

The Drums Of Ardgaith Farmhouse

Errol, Perth, PH2 7RG

bellingram.co.uk



Introduction

A detached cottage in a rural country setting, with extensive outbuildings and about 0.9 acres. Easy access to Perth and Dundee.

Drums of Ardgaith is set in a rural location, with extensive outbuildings and approximately 0.9 acres of land. It provides ample space and versatility, perfect for those seeking a countryside lifestyle with plenty of room for various activities and storage.



A timber and glazed door opens to a vestibule and to the right is a WC. A further glazed door into the hallway also gives access to the bathroom to the right.

To the left, a spacious dining-sized kitchen features an oil-fired Stanley range, pine-lined ceiling, and a north-facing window. There are a good number of wall and base units with an inset stainless-steel sink and integrated dishwasher, and space for a slot-in cooker with an overhead hood. The kitchen opens to a good sized dining area at the far end and there are windows facing north and east.

The public room is exceptionally large and with fireplaces at each end, it could easily be divided to provide an ample second bedroom. From this room a door opens through to the double bedroom which has a built in wardrobe and two storage cupboards.

A glazed panel door gives access through to a large sunroom which has a dwarf wall and double-glazed windows on three sides. Glazed doors lead out to the garden.



There is a timber-constructed summer house with a small, decked seating area. The south-facing rear garden has a lawn and a decked area covered by a pergola.

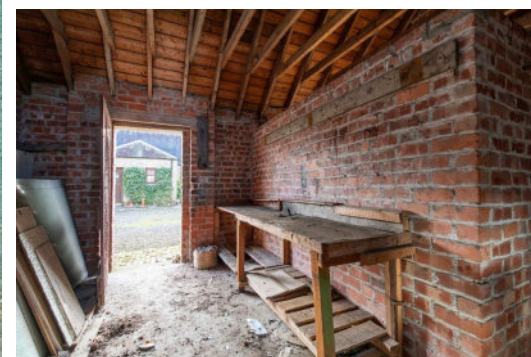
There are substantial outbuildings, including a former coach house with a pitched slate roof. This coach house is divided into several functional areas. Additionally, there is a cart shed and workshop at the far end of the building.

There are two large outbuildings, one of timber construction and the other a brick lean-to outbuilding with a corrugated cement/asbestos roof. This section has double doors and an internal door through to the first outbuilding. The grounds cover over 0.9 acres including a small grass paddock with an open pole barn/shelter.

THIS DOES NOT APPLY TO THE FARMHOUSE. In the event that the purchaser or their successors in title obtains planning permission for any residential development of the outbuildings or land within 25 years of the date of sale, the purchaser or their successors in title shall, prior to commencement of such development, pay to the seller 25% of the uplift in value.







