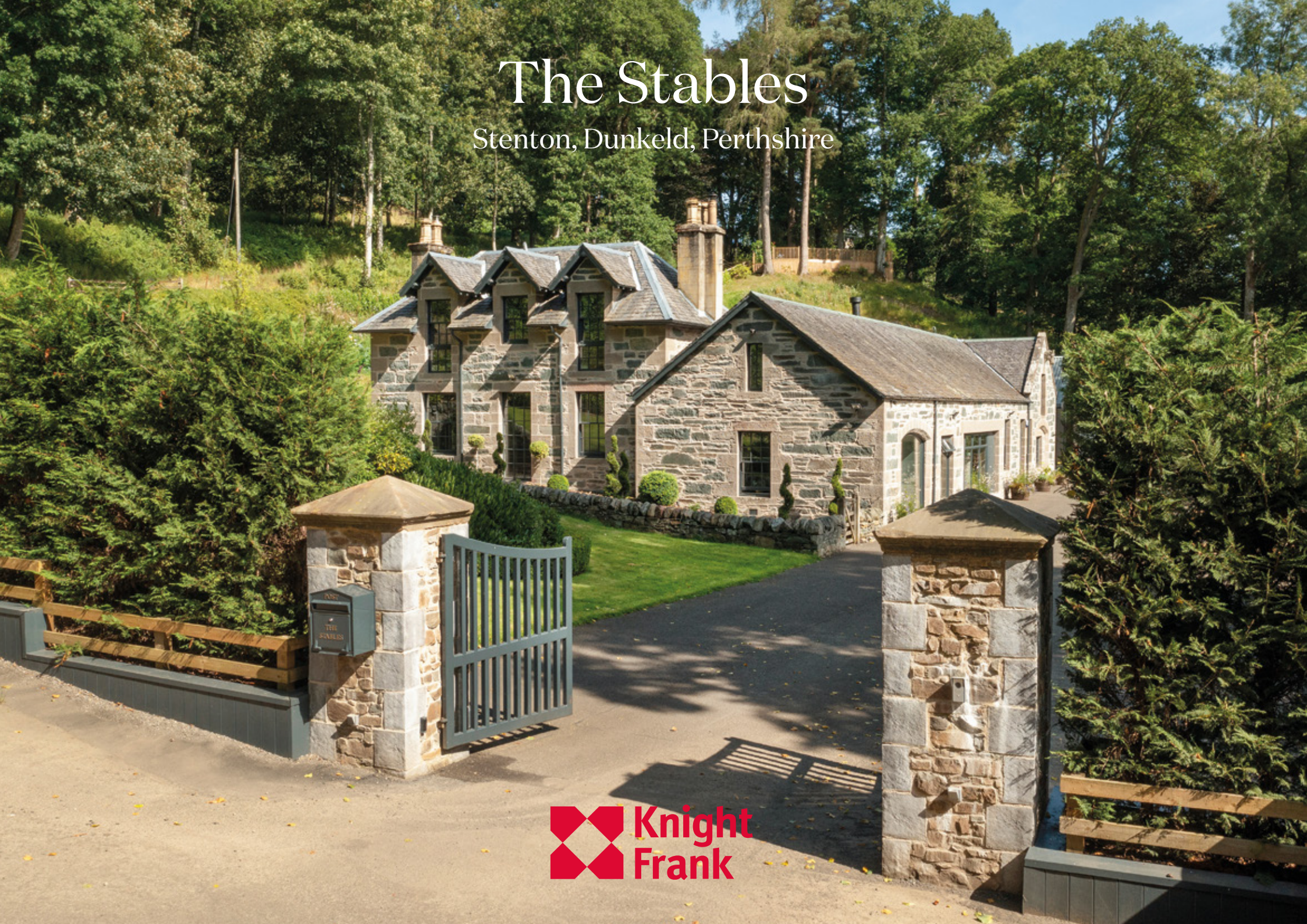


# The Stables

Stenton, Dunkeld, Perthshire







# The Stables

Stenton, Dunkeld, Perthshire, PH8 0JB

A beautifully refurbished traditional family house with modern outbuildings, gardens and superb elevated views over the Tay Valley.

