

Auchlecks House

TRINAFOUR, PERTHSHIRE







Auchleeks House

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Blair Atholl 10 miles, Pitlochry 17 miles, Perth 43 miles, Edinburgh 86 miles

AN EXQUISITE, GEORGIAN HOUSE IN MAGNIFICENT GARDENS AND GROUNDS

Lot 1 Auchleeks House

Porch, Reception hall, Drawing room, Sitting room, Office, Dining room, Playroom, Cloakroom, Kitchen
Breakfast room, Utility, Boot room, Pantry, Store

Master bedroom with en suite bathroom and dressing room, 8 further bedrooms (2 en suite),
Dressing Room, 2 further bathrooms, Separate WC

Attic floor

2 bedroom Gardener's Cottage

Outbuildings, Hard Tennis Court, Walled garden, Further gardens and wooded policies
Paddocks, About 25.2 acres

Lot 2 The Steading House

B-Listed steading range currently with an uninhabitable 3 bedroom cottage, storage and garaging.
Planning consent to convert into a substantial 4 bedroom house with separate access, garden and paddock.
About 5.1 acres

About 30.3 acres in all

For sale as a whole or in 2 separate lots

STRUTT & PARKER





The Property

Auchleeks House is a magnificent property, which occupies a wonderful position in the heart of Glen Errochty, amidst spectacular Highland scenery. Auchleeks, meaning field of the Flatstones, was originally part of the Barony of Struan, which was the centre of Clan Donnachaidh (Robertson). Indeed, the Robertson coat of arms is carved into the pediment above the central first floor window on the front façade of the house. At the centre of the property is Auchleeks House, a charming A-Listed house built in c.1820s. The house is beautifully protected by its land, being situated at the centre of its 30.3 acres. The wonderful gardens and grounds, which include a spectacular wall garden, provide a magnificent setting and together with the Gardener's Cottage and the B-Listed steading, form an exceptional and manageable small residential estate. It is believed that the architect was Charles Sim, who built two other similar houses for nearby estates. He would have designed the steading, garden wall and entrance gates at the same time.

The former Robertson estate of Auchleeks shared a boundary with Atholl Estate to the north and Menzies to the South. Duncan Robertson, the laird was a staunch Jacobite and after 1745 went to the West Indies where the family replenished their family fortune and returned with funds to build Auchleeks House.

Lot 1 - Auchleeks House

Auchleeks House is a stunning example of Regency architecture. The house is south facing and has a symmetrical front façade, with the central and end bays being slightly advanced from the rest of the structure. The current owners have carried out a substantial renovation of the house, which is now an exceptional family home, retaining the charm and elegance associated with properties of the era. The house has some magnificent period features, which include decorative cornicing, architraving, ceiling roses and some exquisite plasterwork. The accommodation extends to 9,736 sq ft and is arranged over ground, first and attic floors.

The house is approached through a front porch, flanked at its entrance by doric columns, with a fanlight over the door. This leads into a spacious reception hall, with a staircase to the first floor and a large wood burning stove. The hall gives access to the principal reception rooms, which are all south facing. These include a drawing room, with fabulous plasterwork on the ceiling and a large open fireplace with marble hearth, surround and decorative mantelpiece. The dining room, at the opposite end of the hall, also has superb cornicing and an open fireplace, with black marble surround and mantelpiece. The two other principal reception rooms are a sitting room and an office. There is also a cloakroom accessed off the hall with a bespoke WC and surround. The kitchen is a large room, which opens directly into the breakfast room adjacent. It has a 4-oven, oil-fired Aga, a range of Chalon wall and floor units and a substantial island unit with a sink. The house benefits from excellent ancillary accommodation including a laundry room, utility room, boot room and pantry.

The first floor accommodation is accessed from a landing lit by a large picture window. The master bedroom suite is at the west end of the house. This has a bedroom, with dual aspect, and a magnificent en suite bathroom with an oval bath, in a wood surround, twin sinks, a WC and a decorative fireplace. A mirrored door leads into a walk in cupboard, with extensive hanging and storage space. Also accessed off the principal landing, is a double bedroom with an inter-connecting dressing room, a further 3 double bedrooms, 1 with an en suite bathroom, 1 with an en suite shower room, a family bathroom and a separate WC. From the landing, a door and a corridor leads to the north wing, which has 4 further double bedrooms, a playroom and a large bathroom, with a freestanding bath and a separate shower cubicle. From the north wing, a secondary staircase leads back to the ground floor and a further stair leads to the attic which would have been used as staff accommodation and is currently used as storage.

