



MOULINARN
BALLINLUIG, NR. PITLOCHRY, PERTSHIRE

SAYER BURNETT



MOULINARN

BALLINLUIG, NR. PITLOCHRY, PERTSHIRE, PH9 0NB

Pitlochry 2 miles, Dunkeld 9 miles, Perth 18miles

Characterful 18th century former Kingshouse with 3 letting properties, extensive range of outbuildings, and paddocks, in all approx 5.2 acres with river frontage and stunning views over the River Tummel valley.

Moulinarn House with gardens and paddocks

Ground Floor: entrance, Sitting Room, Dining Kitchen, Utility Rooms, Shower Room, Games Room, Study

First Floor: 5 Windowed Drawing Room, En suite master bedroom, 3 further Bedrooms, Bathroom

Paddocks and garden ground

Letting accommodation

Grieves House: Lounge, en suite double bedroom, Dining room, Kitchen, 2 further double bedrooms, bathroom

Stable Cottage: Lounge, Kitchen/dining area, 2 bedrooms, bathroom

Studio flat: Entrance hall, Open plan living/kitchen/bedroom area, bathroom

A further building on the third side of the courtyard had the benefit of planning permission (now lapsed) for the creation of a fourth dwellinghouse suitable for letting purposes

Paddock, Extending to approx. 1 acre, with river frontage

Outbuildings: An extensive range of mostly stone and slate outbuildings towards the south eastern extremity of the property

In all about 5.2 acres



SITUATION:

The property is in a glorious position on the River Tummel, 2 miles south of Pitlochry (Dunkeld 9 miles, Perth 18 miles) on the former road, which now serves as the private track for the house, which was superseded by the advent of the railway in 1866 necessitating the diversion of the A9 trunk road. It is accessed by a railway crossing and clearly signposted on the A9.

Pitlochry is a popular Victorian spa town with good local facilities, including a medical centre, post office, banks, Festival Theatre, respected High School, two distilleries, a golf course and a good range of shops, restaurants and hotels. The railway station offers rail links to Inverness, Edinburgh and London. The Perthshire countryside offers fabulous mountain and water scenery, with outdoor pursuits including watersports, stalking, salmon fishing on the Tay, Tummel, and others and hillwalking. Ski-ing is available at Glenshee and in the Cairngorms.

HISTORY:

Queen Victoria is said to have stopped here on her first tour of the Highlands. The Earl of Mar raised the Atholl men at Moulinarn for the rising of 1715, and Bonnie Prince Charlie is supposed to have stayed in the '45. During its time as an inn it received mixed reviews. In her "Memoirs of a Highland Lady" in 1828 Elizabeth Grant describes Moulinarn as "Dirty without and dark within//and nought to be had but whisky" while in 1823 John Maccallum narrates "No one who values his reputation must pass Moulinearn without drinking of Mrs. Pennycuik's Atholl brose, even though his horses were willing to go forward without corn and water..... Moulinearn is not only beautiful as an albergo, inasmuch as its exterior is festooned with honeysuckles and roses, and its interior with hams and sausages, and as the limpid streams of water without, are rivalled by the more limpid rills of whiskey within, but it is beautiful in place and position ; too beautiful for an inn. "Mihi est propositum in taberna mori," said the noted drunkard: other philosophers have proposed, on other considerations, to die in inns: but a wiser man would chose to live at Moulinearn. Let the artist take his pencil in his hand, and he will carry away memorials that shall last when the taste of Atholl brose has long faded from his palate....."

THE PROPERTY:

The property comprises the principal house and also three letting properties situated around a courtyard, and a good range of outbuildings. It enjoys riparian trout fishing rights on the river Tummel, and in the Pitcastle and Broom burns which traverse the property. There is an orchard and three paddocks.

Moulinarn House, constructed in about 1700 is situated at the end of a private road and faces west over a fine lawn which stretches down to the river bank, with unbroken views beyond to the Logierait Woods and hills creating a superb backdrop. It is a B listed property, comprising four reception rooms, four bedrooms and domestic rooms and features include two staircases, working shutters throughout, astragalled windows and a magnificent triple aspect drawing room. Some areas are now requiring upgrading and modernisation though much of this is decorative, as well as a new kitchen, but the property is nevertheless attractively individualistic, and the roof and windows in sound condition. Most rooms have open fires.

The letting accommodation is an underutilised resource and offers great potential to yield a good income from the wealth of tourism in the area or for use as ancillary accommodation or an independent home.

Grieves House is a well modernised property with comfortable lounge with wood burning stove, kitchen, dining area, 3 bedrooms and bathroom arranged over two floors.