Dunkeld 3 miles, Perth 14 miles, Pitlochry 16½ miles, Edinburgh 57 miles, Glasgow 70 miles  
(All distances are approximate)

Entrance hall | dining kitchen | utility room | large sitting room | office | principal bedroom with dressing room  
family bathroom with separate shower/steam room

Bedroom with ensuite shower room | two further bedrooms | shower room

Modern range of outbuildings with electric roller doors including double garage, insulated boot room with toilet,  
insulated gym, tool and machinery store, and store room | Timber outbuilding used as a wood store.

Formal gardens including lawn, large stone patio area with decking and greenhouse and raised vegetable beds

Planted borders with path leading up through wildflower meadow and mature woodland

Elevated large decked terrace with superb panoramic views across the Tay valley

**About 1.37 Acres**



**Edinburgh**

80 Queen Street, Edinburgh  
EH2 4NF

Tel: 0131 222 9600  
edinburgh@knightfrank.com

**knightfrank.co.uk**

## Situation

The Stables, previously forming part of the neighbouring Stenton Estate, is situated in a private and attractive position just 3 miles east of the attractive town of Dunkeld with views overlooking the Tay Valley. The River Tay runs a short distance to the south with a variety of walks on the doorstep as well as excellent sport. The Stables is ideally situated to enjoy everything that Perthshire has to offer.

The historic town of Dunkeld is only a short drive away and is situated just north of the River Tay, frequently described as the 'gateway to the Highlands'. The charming town has an excellent range of services including a supermarket, variety of independent shops, restaurants, medical centre, two dental surgeries, coffee shops in traditional stone buildings. There is a well-known bakery (Aran bakery) and a noticeable landmark is the Dunkeld Cathedral. It is also home to the Dunkeld House Hotel with a spa, gym, swimming pool, Landrover experience, fishing and shooting centre. Nursery, primary and secondary education is available at Dunkeld High School. There is also conveniently a train station that provides regular services to Perth, Edinburgh and Inverness as well as a sleeper service to central London. The city of Perth is 14 miles away providing a more extensive range of services. For private schooling at Breadblane Academy, Ardvreck Prep School and nursery, Glenalmond College, Craigclowan, Strathallan, and Kilgraston are all within easy reach.

The nearby A9 provides swift road links both north to Inverness and South to Perth, Edinburgh and Stirling.

Dunkeld is not far from the Cairngorms National Park (20 miles), the largest in the UK encompassing an area of about 1,748 square miles. The National Park has plenty of hill walking, mountain biking and climbing on the doorstep and for the winter months the ski slopes of Glenshee and Aviemore are within easy reach. The River Tay provides excellent salmon fishing and stalking and shooting are available to rent on neighbouring estates and elsewhere in the Strath Tay area. For the golfer, this particular part of Perthshire offers a diverse range of courses including Blairgowrie, Blair Atholl, Pitlochry, Strath Tay, Aberfeldy, Taymouth Castle as well as the Championship courses at Gleneagles and St Andrews.

Edinburgh airport is 55 miles away and provides flights to a variety of domestic and international destinations.

## Description

The Stables is a period property which has been comprehensively refurbished to a very high standard throughout, to create a very comfortable family home with extensive grounds and wonderful views. The house comprises of a spacious sitting/dining room, 4 bedrooms, 3 bathrooms, a large well equipped kitchen/breakfast room, office and laundry/utility room. There is an excellent block of outbuildings which offer a multitude of uses going forward and comprise garaging, stores, an insulated gym and insulated boot room with toilet, all of which have concrete floors and electric doors. There is also an adjacent timber building used as a wood store.