Grazing There are 2 paddocks included in the sale of Auchleeks House. These lie to the west and south of the property and provide useful grazing for pedigree livestock or horses.

Woodland To the north of Auchleeks House is a block of mixed woodland. This includes some magnificent specimen trees including beech, lime, Scots pine, conifers and a 200 year old Californian Redwood. This provides protection from the north and an excellent amenity.

Tennis Court To the south of the walled garden, and adjacent to the principal drive, is a recently renovated all-weather tennis court.

Outbuildings At the back of the house there are a range of outbuildings, providing useful storage space and garaging. These include 2 garages, game larder, a wood store and an outside WC.





Auchleeks House

Auchleeks House, PH18 5UF

Approx. Gross Internal Area
9736 Sq Ft - 904.47 Sq M

(Including Workshop,
Garage, Store & WC)

556 Sq Ft - 51.65 Sq M

For identification only. Not to scale.

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Auchleek's House



Gardener's Cottage and Potting Shed

Gardener's Cottage flanks the main entrance at Auchleeks House. The cottage is of harled stone construction with a slate roof and accommodation on one floor. This includes a hall, sitting room, kitchenette, 2 bedrooms and a bathroom.

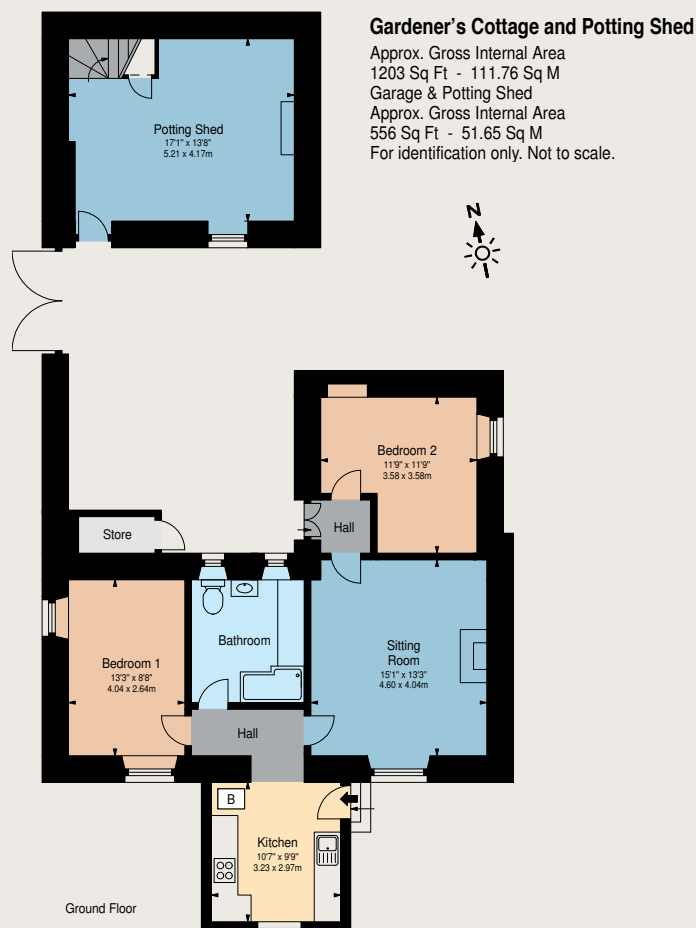
At the rear of the cottage is a courtyard with a wood store and potting shed. The potting shed has a first floor. Its courtyard gives access through double doors into the walled garden.

The cottage has a charming front garden with a patio and a number of colourful flower beds.

