



Easter Bendochy House, Blairgowrie, Perthshire

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Easter Bendochy House Blairgowrie, Perthshire, PH13 9HU

A stunning contemporary house with two apartments, cinema room and magnificent views across the rolling Perthshire countryside.

Coupar Angus 2.1 miles, Blairgowrie 4 miles,
Perth 14.8 miles, Edinburgh 58 miles

Main house: Reception hall | Sitting Room
Office | Dining room | Kitchen/living room
Library | Cloakroom | 4 Bedrooms, 2 ensuite
Study | Family bathroom | Utility

2 Adjoining apartments | Games room | Cinema
Office | Gym

Workshop | Store | Garage | Gardens |
Ground source heat pump and solar panels
EPC rating C

The property

Easter Bendochy House is a splendid contemporary property originally built in 1996 on the site of an old farm steading. The property has outstanding accommodation including 4 bedrooms and two well-equipped apartments currently let as holiday accommodation. The main house has a unique layout centred around a crescent-shaped reception hall, with most of the accommodation taking full advantage of the magnificent views to the south, across the Perthshire countryside.

The reception hall has exposed stone walls and a galleried landing above, as well as doors to the ground floor reception rooms. These include the dual aspect dining room and the office, both of which have French doors opening to the gardens. There is also a spacious, open plan living room and kitchen, with a brick-built fireplace and plenty of natural light, including French doors to the patio area. The kitchen itself

has wooden painted units to base and wall level, a central island, a split butler sink and an Aga. There are four comfortable double bedrooms, two of which are en suite including the well presented principal bedroom. The ground floor also has a family bathroom, while upstairs there is a sitting room and library. The sitting room has doors opening onto the balcony, which affords far-reaching views of the surrounding countryside.

The original part of the steading has been converted into 2 apartments as well as a gym, office (10m x 4m), games room and a home cinema complete with seating, lighting and sound system.

Apartment 1, known as Sidlaws, is accessed by external steps from the courtyard and has a balcony with lovely views. It has an open plan living/dining/kitchen, 2 double bedrooms and a bathroom. Planning permission (lapsed) had previously been approved to link this apartment to the main house.

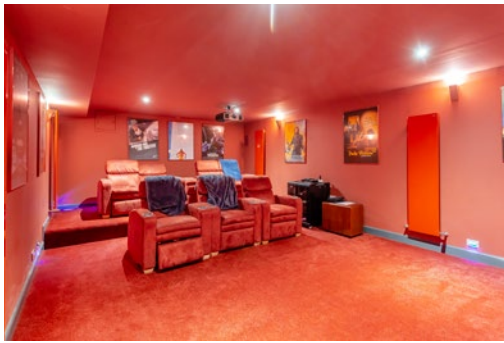
Apartment 2, known as The Bothy, is a one bedroomed studio apartment accessed via a spiral staircase from the games room and it has a kitchen/dining area and a shower room.

The property is an ideal family home for buyers who enjoy entertaining while the two apartments provide the opportunity to create an income stream from letting or to create independent accommodation for relatives, guests or for running a business.

