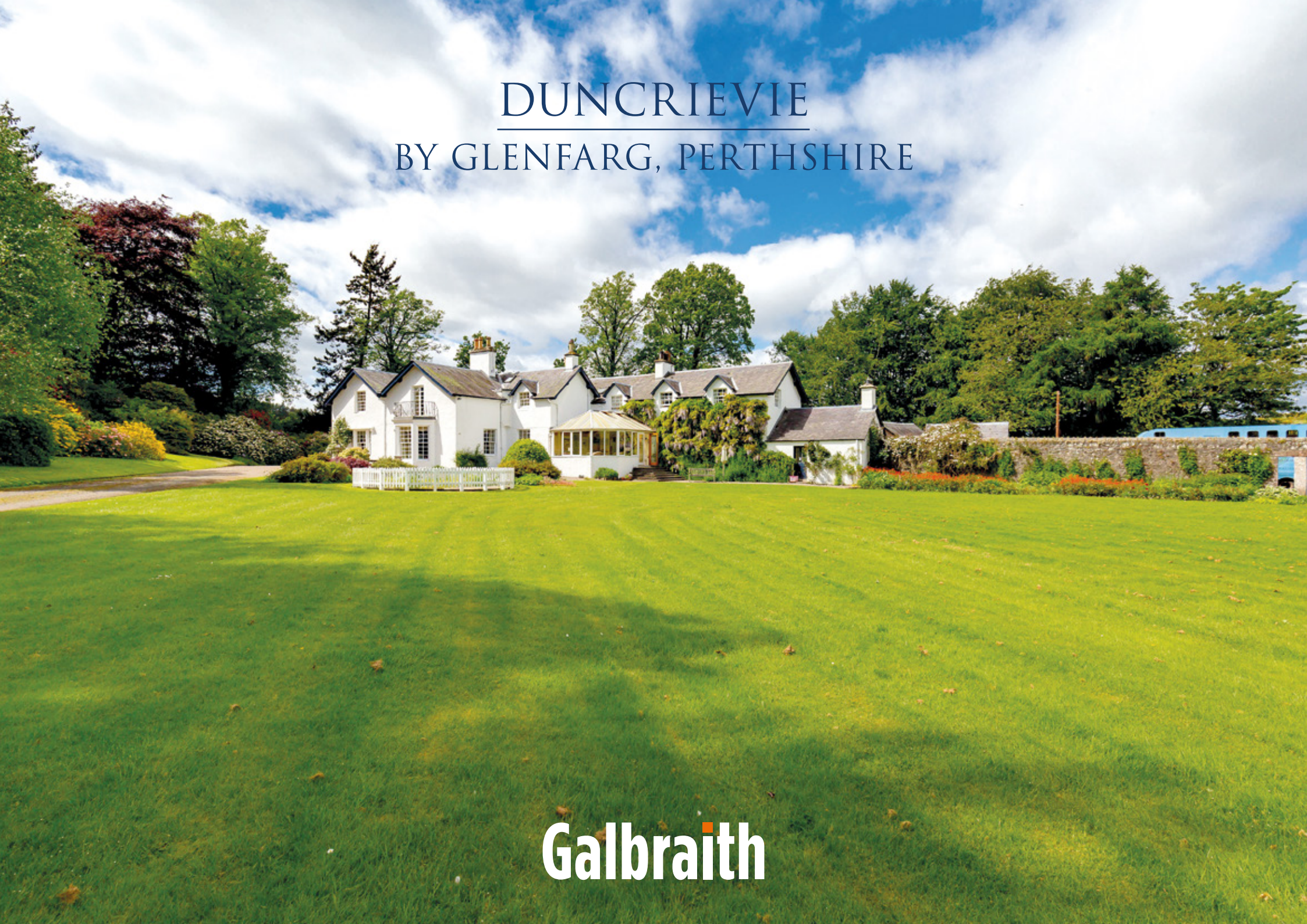


DUNCRIEVIE

BY GLENFARG, PERTHSHIRE



Galbraith



DUNCRIEVIE BY GLENFARG, PERTHSHIRE

AN ATTRACTIVE SMALL ESTATE NESTLED IN A SOUGHT AFTER AND COMMUTABLE SETTING

Glenfarg 1 mile Kinross 6 miles Perth 12 miles Edinburgh 35 miles

About 60 acres (24.3 ha) in total

“C” Listed principal house

Beautiful garden with sweeping lawns, well stocked borders and pond

Fine collection of rhododendrons and azaleas

Greenhouse, potting shed and garden stores

Kitchen garden with vegetable beds and fruit cage

2 bedroomed lodge

3 bedroomed Dorran Cottage

Extensive equestrian facilities including stables and foaling boxes,
horse walker, lunge pen, circular canter track & outdoor arena

Paddocks, pasture fields and woodlands

For Sale as a Whole

Galbraith

Lynedoch House

Barossa Place

Perth

PH1 5EP

01738 451111

perth@galbraithgroup.com



GENERAL

Duncruevie lies in a sheltered and private setting to the south of the village of Glenfarg and on the edge of the hamlet of Duncruevie in the highly sought after and scenic county of Perthshire. Glenfarg is a thriving village with a primary school, village shop, church, tennis and bowling clubs, together with the modern village hall which provides a venue for a range of clubs, societies and events.

Milnathort, lying some 4 miles to the south, provides further day-to-day amenities including post office and veterinary surgery. Kinross, also to the south, can be reached in about a 10 minute car journey offers further facilities including a supermarket, secondary school, leisure centre, tennis courts and golf club.

Perth, known as the Fair City, lies some 12 miles to the north and provides an extensive range of services including national retailers, concert hall, theatre, cinema, diverse range of restaurants, retail parks and numerous supermarkets together with a railway station, bus station and recreational facilities at the leisure pool and Dewars ice rink.

Duncruevie is well positioned for a number of independent schools within a convenient distance including Dollar Academy, Kilgraston, Strathallan, Glenalmond College and Craigclowan Preparatory School.

This area of Scotland is well provided for with numerous recreational activities. For the golfer there are a number of courses including a 9-hole golf course in Milnathort and two