Gardens and Grounds

The gardens and grounds at Auchleeks are exceptional and provide a wonderful setting for the house. They are a haven for wildlife, with roe deer, red deer, red squirrels and black cock being seen in the policies. Auchleeks House is approached through two stone gate pillars via a drive which leads to both the front and back of the house. To the front of the house, there is a gravelled driveway with parking area, a turning circle with a lawn, box hedging, dogwood and a central gravel path and ornamental stone. A row of clipped yew trees lines run along a wall, parallel with the house, broken in the middle by steps leading down into the walled garden.

The walled garden is magnificent and has been opened annually to the general public through Scotland's Garden Scheme. Both the walled garden and its gates are B Listed. The south-facing wall has a number of espaliered fruit trees and an exceptional herbaceous border beneath it. A central grass pathway leads down to a wrought iron gate, with further wonderful herbaceous borders on either side. Half way down there is an arbour on either side covered with climbing honeysuckle. In the northeast corner of the garden is a rockery, with a number of rhododendrons, heathers, other shrubs and alpins. In the far northeast corner, and running down the eastern edge, is a water garden. This is a charming feature and the adjacent beds are full of water loving species. The southeast quadrant of the walled garden is a kitchen garden. This has a large fruit cage, with strawberries and current bushes, cold frames, a greenhouse and a productive vegetable patch.



Auchleeks House

Lot 2 - The Steading House

To the southwest of Auchleeks is a B-Listed steading courtyard. This is a charming stone built property, thought to date from c. 1820 and built at the same time as the principal house. The courtyard is entered through an archway, with a pyramid roofed entrance tower housing a doocot. On the south side of the courtyard, there is an uninhabitable cottage, which has a sitting room, dining room, 3 bedrooms, bathroom and boiler room.

Planning consent (14/00693/FLL) and Listed Building consent (14/00713/LBC) have both been granted to change the use and carry out alterations to the current layout to provide additional residential accommodation. Once complete, this will provide a magnificent family home with accommodation arranged over the ground floor. There will be a large open plan south facing kitchen/dining room. Further living accommodation will include a study and living room, a master bedroom with en suite bathroom, 3 further bedrooms, a bathroom and a shower room. The rooms along the western elevation will be accessed by a new glazed lean-to, which will have a zinc clad roof. The existing garage and storage space in the northeast corner of the courtyard will be maintained.

The Steading House will be approached by a private drive. As well as the immediate garden ground to the south and west, a paddock is included in the sale. This lies to the west of the property and contains the former kennels of Auchleeks House. The total area included with Lot 2 is about 5.18 acres and is hatched green on the site plan.

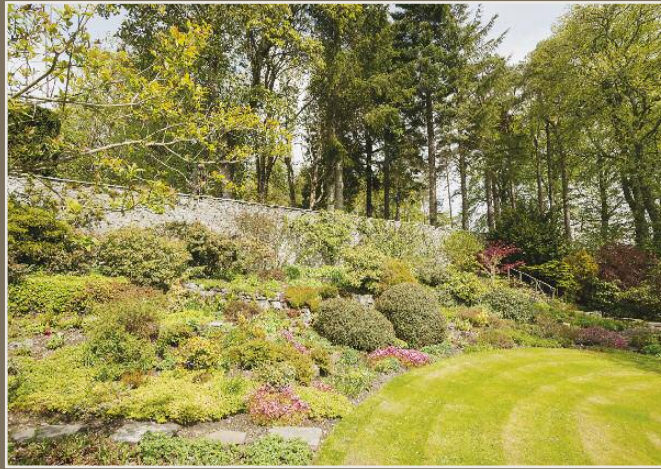


Location

Auchleeks House occupies a wonderful situation in the heart of Glen Errochty. It is only 4.5 miles from Calvine, which provides access out onto the A9, the arterial route through the Highlands, providing access north to Inverness and south to Perth. The House of Bruar, the renowned upmarket retail outlet, is only 6.5 miles to the south. There are local shopping facilities in Blair Atholl and Pitlochry, with a wider range of services and amenities in Perth, 43 miles to the south. The sleeper train picks up at Blair Atholl, arriving at 7.45am the next morning in London. Airports at Inverness, Dundee and Edinburgh.

