



Kindrogan House, Enochdhu, Perthshire

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**STRUTT
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BNP PARIBAS GROUP 

Kindrogan House, Enochdhu, Blairgowrie, Perthshire, PH10 7PF

A substantial house with 3 cottages, ancillary accommodation set in a scenic area of rural Perthshire.

Pitlochry 9.5 miles, Blairgowrie 16 miles, Perth 32 miles, Edinburgh 75 miles

Reception hall | 5 Reception rooms
15 Bedrooms | New Garden Cottage | 2 Cottages requiring upgrading | Steading accommodation
Walled garden | Bordered by River Arde
Suitable for a variety of commercial and residential uses | Sleeps up to 160 people
Biomass heating system | About 15 acres
Sootys Cottage EPC rating E
Garden Cottage EPC rating F
Old Garden Cottage EPC rating G

Historical Note

Kindrogan Estate was the property of the Keir family, passing by marriage to the Small's of nearby Dirnanean (Patrick Small Keir Esq. was proprietor by 1857) and subsequently through the marriage of Jane Amelia Keir to Captain Francis Balfour of Fernie Castle in Fife to the Balfour family: Miss Katherine M Keir remained as occupier in 1901. The Balfours purchased Dirnanean in 1926, and upon the marriage of Francis to Katherine Dolby in 1930 they moved residence to that estate, letting Kindrogan to Sir George and Lady Dolby for their summer home. The Balfours returned to Kindrogan after WWII and remained until 1960 when the estate was purchased by the Forestry Commission. The Scottish Field Studies Association acquired the site in 1963 and transferred it to the current owners, Field Studies Council, in 2009.

The property

Kindrogan House is a substantial B Listed former Victorian shooting lodge that formed the heart of a large estate. When the estate was bought by the Forestry Commission in 1960 Kindrogan

House was bought by the Scottish Field Studies and was run as a popular and highly successful educational centre for educational centre for fieldwork and environmental education. The house likely dates from the mid 18th century with later additions and alterations added in the nineteenth and twentieth centuries. The house is principally 2-storey with crowstep gables with a courtyard to the rear. The house is harled with painted stone margins and rubble granite quoins.

Inside the house requires modernisation and upgrading. The house benefits from 5 main reception rooms with extensive accommodation throughout. There are various laboratories and classrooms with plentiful bathrooms to service the estimated 60 beds that the house can accommodate. To the rear are 2 staff accommodation apartments.



Steading Accommodation

Located to the rear of Kindrogan House is a former traditional steading which was converted to a high standard in 1995. The steading has accommodation for students with fixed bunks in a number of rooms. There is a class room as well as a student common room as well as several shower rooms.

Sooty's Cottage

Adjoining the steading is a charming former staff cottage with sitting room, kitchen, 3 bedrooms and bathroom. The house requires upgrading.

Old Garden Cottage

Occupying a beautiful location behind Kindrogan and beside the walled garden and River Ardle. A beautiful looking traditional cottage the accommodation comprises on two floors: sitting room, kitchen, 3 bedrooms and bathroom.

New Garden Cottage

Dating from the 1960's this bungalow currently is occupied by the existing estate manager. The accommodation, which is linked detached to the steading comprises: sitting room, kitchen, 2 bedrooms and bathroom.

Outside

The gardens and grounds extend to approximately 15 acres and comprise a large traditional walled garden lying to the north of the house as well as extensive lawns to the front and side. The grounds are bordered to the north and east by the River Ardle. There is extensive car parking area to the side and rear of the house.

Location

Kindrogan House is located on the banks of the River Ardle. Although not far from the public road which links Kirkmichael with Pitlochry, the house is hidden and secluded. Kirkmichael (2.5 miles) is a picturesque village with a vibrant local community.