The property extends to about 1.37 acres in total and includes a lawn, a large stone courtyard patio area and a timber decking area with greenhouse. A path leads up above the courtyard with sloped grounds through a wild flower meadow and up to a large decked terrace with superb panoramic views overlooking the River Tay valley.

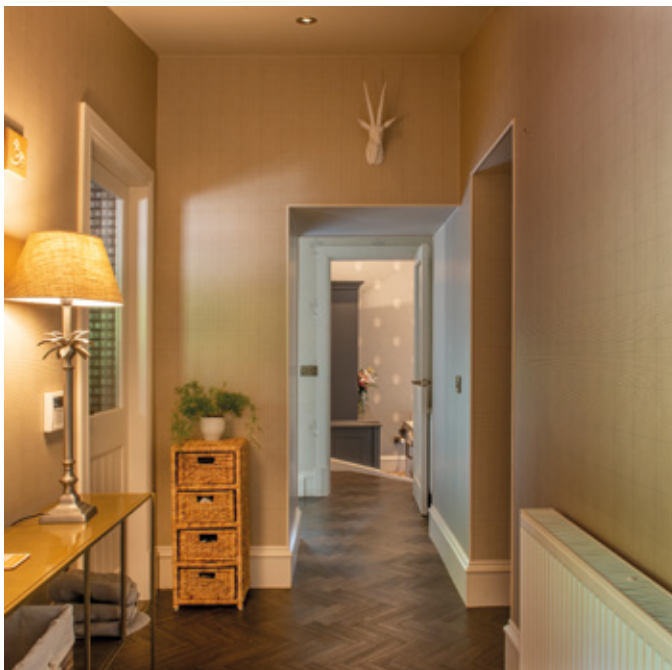
The Stables offers a very comfortable house as either a primary residence or holiday home with great letting potential in a very sought after part of Perthshire.

## The Stables

The Stables is approached via electric gates with stone gate pillars and a private tarmac driveway, which terminates in a large parking area next to the garage block. A path leads to the courtyard and front door.

The Stables has been comprehensively and sympathetically refurbished to a very high standard using the finest quality materials, creating a very comfortable modern family home. The works have included complete repointing of the stonework, an overhaul of the roof, complete re-wiring and re-plumbing, a new boiler system installed and all of the windows have been replaced or refurbished.

The Stables has been tastefully decorated using Farrow and Ball colours and enhanced by wallpapers from Ralph Lauren, Moon, Andrew Martin and Lewis & Wood together with trimmings by Ian Sanderson. The property has many internal features including the Callerton kitchen and utility room, designed and installed by Kitchens International, it features a raised breakfast bar, Butler's pantry, Walk-in pantry and Corian Lava Rock worktops and including a Axix Corian sink. The Siemens appliances offer everything one would need for cooking, including 2 combination oven microwaves, 2 combination steam ovens with partner sous vide vacuum drawer and a large induction hob. All are wi-fi enabled. There are also two dishwashers, a cool range refrigerator as well as a 92 bottle dual zone wine cabinet. A double freezer is located in the utility room.











The shower rooms and bathrooms were all designed and installed by Boscolo bathrooms with tiles from Villeroy & Boch. The brassware within the bathroom is from Dornbracht with a Burbidge vanity unit and an Ashton & Bentley freestanding bath. There is also a bespoke steam shower enclosure with Dornbracht, bisque towel radiator and underfloor heating.

Benefitting from double glazed sash-and-case windows throughout and oil-fired central heating, the accommodation is as follows:

**Ground floor:** entrance hall, dining kitchen (with island), utility room, large sitting room (with wood burning stove), office (with sink & fridge), bedroom with large dressing room and family bathroom with separate steam shower.