18-hole courses in Kinross. The Loch Leven National Nature Reserve lies on the edge of Kinross with a full perimeter cycle pathway of some 20 kilometres and a great setting for ornithologists. Loch Leven Castle is found on one of the lochs islands and was visited by Robert the Bruce and is where Mary Queen of Scots was imprisoned in 1567 before escaping the following year. The nearby Ochil Hills provide a number of walking and cycling routes whilst the scenic Fife coast can be reached in just about an hours car journey.

There are local equestrian facilities nearby including Nethererton, Howe and LK Sport Horses, together with Foresterseat, Lindores and Gleneagles Equestrian Centres. The St Andrews beach lies about 27 miles to the east. There are a number of local vets within easy local reach.



DESCRIPTION

Duncrievie is a delightful estate extending to some 60 acres (24.3 ha), centred on an attractive "C" Listed principal house dating back to approximately 1820 with a traditional gate lodge, Dorran Cottage and beautiful established gardens and grounds. The estate is further complimented by extremely good equestrian facilities which were previously used for training racehorses; these facilities include an excellent range of stables, feed store, tack room, hay store and horse walker as well as a circular sand canter track. The land is divided into a number of good sized paddocks and permanent pasture fields with the estate also boasting a fine collection of mature trees and woodland areas providing home to a great variety of wildlife including red squirrels and garden birds.

DUNCRIEVIE

Duncrievie is an attractive period house lying in a sheltered position and reached at the end of the main drive leading from Duncrievie Lodge. Enjoying a most impressive view over the well-tended and established garden, Duncrievie has a white washed exterior lying under a slated roof with overhanging eaves and pretty astragal windows.

Duncrievie is currently occupied as two separate wings, the East Wing and the West Wing, which are connected by doors both on the ground floor and the first floor thus allowing the house to be occupied as one residence if desired. The house has retained many period features throughout including wood panelling, sash and case windows, working shutters, attractive principal staircase with cast iron balustrades and wooden handrail together with panelled doors and cornicing. The rooms are well proportioned and offer great flexibility.