Sporting

For the sporting enthusiast, the property could not be better placed. There is magnificent stalking on surrounding estates, which include Atholl, and excellent grouse shooting is enjoyed in the surrounding hills. Some of the best quality pheasant shooting is available to the south in Strathtay and there is exceptional fishing to the north on the River Spey, and to the south on The Tay and its tributaries, including The Tummel, Lyon and Tilt. There are a number of challenging and enjoyable golf courses in the locality including Blair Atholl, Pitlochry, Strathtay and Aberfeldy amongst others. The property is also extremely well-placed for skiing with Glenshee, Cairngorm and Fort William within easy driving distance. Exceptional ski touring can be enjoyed in the surrounding hills, which are also extremely popular with walkers.



Solicitor

Gillespie Macandrew LLP, 5 Atholl Crescent, Edinburgh, EH3 8EJ. Tel. 0131 225 1677.

Travel Arrangements

Airports

London Gatwick	Tel 0870 000 2468
London City	Tel 0207 646 0088
London Heathrow	Tel 0207 373 1111
Edinburgh	Tel 0131 333 1000
Glasgow	Tel 0870 040 0008
Dundee	Tel 01382 643 242

Railway Stations

General Information Tel 08457 484950

Car Hire

Avis	Tel 0990 900500
Europcar	Tel 08457 222525

Local Authority

Perth & Kinross Council
2 High Street
Perth PH1 5PH
Tel 01738 475000.

Services

Auchleeks House – Mains electricity. Private water supply and private drainage. Oil fired central heating.
Gardener's Cottage – Mains electricity. Private water supply and private drainage. Oil fired central heating.

Note The services have not been checked by the selling agents.

Council Tax

Auchleeks House: Band H
Gardener's Cottage: Band C
The Steading House: Band C

Listings

Auchleeks House – Grade A
Auchleeks Stable Block (The Steading House) – Grade B
Auchleeks Walled Garden and Gates – Grade B

EPC

Auchleeks House: Band F
Gardener's Cottage: Band E

Fixtures and fittings

Fitted carpets are included in the sale. Some large items of furniture could be purchased subject to separate negotiation. The light fittings are included in the sale, with the exception of the chandeliers in the stair well and the two on the landing.

Offers

Offers are to be submitted in Scottish legal terms to the selling agents. Prospective purchasers are advised to register their interest in writing after viewing to the selling agents in order to be kept fully informed of any closing date that may be set.

Rights of Way

There is a right of access in favour of Auchleeks Estate over the road marked A-B on the attached plan from the public road for pedestrian and light vehicular traffic only (but always excluding any use for the purposes of extracting timber). There is also a servitude right of access for agricultural purposes only from the public road over the short stretch of private road marked C-D on the attached plan in order to access the field lying immediately east of the subjects. The rights of access are exercised under an obligation to maintain the roads or tracks over which access may be taken in proportion to the use made by the respective users.

Site Plan

The site plan provided in these particulars is an amalgamation of the 1976 deed plan and the current OS data and is provided for indicative purposes only. A new plan will be provided as part of the Land Registration process.

