



Inchmartine House, Inchtute, Perthshire

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Inchmartine House

Inchture, Perthshire, PH14 9QQ

A classic Georgian 'A' listed house located between Perth and Dundee

Dundee 14 miles, Perth 12 miles, Edinburgh 53 miles, Aberdeen 79 miles

Entrance hall | Drawing room | Sitting room
Dining room | Morning room | Kitchen/breakfast room | Wine cellar | Library | Principal bedroom with en suite bathroom | 5 Bedrooms | 2 Bath/shower rooms | Attic floor | South wing with 2 bedroom cottage | North wing previously run as antiques business | Beautiful mature setting
Driveway | About 8.6 acres | EPC Rating F

HISTORICAL NOTE

Inchmartine was given by William the Lion to his brother David, Earl of Huntingdon. At a later date it belonged to John de Inchmartine who became Sheriff of Perth. The first house on this site was probably built in 1643 (date on keystone now in East Pow Bridge) when land in the area started to be drained. By the mid 19th century Inchmartine was owned by James Vaughan Allen, whose wife wrote the very successful book 'The Henwife' and was adviser to Queen Victoria on hen keeping. After 1889 the house and grounds were divided, the house sold to James Adam Hunter, tea and rubber planter. The current owner bought Inchmartine House in 1980's and undertake a programme of improvements including extensive roof works.

The property

Inchmartine House is an exceptional A Listed early Georgian country house dating from 1740. Originally forming the heart of a substantial estate of over 3000 acres, the house is approached via a long driveway from the A90 Dundee to Perth road. The house retains a wealth of original features including cornice work, original doors, panelling and beautifully

proportioned rooms although it does require updating and modernising. The panelling in the morning room was brought from the Conservative Club in Perth, and the library (possibly former dressing room) fireplace is an imported example by Whytock & Reid.

The house enjoys a lovely setting set back from the A90 with views over the surrounding countryside. The driveway ends in a sweep to the front of the house which is a 3 storey 6 bay classically detailed building with attic floor and vaulted cellar.

From the front portico the front door leads to the entrance hall with staircase leading to the first floor and doors leading to the sitting room and morning room. A further door leads to rear hall with staircase to first floor and doors to the vaulted wine cellar and dining room and kitchen. A wonderful staircase leads up to the landing with doors off to the magnificent drawing room, library and principal bedroom. The staircase continues to the second floor with 4 bedrooms and playroom. The stairs lead up to the attic floor with a number of rooms and store rooms.

The Cottage

Forming the south wing and adjoining the rear of the house is a cottage with sitting room/kitchen, 2 bedroom and bathroom. This has previously been let producing a useful income but is being sold with vacant possession.

The Business Wing

To the rear of the house and forming the north east wing is a substantial range of rooms which for over 50 years has been run as a successful antiques business. Due to retirement this is in the process of being closed but it allows the new owner to undertake a variety of uses for this area of the house. It could form, subject to planning, a working office, business use or potentially additional accommodation.







Outside

Inchmartine House is an impressive property set back from the road with a driveway leading to the house. There is ample parking for vehicles surrounding the property. The house is situated in a well maintained garden, which boast views over the surrounding countryside. There are well maintained lawns to the south of the house with a number of mature trees and shrubs offering privacy to the garden. To the rear is a large garage.