The accommodation, over two floors, comprises:

WEST WING

Ground Floor

Vestibule, staircase hall, open-plan breakfasting kitchen with sitting room, drawing room, cloakroom, boot room, laundry, rear lobby.









First Floor

Principal bedroom with French windows to balcony, two dressing rooms and en-suite bathroom; bedroom 2 with en-suite bathroom; bedroom 3; bedroom 4.

EAST WING

Ground Floor

Vestibule, cloakroom, breakfasting kitchen, conservatory, sitting room, laundry, store room, office, wine cellar, larder, WC.

First Floor

5 bedrooms, family bathroom.

GARDEN

Duncricvie sits within a beautiful and well-established garden which has been carefully tended and developed by the family over their forty years of ownership. Through the stone gate posts the main drive leads from Duncricvie Lodge to a gravelled parking area lying to the south and west of the principal house, with a secondary drive lying immediately to the north of the house.

A sweeping lawn lies to the south and east partly bounded by an attractive stone wall with the traditional glasshouse. There is a well-stocked herbaceous border, rose bed and productive apple, greengage and pear trees. Immediately to the front of the house is a pond and gravelled seating area with mature azaleas and rhododendrons beyond giving wonderful colour in the late spring. The garden has been planted with a variety of bulbs including snowdrops, daffodils and bluebells giving wonderful early colour to the garden. To the rear of the house is the productive kitchen garden with vegetable beds and a fruit cage with useful garden stores adjacent and potting shed beyond. To the south of the principal lawn there is a fully enclosed hen run, with duck house, hen house and small pond.



DUNCRIEVIE

Approx. Gross Internal Area
7491 Sq Ft - 695.91 Sq M

For identification only. Not to scale.



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, together with proof of funding and Identification. 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. Photos taken in April and May 2022.



DUNCRICVIE LODGE

Duncricvie Lodge lies adjacent to the principal entrance to the estate. It dates back to about 1874 and is of stone construction under a slated roof with a flat roof harled extension to the rear. The accommodation, over one floor, comprises:

Hall, sitting room, kitchen, 2 bedrooms, bathroom.

Duncricvie Lodge sits within its own garden lying mainly to the south and west with a parking area.

DORRAN COTTAGE

Dorran Cottage lies just to the south of the traditional stable buildings. It is of Dorran construction under a tiled roof and provides the following accommodation over a single floor:

Hall, sitting room, kitchen, boot room, 3 bedrooms, bathroom.

Dorran Cottage sits within its own garden, mainly down to lawn and enclosed by a hedge.



EQUESTRIAN FACILITIES

Duncrive has extremely good equestrian facilities which were previously used for training racehorses. There is a range of good quality stables complimented by a feed room, tack room, laundry facilities and a wash bay with rubber mats, as well as a hay barn, horse walker and store rooms. These facilities all lie together in a convenient location to the north east of the principal house.

There are a number of good sized paddocks and fields within the grounds as well as a circular sand topped canter track and outdoor arena (formerly a tennis court), both within easy access of the stable yards.

The Main Yard comprises:

Traditional Stables

The traditional stables of Duncrive form the core of the main yard and are of stone construction under a slated roof with water and electrics. They comprise four stables; two of which are foaling boxes and one has foaling camera access and can be divided into two smaller boxes for weaning. There is also a tack room, washing room and small store or pony stable. Lying adjacent is a timber block of two loose boxes. A concrete and enclosed hard standing creates the main yard.

The Barn

Lying immediately to the south of Dorran Cottage is The Barn, of timber construction under a corrugated roof with concrete floor, concrete apron, water, electrics and providing 10 loose boxes.

Row of Six Stables

Timber stables, attached to the west side of the The Barn, with six loose boxes and a concrete apron to the front.

To the north of the Main Yard are the following:

Hay Shed

A Knapp shed, open fronted, with hard core floor, box profile walls, part timber front and timber slatted back.