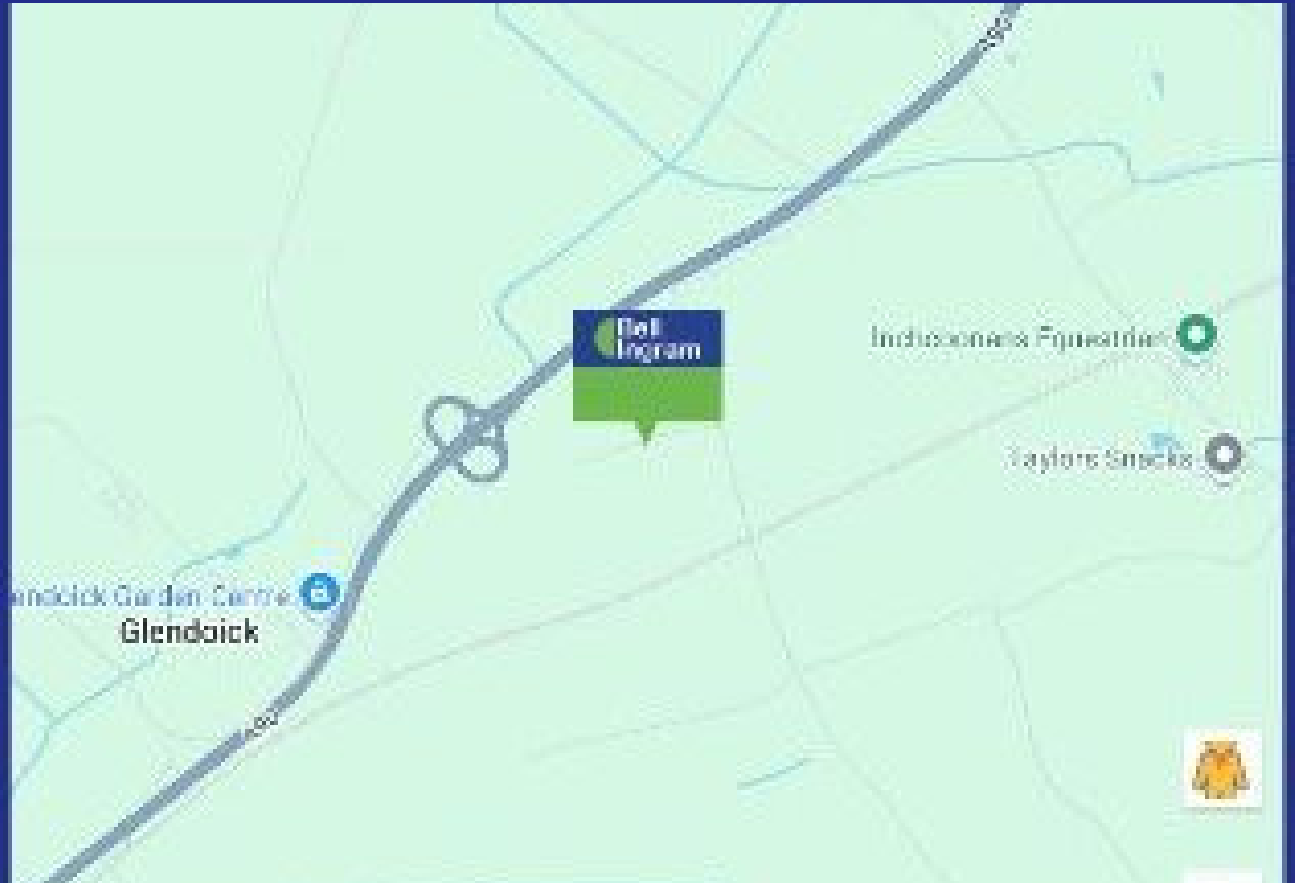
Location

Drums of Ardgaith Farmhouse is located in a peaceful setting, surrounded by farmland. Just 2 miles away, the village of Errol has two general stores, a butcher, a pub, and a vibrant community.

The farmhouse is ideally situated for access to private schools in and around Perth, including Craigclowan, Strathallan, The High School of Dundee, and St Leonards in St Andrews.

