dining room looking out over the garden. A cloakroom completes the accommodation on the ground floor. A staircase leads to the first floor landing with

doors leading to the principal bedroom, shower room and dressing room, which could also be a second bedroom.

Ground Floor: Entrance Vestibule, Hall, Sitting Room, Kitchen, Dining Room, WC, Cloakroom Cupboard.

First Floor: Principal Bedroom, Shower Room, Dressing Room/ Bedroom 2.





Studio



Studio

Studio

In addition, there is superb, detached studio to the west of Bridge House which currently provides a well-equipped, bright and airy fitness/Pilates studio, however it could alternatively be used as an annex or home working office. It has an outdoor patio overlooking the pretty garden.

Traditional Outbuilding

Lying adjacent to the studio is the traditional outbuilding of stone construction. It provides useful storage.

Garden

A pair of gates lead directly off the public road to the secondary access drive of Tigh an Tuir. The entrance to Bridge House is immediately off this secondary access drive.

The garden lies to the front and rear of Bridge House and provides a very pretty backdrop to this delightful house. Extending in total to about 1 acre (0.4 hectares), there is lawned garden to the front, with a pretty courtyard to the rear leading on to the upper garden with well stocked borders and hedging resulting in a most private and secluded garden to the north.

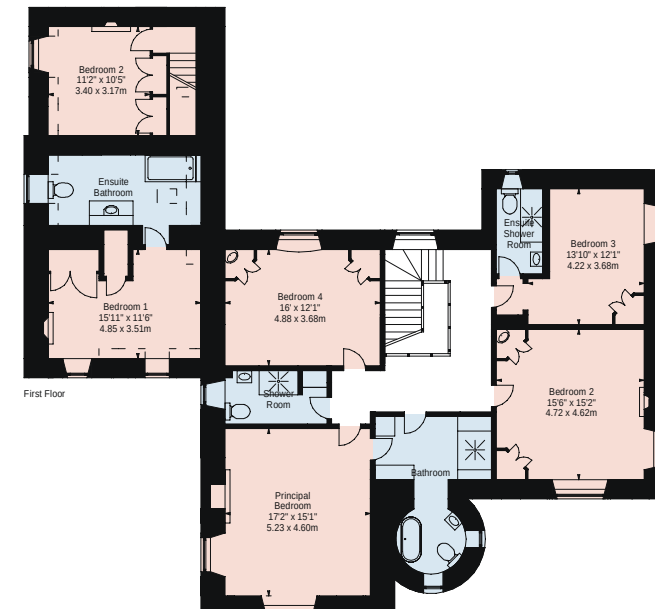
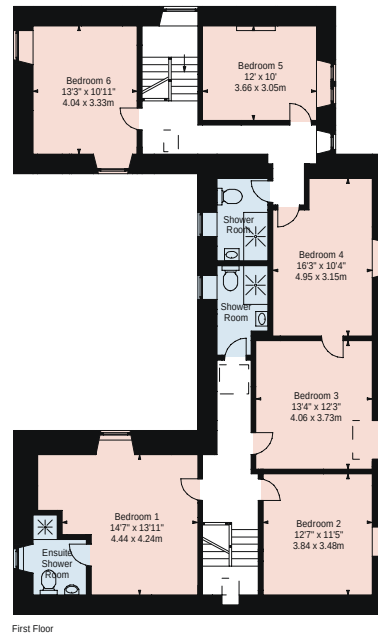
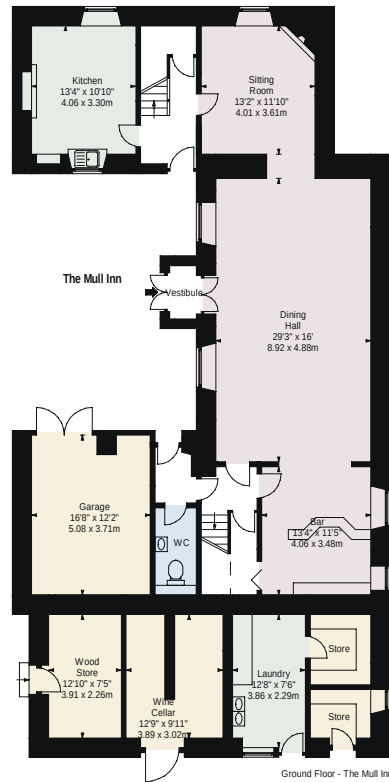
Floor Plans