Bottom Barn/Former Stables

The Bottom Barn is a timber built outbuilding which previously had 10 internally partitioned stables and a wash bay with rubber flooring and hot water shower with a storage area. It has a concrete floor, serviced by electrics and water and is now used as a general store.

Lunge Pen

There is a lunge pen at the end of the Bottom Barn and is fenced with heras fencing.

Horse Walker

A five horse, fully electric horse walker sits behind the Hay Shed. It is fully enclosed with timber panels and has rubber brick flooring.

Double timber stable building

With electrics.

Quadruple timber stable building

With electrics and water. Ideal for use as isolation stables.

Timber Garage

With electrics.

Mobile Home

Lying adjacent to the Hay Shed is a mobile home which is plumbed and has electrics.

Feed Store Container

With electrics

THE LAND

Duncrive extends in total to about 60 acres (24.3 ha) or thereby. It lies between 148 metres to 175 metres above sea level and is classified as Grade 3.2 by the James Hutton Institute. The fields are all of a good practical size enclosed either by stock fences, stone walls or timber post and rail fencing with some fields benefitting from field shelters. They are accessed either from the main drive or the internal estate track with some field to field accesses.



Lying to the east of Dorran Cottage is a mature deciduous woodland with many fine trees with a further woodland lying to the south of the main drive. In addition, mature trees edge the estate giving a most private setting.

GENERAL REMARKS AND INFORMATION

IACS

All the farmland is registered for IACS purposes but the sellers are not currently claiming BPS. The farm code is 688/0053.

LESS-FAVOURED AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a Non-Less Favoured Area.

HISTORIC SCOTLAND

Duncrievie is a Category ‘C’ Listed Building

LOCAL AUTHORITY

Perth & Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD Tel: 01738 475000

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax/ Rateable Value	EPC
Duncrievie	Mains	Private	Mains	Oil	Band H	G
Dorran Cottage	Mains	Private	Mains	Electric	Band E	G
Duncrievie Lodge	Mains	Private	Mains	Electric	Band B	F

Copies of the Energy Performance Certificates are available upon request.

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

SGRPID, Strathearn House, Broxden Business Park, Lamberkine Drive, Perth, PH1 1RX

Tel: 01738 602000 Fax: 01738 602001 Email: SGRPID.perth@gov.scot

MINERALS

The mineral rights are included.

TIMBER

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale.

MOVEABLES

The following items at Duncrievie are not forming part of the subjects of sale:

- The Aga in the West Wing of Duncrievie may be retained by the owner.
- There may be some curtains within both the West and East Wings of Duncrievie which may be available to the purchaser.
- The sundial in the garden of Duncrievie is specifically excluded from the sale.
- All garden statutory, garden furniture and plant pots are specifically excluded from the sale.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents

DIRECTIONS

From the south, exit the M90 at junction 8 signposted to St Andrews/Glenfarg. After approximately 0.2 miles take the B996 towards Glenfarg. Continue for approx 2 miles go over M90 then take the first left turning through white pillars. Follow the drive up to Duncrievie.

From the North, exit the M90 at Junction 9 (signposted Bridge of Earn/Glenfarg). Turn left onto the A912, continue for about 4 miles on the B996 and after leaving the village of Glenfarg the entrance to Duncrievie, with 2 white pillars, is found on the right hand side adjacent to the Lodge Cottage.

POST CODE

PH2 9PD

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: manager. prompting.enchanted



SOLICITORS

Turcan Connell, Princes Exchange, 1 Earl Grey Street, Edinburgh EH3 9EE T: 0131 228 8111

VIEWING

Strictly by appointment with the Selling Agents. Viewing appointments will be arranged subject to Government legislation regarding COVID-19 and social distancing measures will be adhered to at all times.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

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. To enable us to complete these checks purchasers will need to provide along with their offer either:

- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.