Stable Cottage is a two bedroomed cottage with open plan living/ dining/ kitchen on the ground floor and bathroom. It would now benefit from some cosmetic upgrading

The Studio is an open plan living/bedroom/kitchen space with separate bathroom and an undeveloped ground floor.



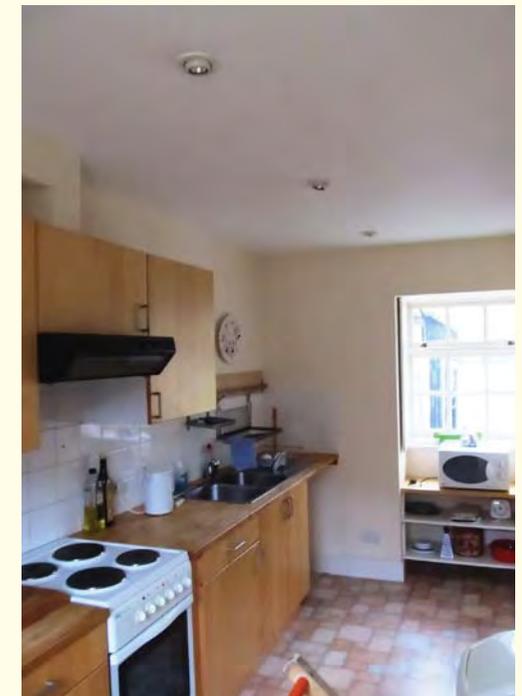
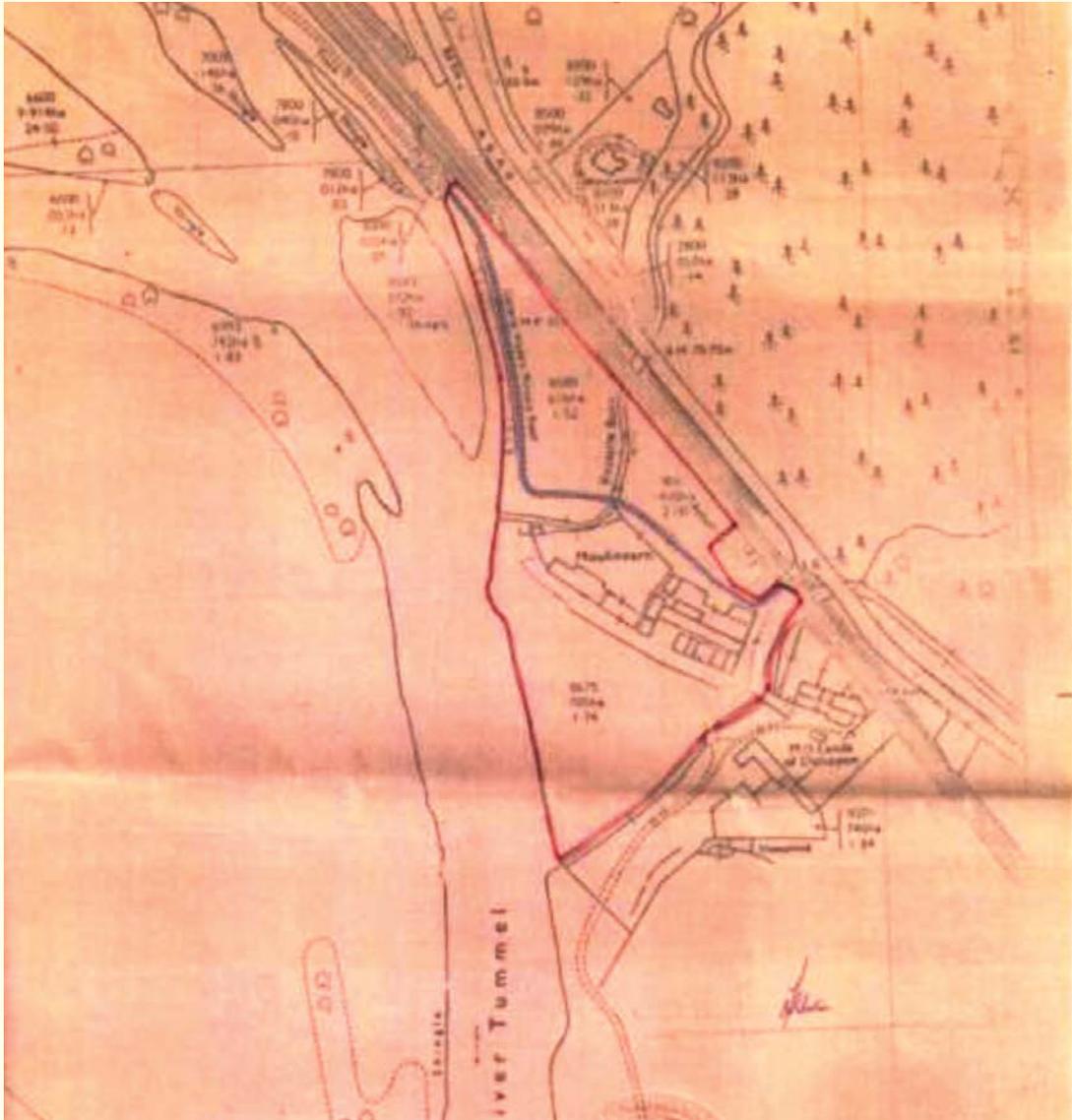
SERVICES; Mains electricity, private water and drainage, oil and LPG central heating systems