Approx. Gross Internal Area

Main House: 5,199 Sq Ft - 482.99 Sq M

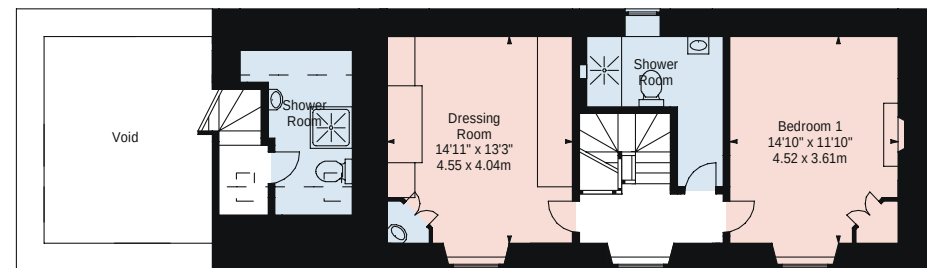
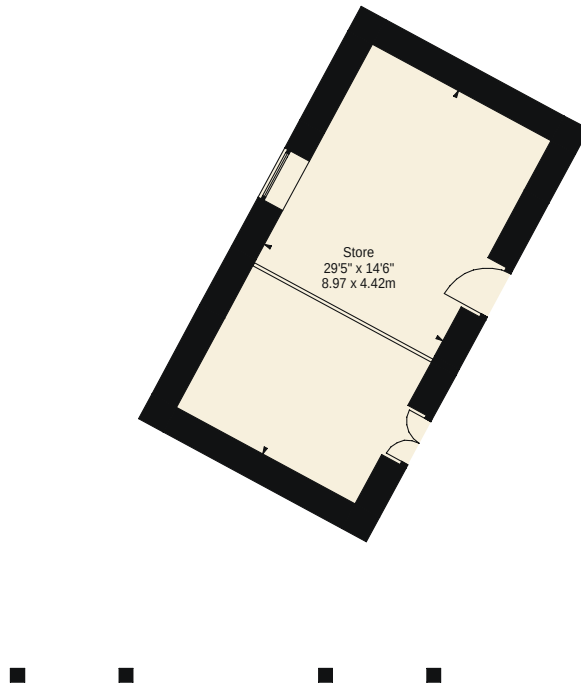
The Mull Inn: 3,352 Sq Ft - 311.40 Sq M

For identification only. Not to scale.

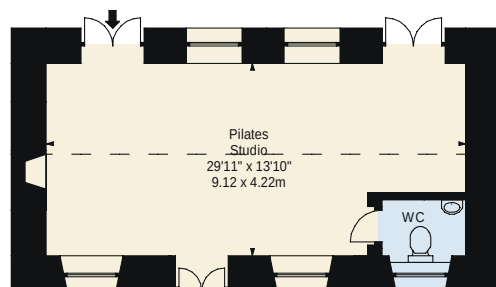


Approx. Gross Internal Area
Bridge House: 1,675 Sq Ft - 155.61 Sq M
Pilates Studio & Outbuilding: 1,895 Sq Ft - 176.05 Sq M

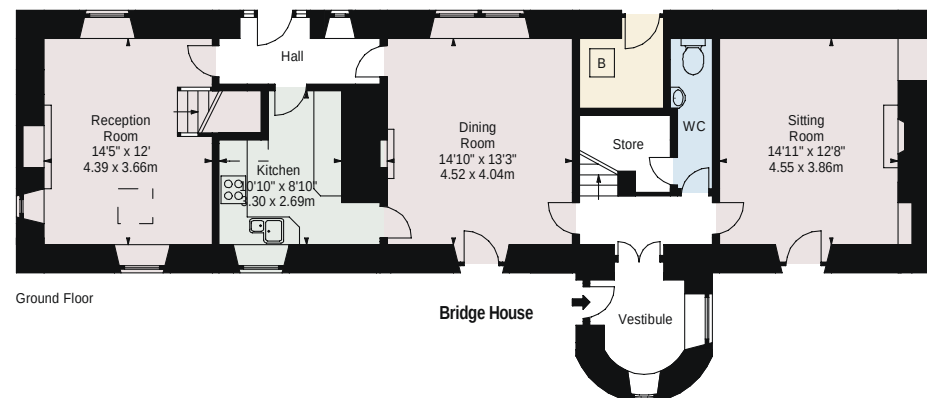
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First Floor



