



J&H Mitchell ^{ws}

SOLICITORS & ESTATE AGENTS

— Since 1836 —



Ballintuim House

Ballintuim

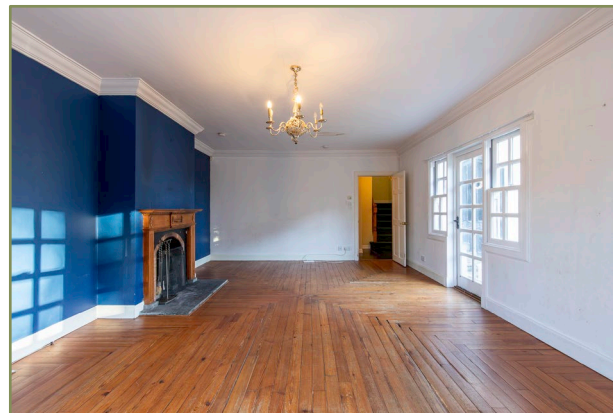
By Kirkmichael
PH10 7NH

Offers Over £365,000

Ballintuim House presents a rare opportunity to buy a modern house built in the 1990s which was designed in the style of a traditional period property. This impressive house requires some renovation and upgrading which is reflected in the valuation but has potential to once again be a stunning home.

The house is situated in large grounds extending to approx. 1.7 acres which consist of a walled garden to the rear, and woodland to the front and side. The walled garden along with the gothic gazebo at the front of the house, date from the 19th Century and are Grade C listed. The house has double glazing and oil fired central heating.

Enter into a hallway with tiled floor and store cupboards. The spacious living room is situated to the front of the house and has a large bay window to the front and a glazed door to the side leading to the front patio. There is an open fire set in a stone fireplace with wooden mantelpiece and an attractively laid wooden floor which requires some remedial work but could be returned to its original state.

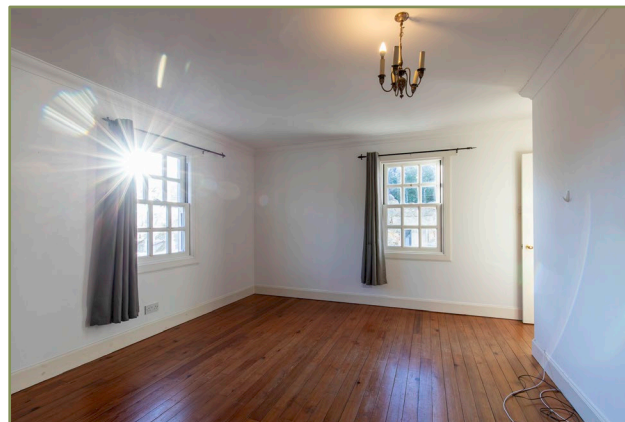


The dining room has been designed with the traditional wood panelling often seen in period properties and has potential to be a sumptuous and stylish room. The kitchen is to the opposite side of the house. This is a very large room which could accommodate a full size dining table and chairs for a less formal dining space.

The kitchen itself consists a large range of wooden wall and floor units and a tiled floor. There is a range cooker, Belfast sink and a glazed door to the patio area. A small utility room is located to the rear with space for additional appliances. The downstairs accommodation is completed by a small cloakroom with WC and WHB.