EXTRAS INCLUDED; Integral kitchen goods, fitted carpets throughout,

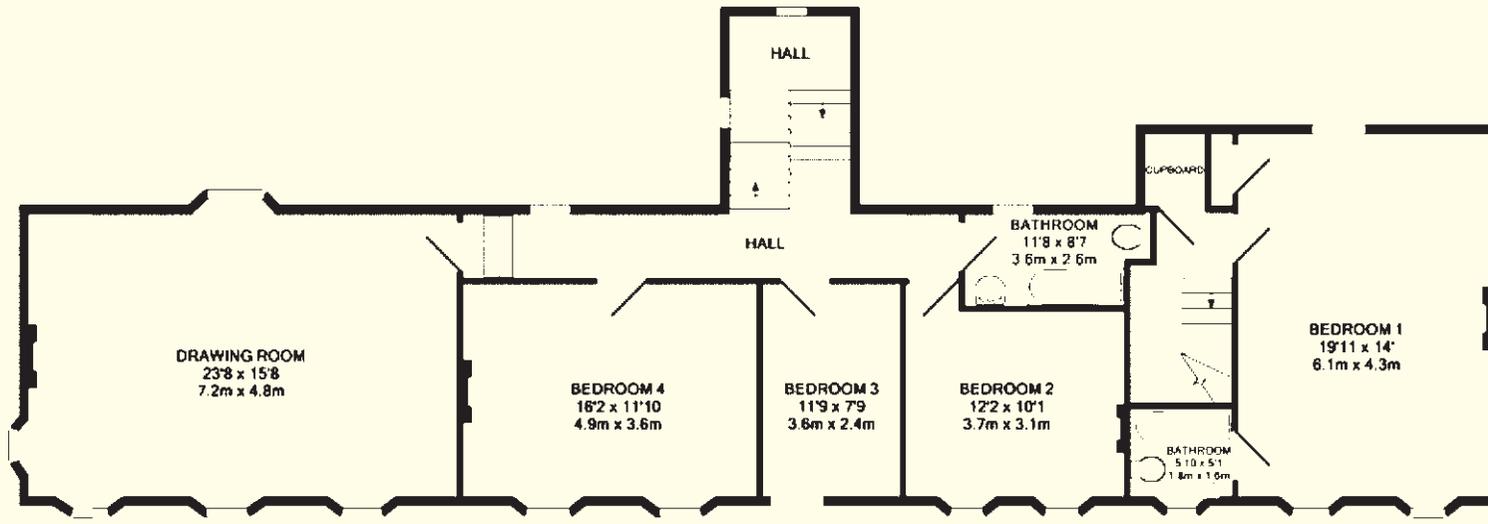
VIEWING; by appointment tel. Sayer Burnett on 0131 225 5567

OUTGOINGS; the principal house is in Council Tax Band G. The letting properties have a rateable value of £1,975