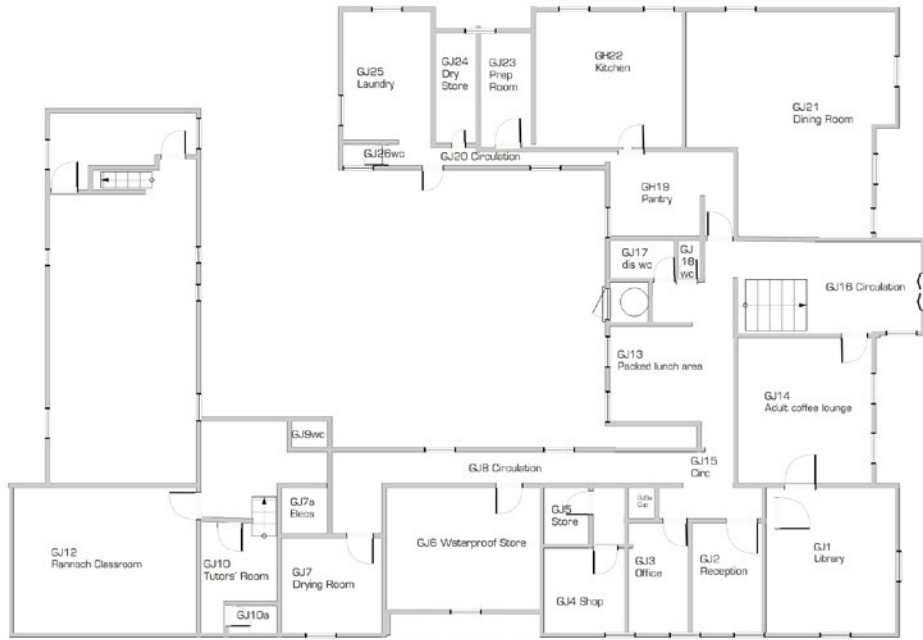




It has a community-run shop and a primary school as well as a village hall and pub. The village hosts the Strathardle Highland Gathering in August each year. Blairgowrie (15 miles) has supermarkets, a selection of independent shops and restaurants, medical centres and a secondary school with buses from Kirkmichael. Pitlochry has a further range of independent shops and amenities. For a more comprehensive selection of services and cultural opportunities, Perth is about 35 miles south.

The A9 at Pitlochry links south to Perth and Edinburgh, west to Stirling and Glasgow and north to Inverness. There are railway stations at Pitlochry (with direct links to London and Inverness), Perth and Dundee. Dundee Airport has flights to London City and Edinburgh Airport offers a wide range of domestic and international flights.

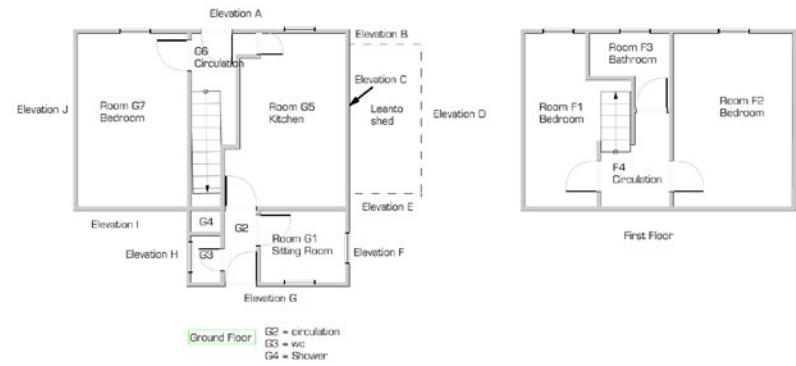
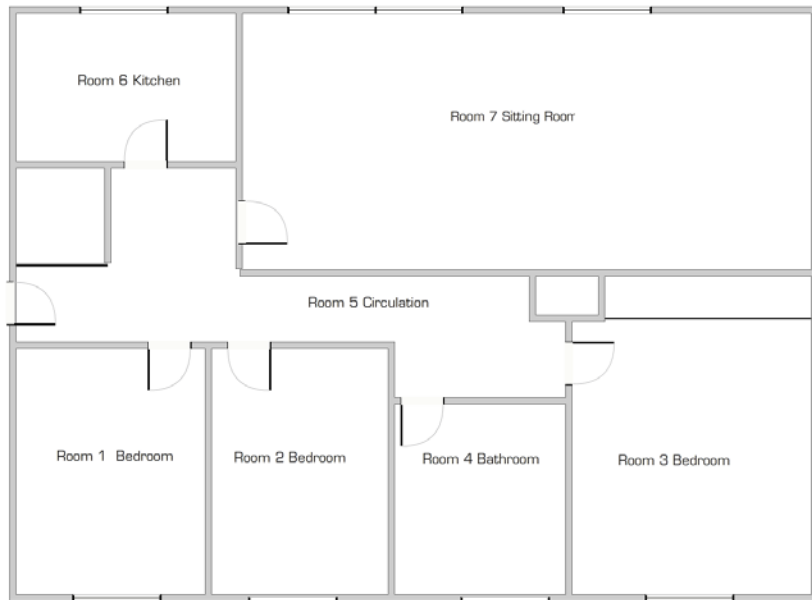
The area is hugely popular with those who enjoy the outdoors. The Kirkmichael Path Network is accessible directly from Kindrogan House and includes four paths taking in the riverside as well as local Kindrogan Woods. The Cairngorms National Park with its wildlife and dramatic scenery is only a few miles north. There are several golf courses in the area including the championship Rosemount course at Blairgowrie. The cottages are surrounded by some spectacular Perthshire scenery and the Angus Glens are also within easy reach. Glenshee ski centre is just 20 miles away.



