



1 Arthurstone Gardens, Meigle, Blairgowrie, Perthshire

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1 Arthurstone Gardens, Meigle, Blairgowrie, Perthshire, PH12 8QY

A stunning contemporary house with tower and cottage in a Georgian walled garden.

Perth 16 miles, Edinburgh 59 miles, Glasgow 79 miles

Entrance hall | Sitting room | Reception/dining hall | Family room | Kitchen/breakfast room with pantry | Utility room | Cloakroom/WC | Principal bedroom | Dressing room/double bedroom 2 Study/bedroom 3 with en suite shower room Family bathroom | Tower/music room | EPC Rating E

Gardener's Cottage

Hall | Sitting room | Kitchen/breakfast room Double bedroom | Bathroom | Store room | EPC Rating F

The property

1 Arthurstone Gardens is a stunning contemporary house in a former walled garden in Perthshire. Originally the greenhouse, and potting shed, the building was converting into a bright spacious property in 2001. The house incorporated the stunning original tower, potting sheds and was re-built on the footprint of the original Victorian glass houses.

The house is entered via a front door to the entrance hall with cloakroom off and passes through to the wonderful light filled dining room, living room and sitting room. There are currently three bedrooms and two bathrooms. A particular feature is a stunning contemporary kitchen/breakfast/living room with access out to the garden. There is a study/music room within the tower.

The house is heated by oil fired central heating with under floor heating throughout.

Outside

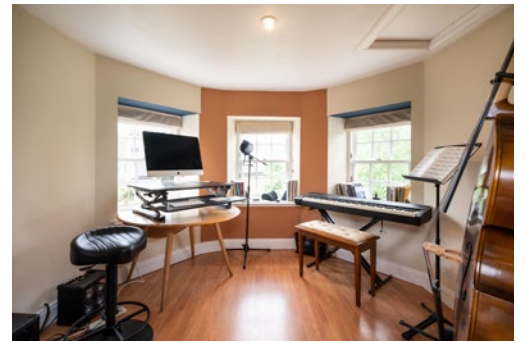
The garden to the South is one of the property's most notable assets, providing the house with an utterly delightful setting and being an exceptional space in its own right. Occupying what was once a grand Georgian walled garden for Arthurstone Estate with two other houses, it has retained much of the symmetry associated with a traditional planned garden and is lent definition by traditional box hedging, a pair of ponds, and footpaths. It has been stocked and landscaped with passion and interest over the passage of time, having been a traditional market garden in the 1990s, and features a varied array of mature trees, including ornamental birch trees, cherry and yew trees, and fruit trees.

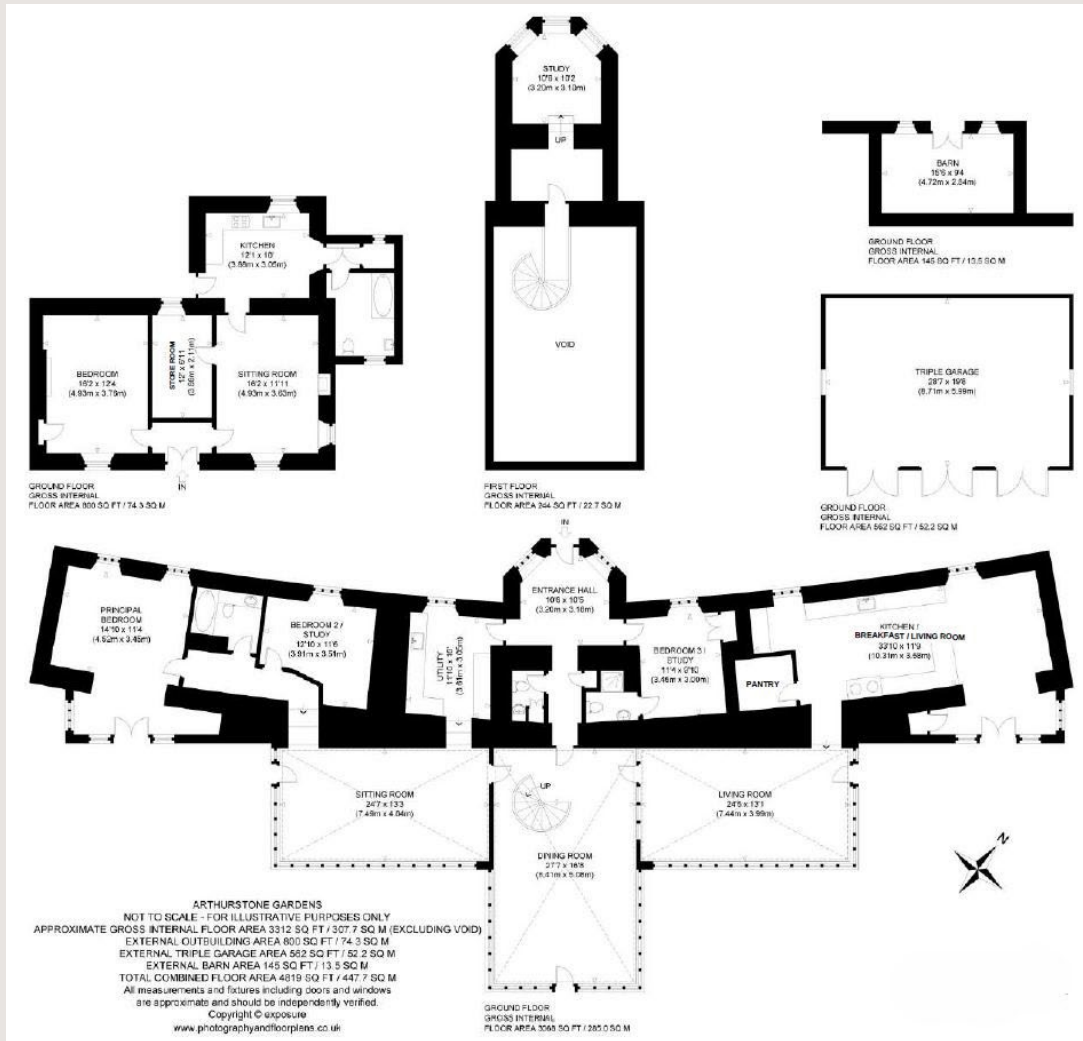
To the North West of the house, there is a private copse of woodland with a traditional stone outbuilding and exceptional far-reaching views across the neighbouring countryside, to the distant hills.

Location

1 Arthurstone Gardens is situated along with three neighbouring houses on a quiet position surrounded beautiful Perthshire countryside. It is three miles from the small town of Coupar Angus and eight miles from bustling Blairgowrie and Rattray. Perth is 16 miles to the south. Golf is available at the Blairgowrie Golf Club, while the breathtaking countryside of the Perthshire Hills and Angus Glens are close by.







Directions

what3words: ///mentions.height.holidays
Postcode: PH12 8QU

General

Local Authority: Perth & Kinross Council
Services: Electricity mains, drainage private, water mains, heating oil fired

Council Tax: Band H

Fixtures and Fittings: May be available by separate negotiation.

Right of Access: 1 Arthurstone Gardens is accessed initially via a shared private road before a private driveway provides room for car parking and turning as well as access to a triple garage.

Tenure: Freehold

Offers over: £725,000

Perth

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