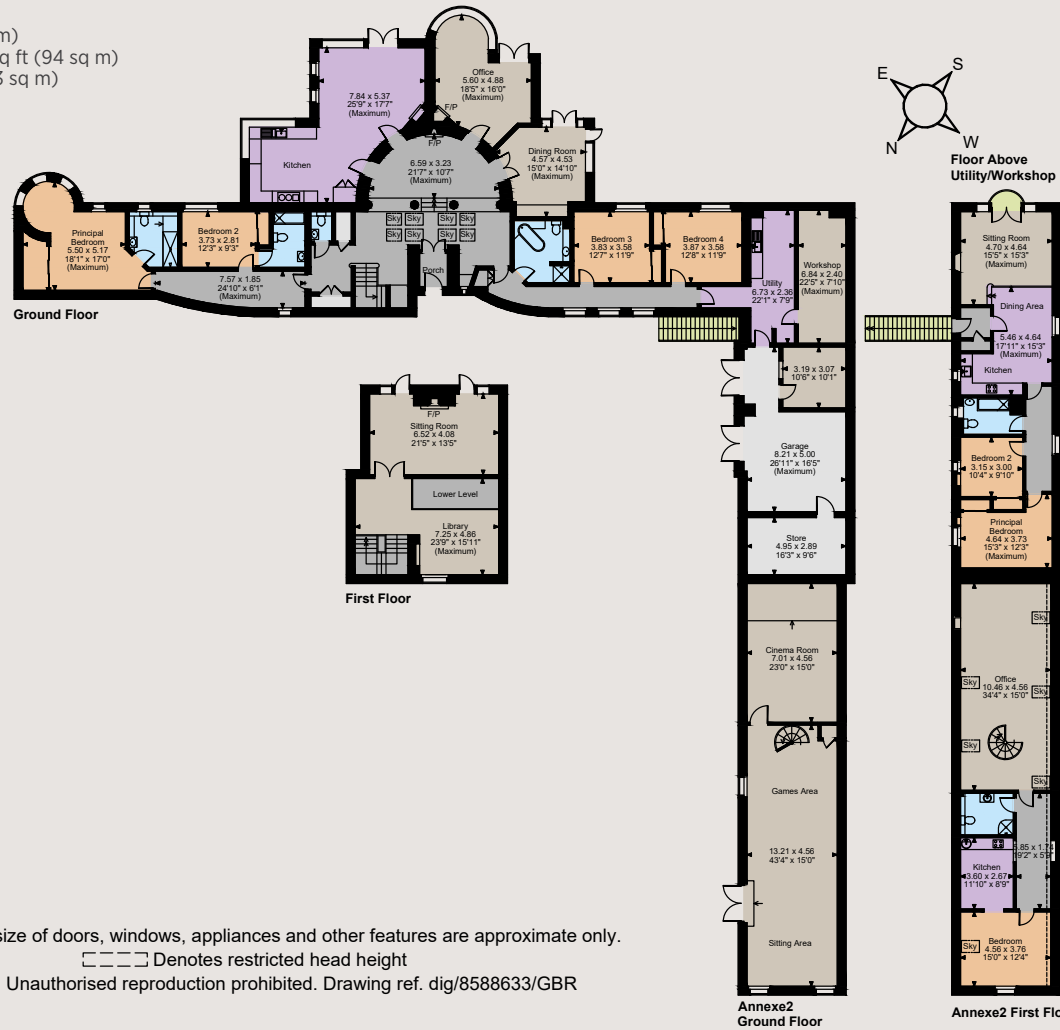
Outside

At the front of the property, the shared driveway leads to a gated courtyard with plenty of parking. There are walled gardens to the front. At the rear of the main house, the south-facing gardens include a large area of patio, a lawn and borders of established shrubs and mature trees.





Easter Bendochy House, Blairgowrie
 Main House internal area 3,614 sq ft (336 sq m)
 Garage/Utility/Workshop internal area 1,011 sq ft (94 sq m)
 Floor Above Utility internal area 897 sq ft (83 sq m)
 Annexe2 internal area 1,959 sq ft (182 sq m)
 Total internal area 7,481 sq ft (695 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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Location

Easter Bendochy House is situated along with four neighbouring houses on a quiet lane surrounded beautiful Perthshire countryside. It has a lovely open view across the countryside to the River Isla and the Sidlaw Hills. It is two miles from the small town of Coupar Angus and four miles from bustling Blairgowrie and Rattray. Perth is 15 miles to the south. Golf is available at the Blairgowrie Golf Club, while the breathtaking countryside of the Perthshire Hills and Angus Glens are closeby.

Directions

Postcode: PH13 9HU
 What3words: ///otters.arose.clinic

General

Local Authority: Perth & Kinross Council

Services: Mains - water. Mains - electricity. Private - drainage. Central heating to the main house is by ground source heat pump. Oil fired heating in the apartments. 18 solar panels on the roof are subject to a Feed in Tarriff which generates about £1,800 per annum. There are 13 years remaining on the contract.

Council Tax: Band G

Tenure: Freehold

Perth

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