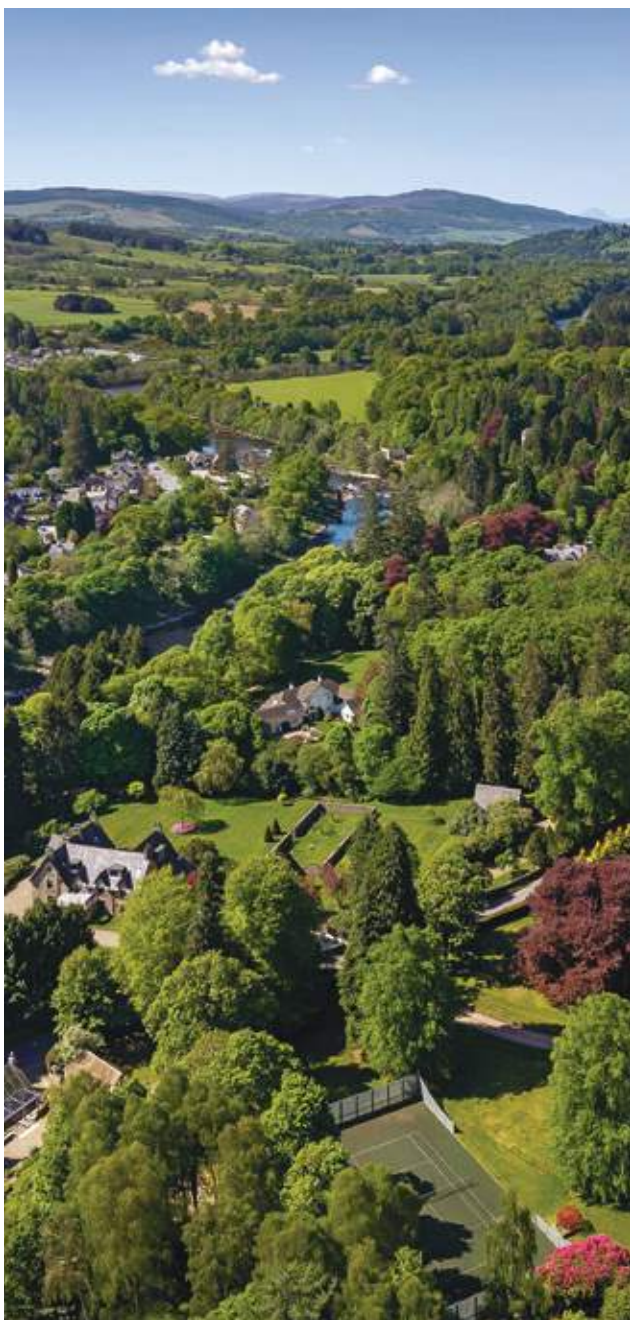
Ground Floor



Ground Floor

Bridge House

Vestibule



General Remarks and Information

Method of Sale

Tigh An Tuir is offered for sale as a whole or in two lots. Tigh an Tuir is available to purchase as a whole or Lot 1 only. Please note that Lot 2 (Bridge House) is not available to purchase separately until a sale of Lot 1 has been achieved.

Directions

To reach Tigh an Tuir from Perth, take the A9 north towards Inverness. Continue for approximately 19 miles before taking the exit signposted for Ballinluig and Aberfeldy. At the roundabout take the 2nd exit onto the A827 and continue for about 3 miles. Turning right at the junction signposted for Pitnacree and Strathtay. After 1 mile, the entrance to Tigh an Tuir is located on the right hand side.

 enabling.sailors.crackling  **Postcode: PH9 0PG**

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.

Solicitors

Brodies LLP Solicitors, 58 Morrison Street, Edinburgh, EH3 9BP - T: 0131 228 3777

Viewing

Strictly by appointment with the Selling Agents.