HEALTH & SAFETY

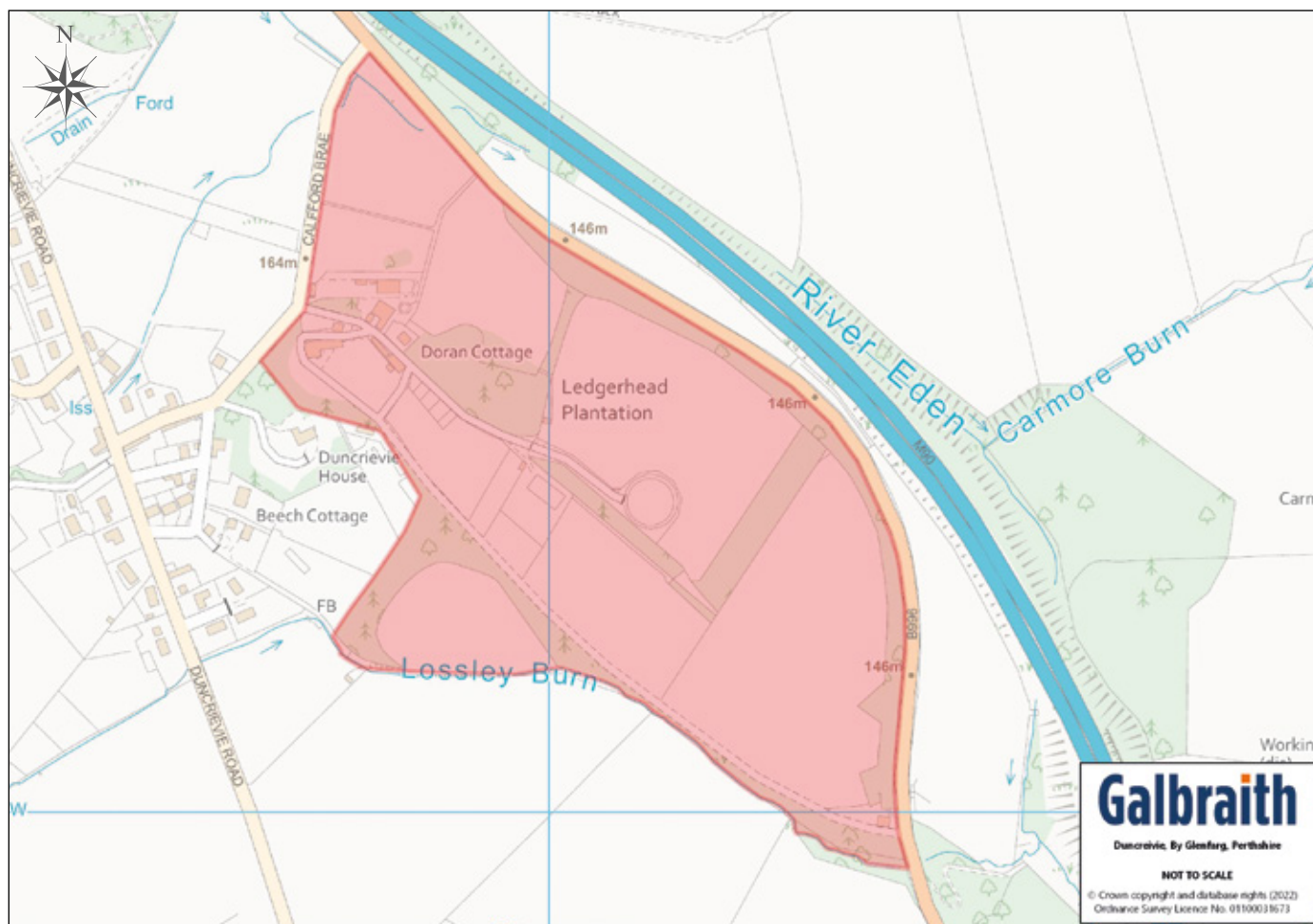
The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farm land and water courses.

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 as satisfied themselves in respect thereof.

AMC PLC FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Colin Stewart in our Galbraith Perth Office on 01738 448144. Email: colin.stewart@galbraithgroup.com





Galbraith