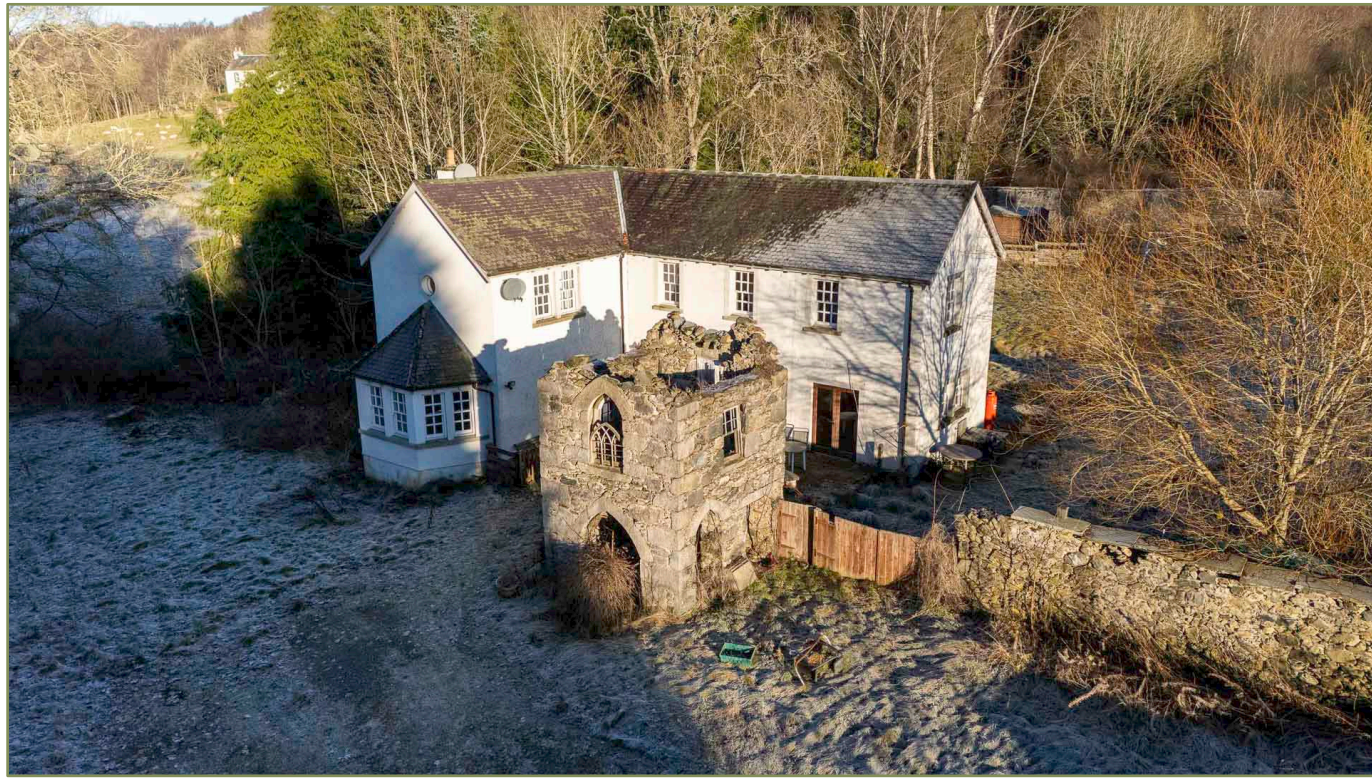
On the first floor there are four bedrooms. Bedroom one is a double room with en-suite shower room. Bedrooms two and three are also double rooms and share a "Jack & Jill" shower room. Bedroom four is a single room which would also make an ideal office or study.

Externally the house is accessed by a shared access road leading to a private driveway and large parking area. The walled garden is laid to lawn with some shrubs and trees. To the front there is mature woodland. The stone gazebo and walls of the garden are Grade C listed structures (Ref LB11483) so cannot be removed or altered without listed building consent. Further advice on this can be obtained from Historic Environment Scotland as required.