Location

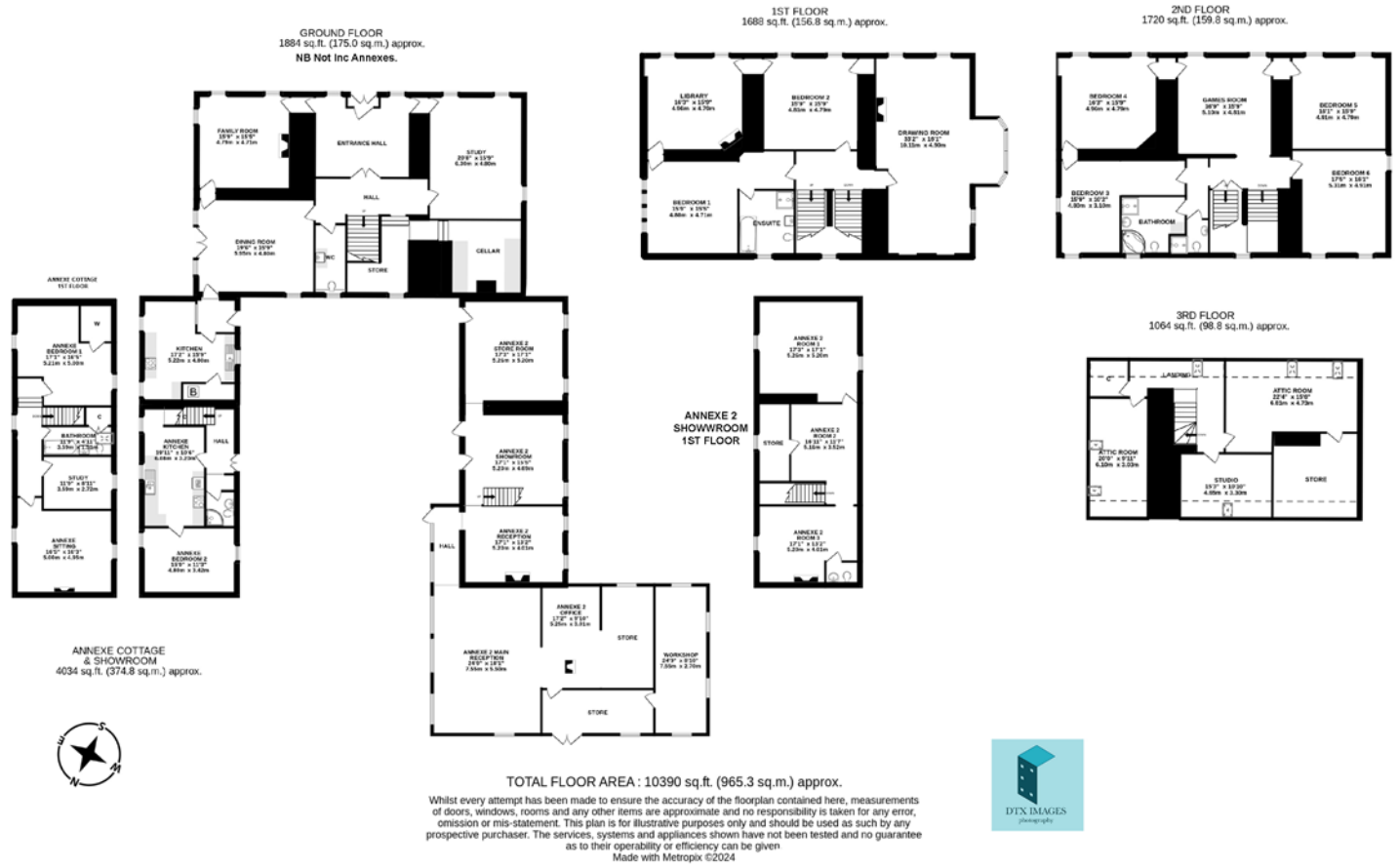
Inchmartine House is situated within the Carse of Gowrie, about 8 miles east of Perth. The Carse of Gowrie is a fertile plain lying between the Sidlaw Hills and the River Tay. The Carse stretches eastwards from Perth to Dundee and is a good agricultural district with a wide range of cereal, fruit and vegetable crops being grown. Southern Perthshire is well known for its combination of attractive countryside, excellent recreational amenities, good communications and broad choice of schooling. The nearby A90 provides swift access east to Dundee and west to Perth. At Perth it connects with the M90 to Edinburgh and the A9 west to Stirling and Glasgow and north to Inverness. There are mainline railway stations at Perth as well as Dundee. Dundee also has an airport with a daily service to London Heathrow. Both Edinburgh (50 minutes) and Glasgow Airports are accessible via motorway and dual carriageway links and provide a wide range of domestic and international flights. The City of Perth serves a large rural hinterland and has a wide range of Retail, Business, Banking and Leisure Services together with Secondary Education. Private schooling in the locality includes Craigclowan Preparatory School in Perth; Kilgraston School for Girls at Bridge of Earn and Strathallan also at Bridge of Earn as well as Glenalmond College, Ardvreck School and Dundee High School.







Floorplans



Perthshire is known for its wide range of opportunities. There are notable Golf Courses including Gleneagles and Rosemount at Blairgowrie as well as the Open Championship Links at St Andrews and Carnoustie. Country sports are readily available including salmon fishing on the River Tay. There is a Racecourse at Scone, Ski Slopes at Glenshee and the Hills of Highland Perthshire provide a wealth of outdoor recreational opportunity.

Directions

What3words [///honest.sparkle.mystified](https://www.what3words.com/#!/honest.sparkle.mystified)
Postcode PH14 9QQ

General

Local Authority: Perth & Kinross Council
Services: Water - Private, Drainage - Private
Electricity - Mains, Heating - Oil fired
Gas - Although Inchmartine House does not have mains gas, there is mains gas pipeline at the main road entrance.

Council Tax:

Inchmartine House Band H
The Cottage Band C
Former Antiques Shop
Current Rateable Value £5900

Listing: Inchmartine House is Listed Category 'A'. **Tenure:** Freehold

Perth

5 St John Street, Perth, PH1 5SP

01738 567892

perth@struttandparker.com
struttandparker.com

[@struttandparker](https://www.instagram.com/struttandparker)

[/struttandparker](https://www.facebook.com/struttandparker)

Over 45 offices across England and Scotland, including Prime Central London



For the finer things in property.