Employee

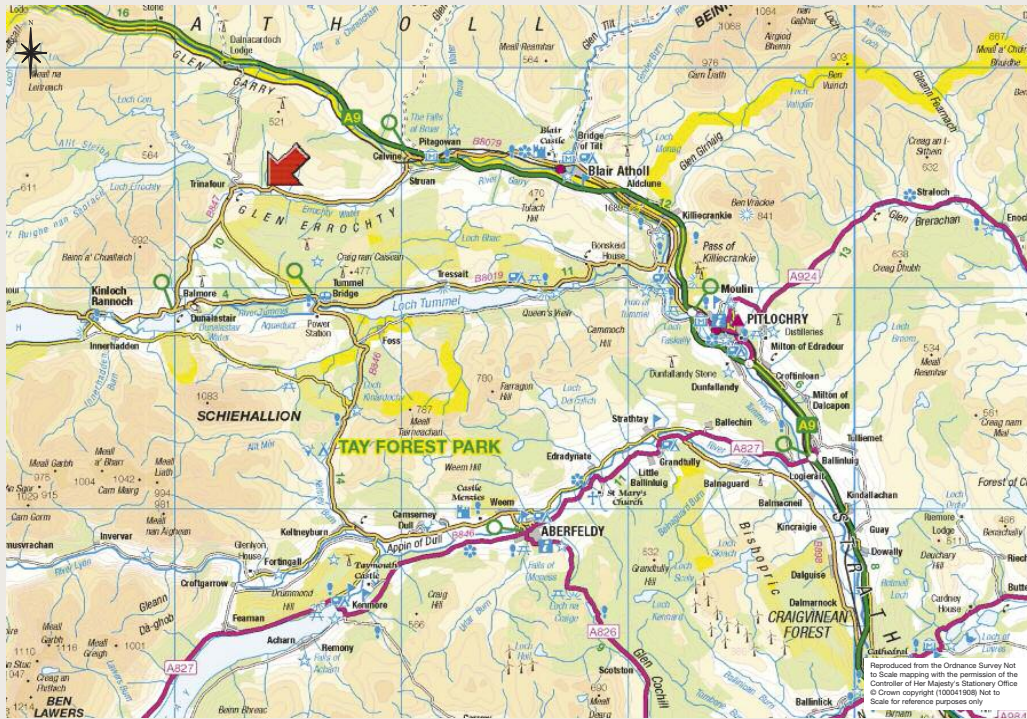
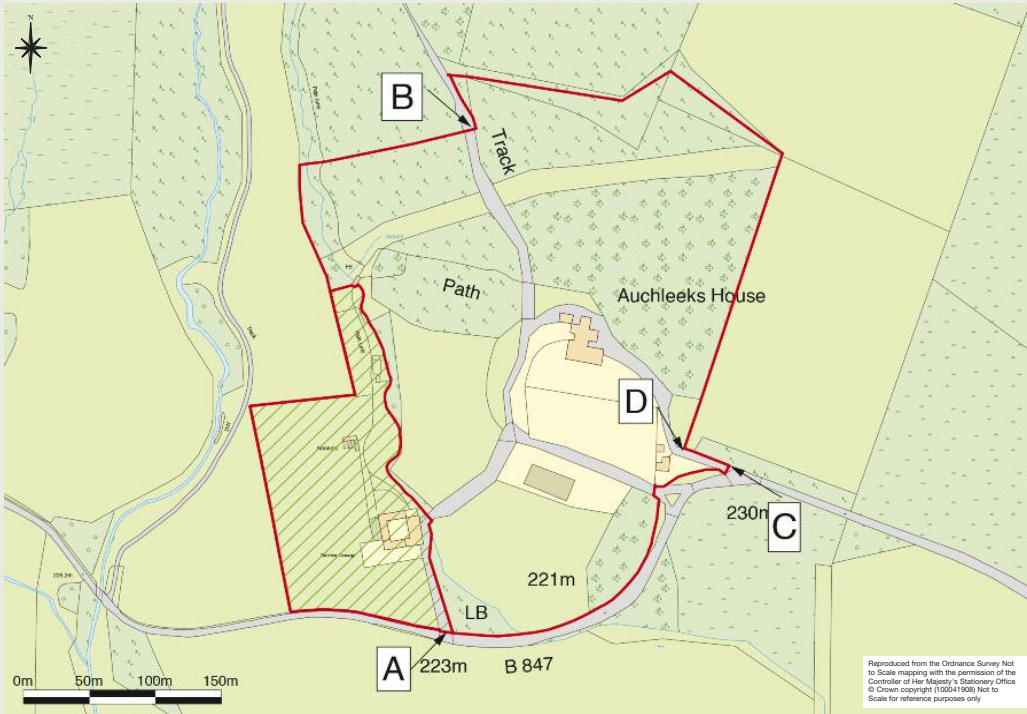
There is a full time employee who lives in the Gardener's Cottage. He comes with the recommendation of the current owners and his employment will be continued under the Transfer of Undertakings (Protection of Employment) legislation.

Directions

Exit the A9 at the House of Bruar. Having come off the A9, turn immediately left and continue on this road until Calvine. Turn left in the village, onto the B847, signed for Kinloch Rannoch. Continue on this road for about 4.5 miles and the gates to Auchleeks are on the right, to the left of the white Gardener's Cottage.

Viewings strictly by prior appointment with Strutt & Parker, 28 Melville Street, Edinburgh, EH3 7HA
Telephone 0131 226 2500.

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