Services, Council Tax and Energy Performance Certificate(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	Tenure	EPC
Tigh an Tuir	Mains	Shared Septic Tank	Mains	Oil	Band H	Freehold	E
The Mull Inn	Mains	Shared Septic Tank	Mains	No Central Heating	N/A	Freehold	N/A
Bridge House	Mains	Shared Septic Tank	Mains	Oil	Band F	Freehold	E

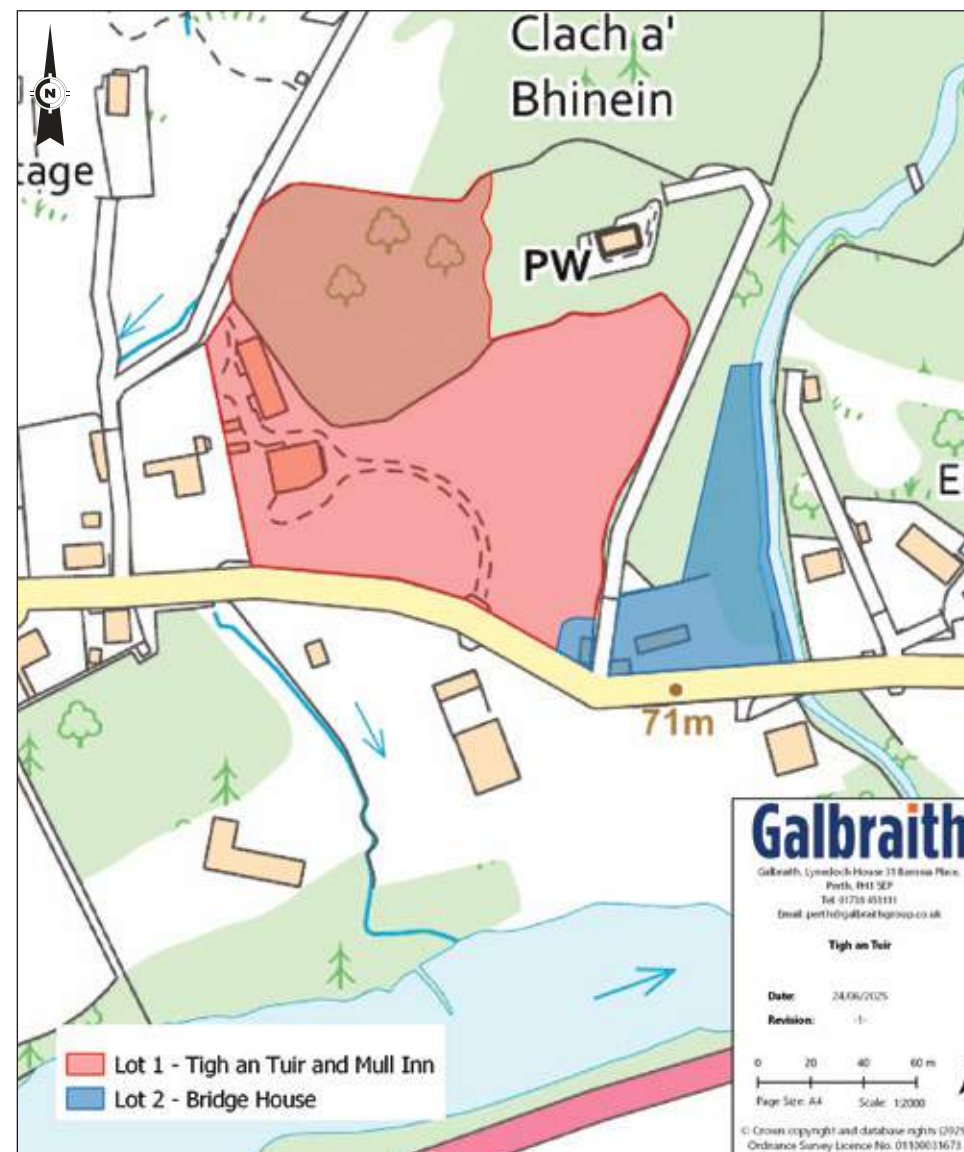
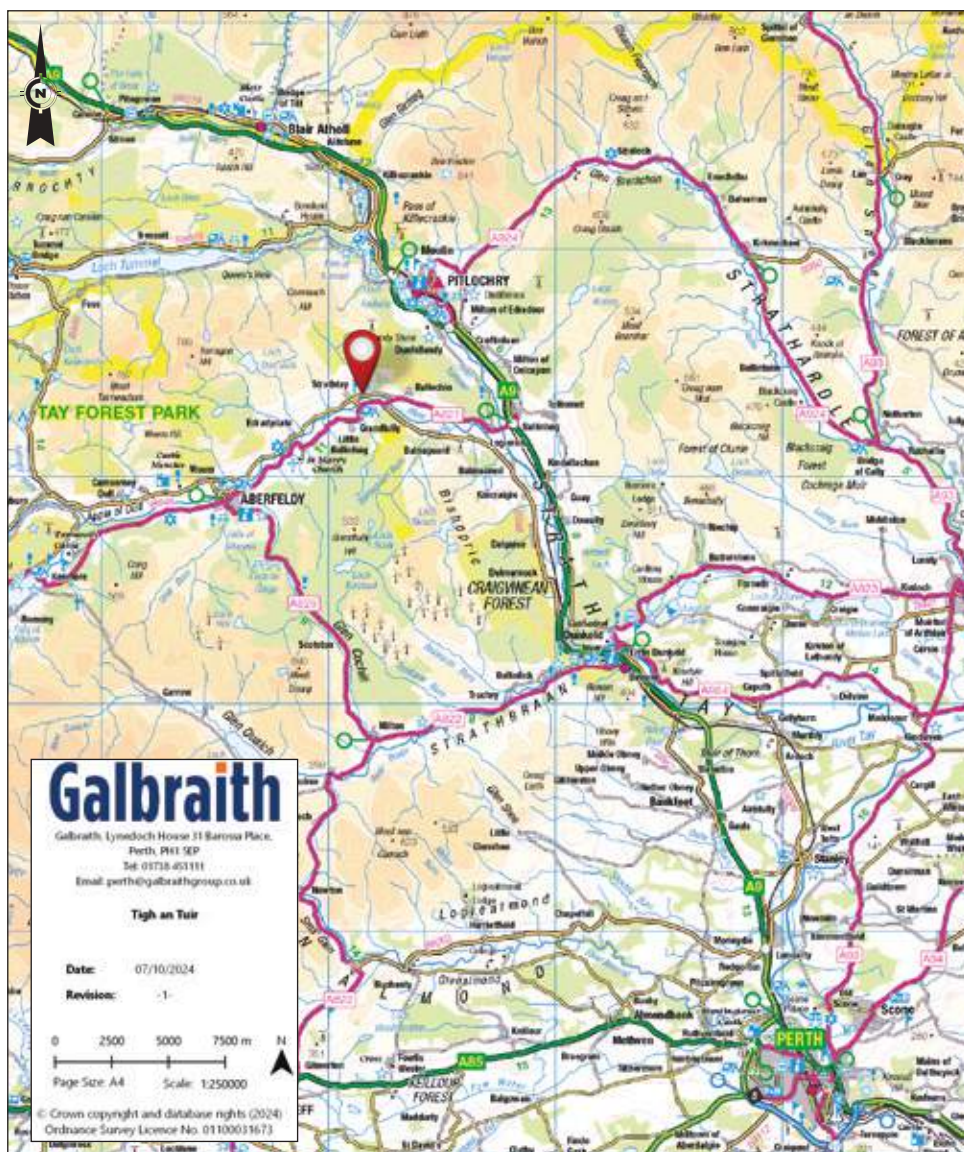
Anti Money Laundering (Aml) Regulations

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.