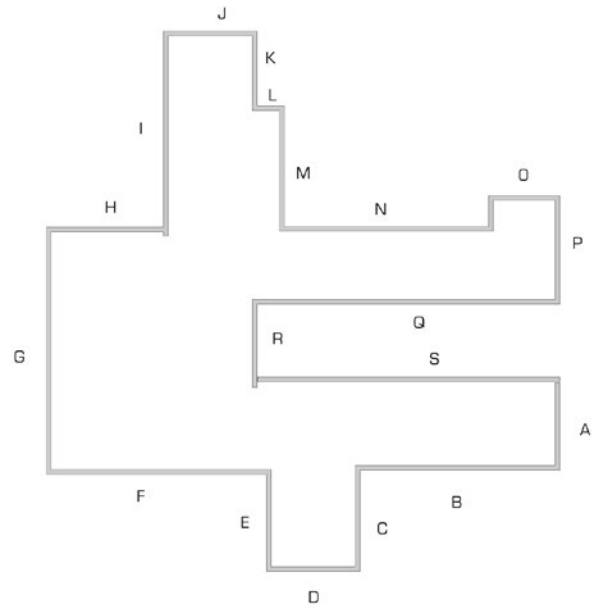
Kindrogan Main House
Ground floor layout- not to scale



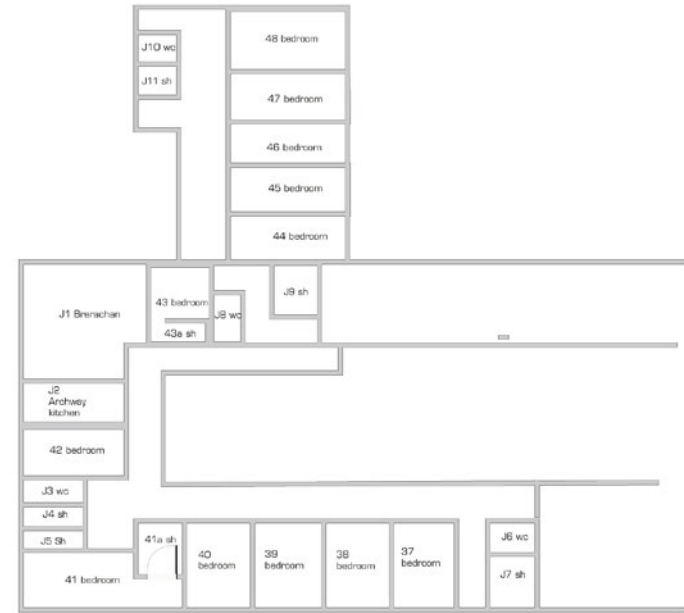
Kindrogan Main House
First and second floor layouts- not to scale



Kindrogan, Old Garden Cottage
Not to Scale



Kindrogan, Steading elevations



Kindrogan, Steading
Ground floor- not to scale





Directions

What3words: ///dabbled.cookies.euphoric

Postcode: PH10 7PF

General

Local Authority: Perth & Kinross Council

Services: Water – Mains, Electricity – Mains, Drainage – Private, Heating – Biomass and Electric

Council Tax: Sooty's is Band B | Old Garden Cottage is Band C | New Garden Cottage is Band D

The Steadings and Main house are on Business Rates

Right of Access: Kindrogan benefits from a right of access over the access road leading to the property. The owners of the fishing rights have a right of access to the bank.

Perth

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