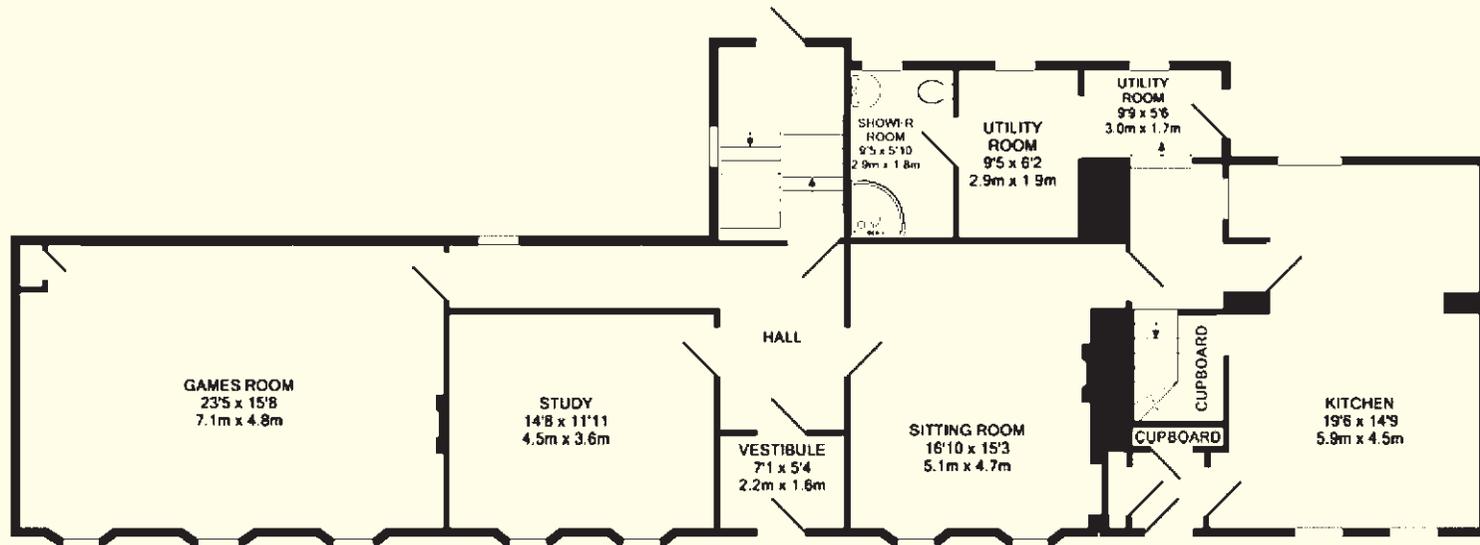
ENERGY PERFORMANCE CERTIFICATE RATING; E



MOULINARN HOUSE



1ST FLOOR



GROUND FLOOR

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for indicative purposes only, and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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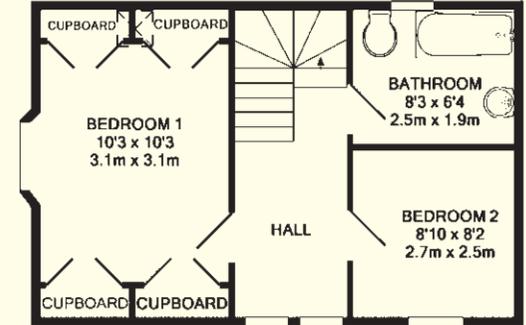


GRIEVES HOUSE

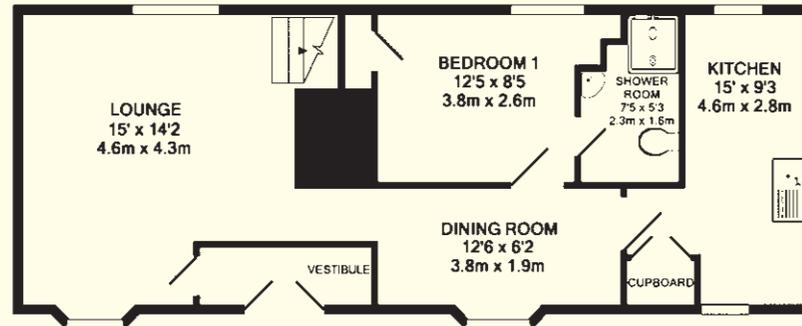


1ST FLOOR

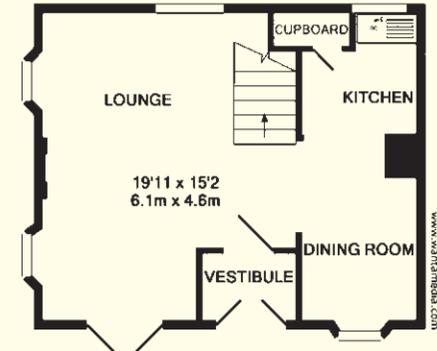
STABLE COTTAGE



1ST FLOOR



GROUND FLOOR



GROUND FLOOR

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All measurements are approximate.

These particulars are believed to be correct but are not to be held as binding on the Sellers or their Agents nor as forming any part of an offer to sell.

Prospective Purchasers are advised to have their interest noted to the Selling Agents through their Solicitor as soon as possible after viewing in order that they may be kept advised in the event of an early Closing Date being fixed for the receipt of offers.

Interested parties are strongly advised to note interest through the selling solicitors.
Offers should be submitted in Scottish Legal Form to:

Sayer Burnett, 43-45 Circus Lane, Edinburgh EH3 6SU

Tel; 0131 225 5567 Fax; 0131 225 3300