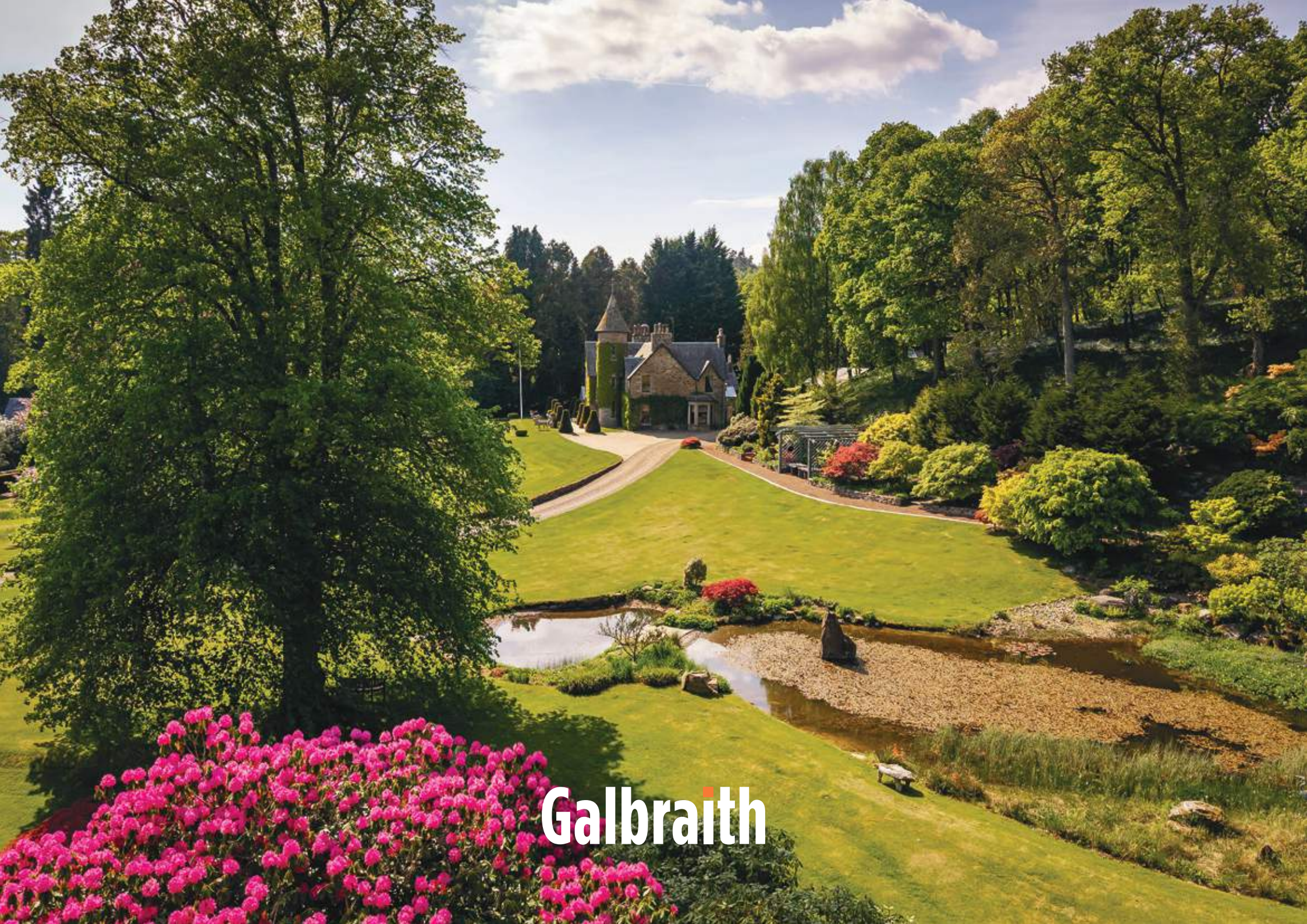
Failure to provide required identification may result in an offer not being considered.

The Chapel

Lying to the north of the subjects of Tigh an Tuir is The Chapel, which is owned by the Catholic Church (Diocese of Dunkeld) and which has been leased for a number of years by the current owners of Tigh an Tuir. The current lease between the Diocese of Dunkeld and the owners of Tigh an Tuir is not transferable. There may be an option to lease the chapel again from the Diocese following a purchase of Tigh an Tuir but this would require to be inquired with directly by any interested party with the Diocese directly. Please note the cemetery ground adjacent to the chapel is still used for the occasional burial (as per the reservation in the existing lease).



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 Summer 2024 and January 2025. 9. Brochure text prepared June 2025.



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