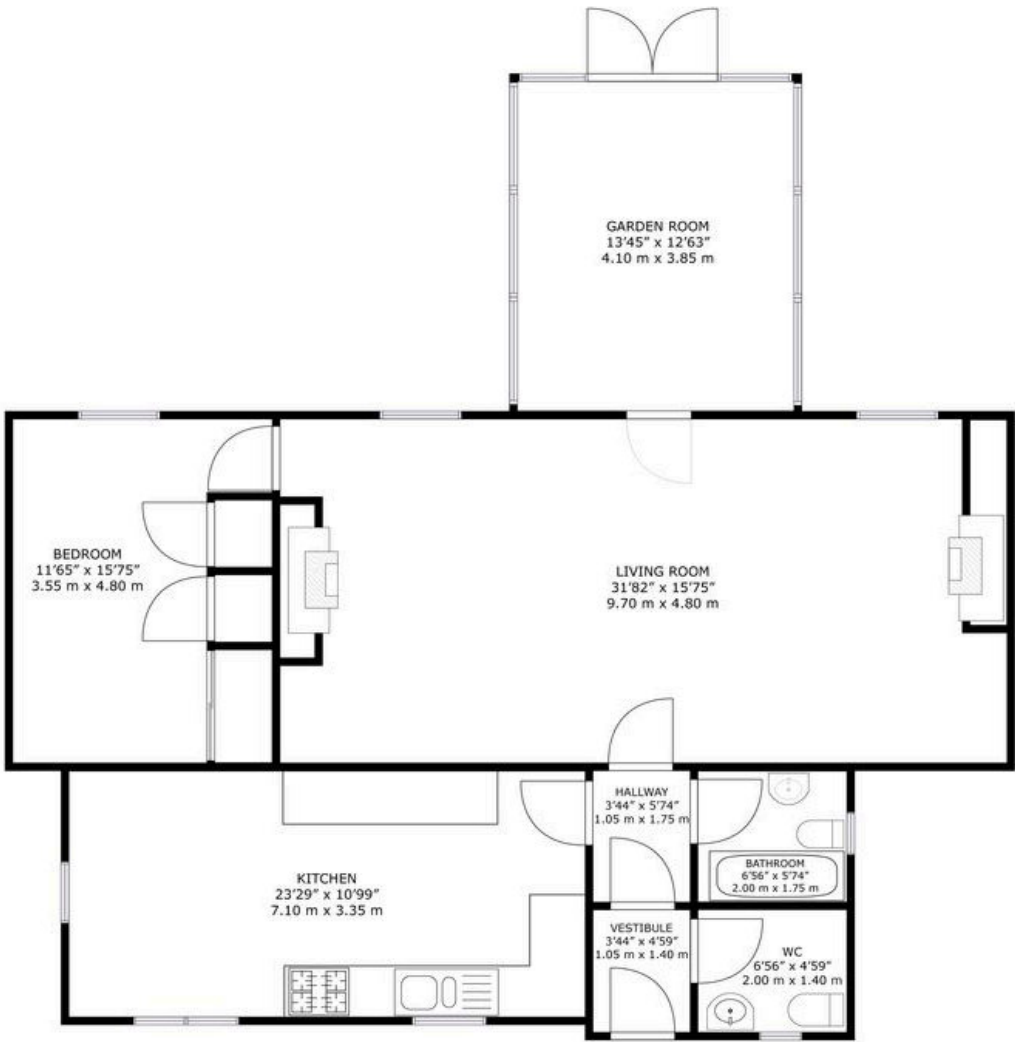
Perth and Dundee are nearby, and have a variety of shops, professional services, theatres, art galleries, museums, cinemas. and numerous leisure facilities and golf courses, with Gleneagles and St Andrews within a 30-mile radius of Errol. Perth and Dundee train stations provide regular services to Edinburgh, Glasgow, Dundee, Aberdeen, Inverness, and London. Edinburgh Airport is approximately 46 miles away, and Dundee Airport, has direct flights to London.

From Perth, leave on the A90 towards Dundee and exit at the Inchmichael Junction towards Errol and Rait. After crossing the A90, take the second exit off the roundabout and head back onto the westbound carriageway. After approximately 1.7 miles, turn left at the signpost for Muiredge. Follow the road and take the first road on the right. Drums of Ardgaith Farmhouse is about 250 meters further on the left. From Dundee, travel west on the A90 for about 14 miles. Exit at the Muiredge turnoff and follow the directions above. For viewers using the 'what3words' app, the location of Drums of Ardgaith is [///scarecrow.newer.ramps](https://www.what3words.com////scarecrow.newer.ramps)



Plans

95.2 sqm (1024 sqf)



Drums of Ardgaith Farmhouse, Errol PH2 7RG

GROSS INTERNAL AREA
TOTAL: 1024 sq.ft, 95.2 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Details

Local Authority

Perth & Kinross Council

Council Tax

Band = C

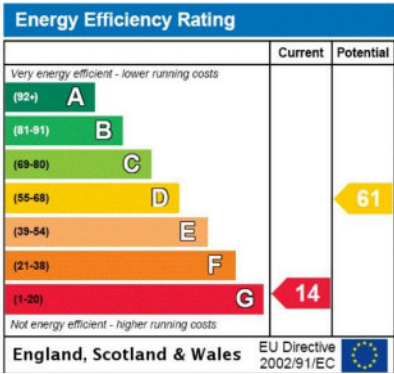
Tenure

Freehold

EPC

EPC Rating = G

Drums of Ardgaiath



Services & Additional Information

Mains electricity water drainage to a septic tank, and oil fired central heating.

The property is sold as seen, including all contents in outbuildings.

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set. In addition, the seller reserves the right to not accept the highest or indeed any offer.

Anti-Money Laundering Compliance

Under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the selling agents are required to undertake due diligence on property purchasers. Once an Offer has been accepted, the prospective purchaser(s) will need to provide proof of identity and source of funds before the transaction can proceed.

Errol, Perth, PH2 7RG

Offers Over £275,000



Carl Warden

Perth

01738 621121

carlwarden@bellingram.co.uk



View Digital Brochure



Property Search



View on Website

Viewing strictly by appointment

Published: March 2025

Property Ref: PER250004

powered by
FluxPro

Important Notice: Bell Ingram, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bell Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Free Market Appraisal



Tax Calculator