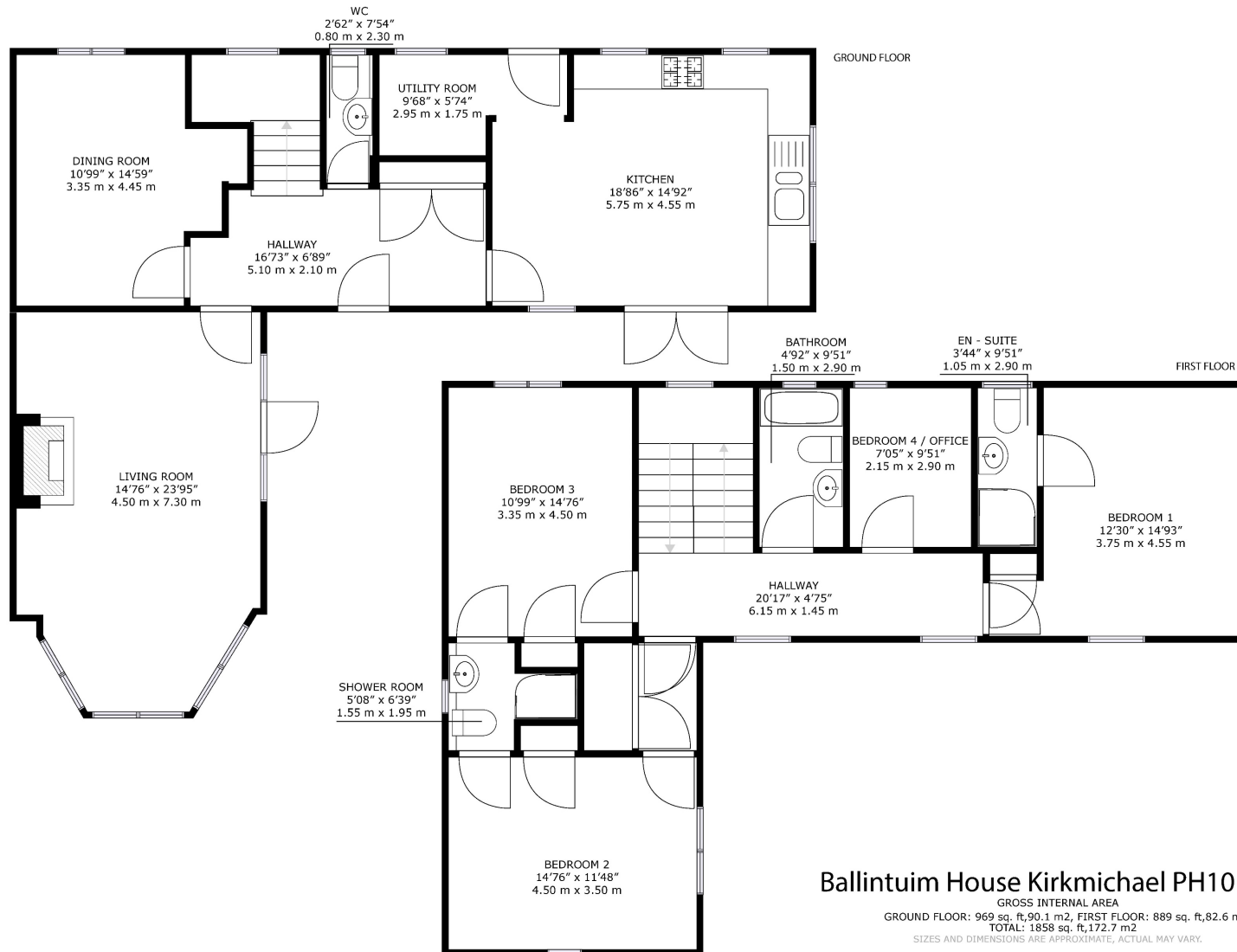
Potential purchasers should be aware that there is an old caravan within the grounds which will not be removed prior to the sale. It should further be noted that the remaining furniture in the house will not be removed either.

Ballintuim is a small village located on the road between Bridge of Cally and Pitlochry. It is approximately 10 miles to Blairgowrie which is the closest main town and provides a full range of amenities including shops, schools and medical practices however nearby Kirkmichael has a village shop, primary school and a hotel.



Directions

From our office in Pitlochry, take the A924, signposted Braemar. Continue for approx. 16 miles, passing through Kirkmichael and ignoring the left turn to Braemar. Travel through Ballintuim village and watch for the signs for the caravan park just beyond the village. Turn left into the driveway and follow the road round the hairpin bend. As the road turns back to the left, turn immediately left onto a track which leads to the house which is set well back.





Approximate outline of the grounds which extend to around 1.7 acres.