**First floor:** bedroom with ensuite shower room, two further bedrooms and shower room.

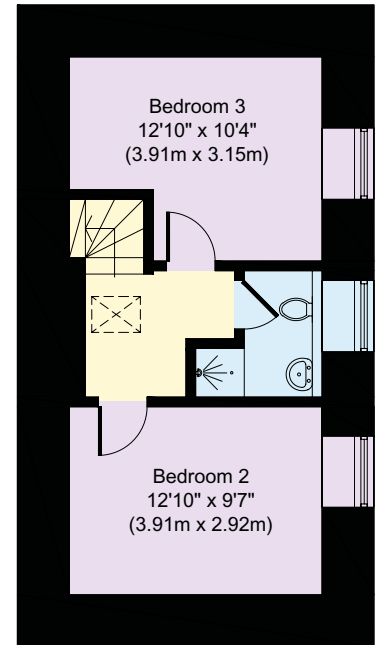
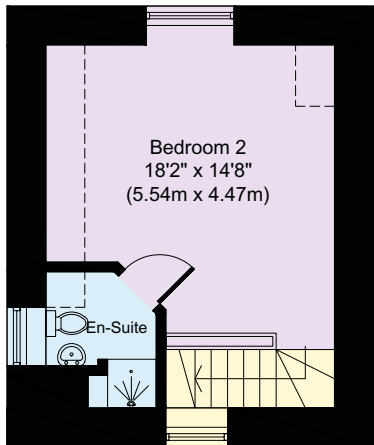
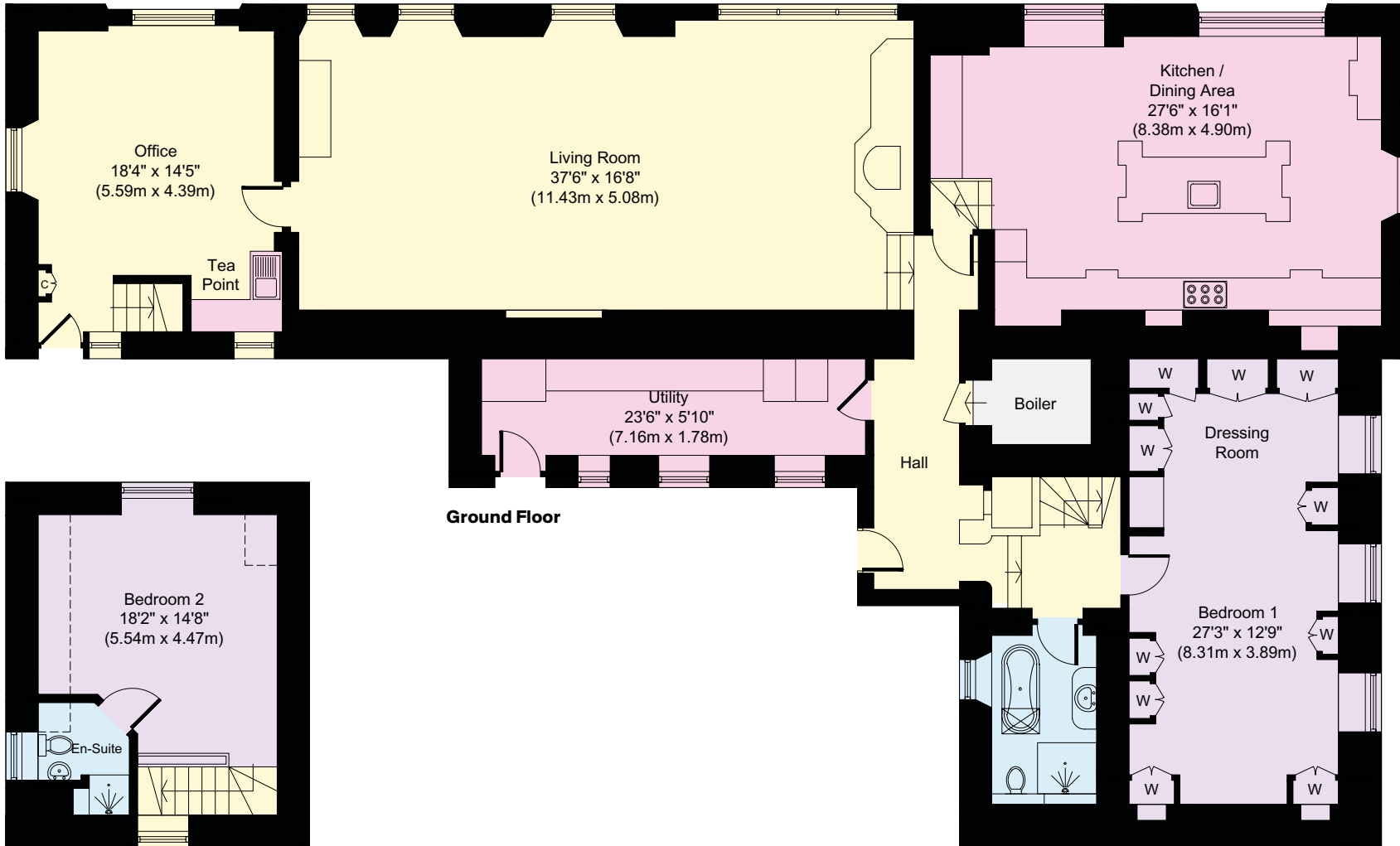




- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

**Approximate Gross Internal Floor Area**  
**279.9 sq m ( 3013 sq. ft)**

This plan is for guidance only and must not be relied upon as a statement of fact.  
 Attention is drawn to the Important Notice on the last page of the text of the Particulars.



**First Floor**

**First Floor**

## Outbuildings

Beyond the house there is an excellent range of modern outbuildings. Constructed of brick with a timber skin and corrugated roof, all five garages have concrete floors and electric panelled doors. They comprise of the following:

**Boot Room:** Fully insulated, with fitted units and separate outside door, connecting door to gym and toilet room (4.98m x 5.01m).

**Garage** (4.91m x 5.01m).

**Gym:** Fully insulated, with fitted cupboards (8.01m x 9.01m).

**Store Room:** With a walk-in safe (7.80m x 5.01m).

**Tool & machinery store:** With fitted cupboards and worktops (4.98m x 5.01m).

To the rear of this range, there is a large timber building used as wood store.





## Gardens

The property at the Stables extends to about 1.37 acres. There is a front and side garden laid to lawn enclosed by post and rail fencing, hedging and stone walls. To the rear of the house, there is an attractive sheltered south facing courtyard which includes a recently installed large stone patio area, together with decking and greenhouse. The grounds rise up above the courtyard with a path leading through some planted borders and wild meadow and come up to a large raised decked terrace with fabulous panoramic views over the River Tay and attractive woodland of the Tay Valley. In addition the title includes co-ownership with neighbouring properties of nearby land and the wells on it which supply the co-owners with fresh water.

## Residential Schedule

Property	Occupancy	Services	Council Tax/ Rating	EPC Rating
The Stables	Owner occupied	Mains electricity, private water and drainage, oil fired central heating	G	E

## Directions

To reach The Stables from the A9 Perth to Inverness Road, take the A923 signposted to Dunkeld. Immediately after crossing Dunkeld Bridge over the River Tay, turn right onto the A983. The entrance to The Stables can be found on the left-hand side of a bend after about 3 miles.

## What3Words

///jump.circle.outlawing











## Solicitors

Ledingham Chalmers LLP  
Unit 2B, The Paddock, Stirling Agricultural Centre  
Stirling, FK9 4RN  
Tel: 01786 478 100  
Email: lorna.mckay@ledinghamchalmers.com

## Local Authority

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

## Entry

Entry is available by arrangement with the seller.

## Household Contents

Fitted carpets and curtains are included in the sale.  
Additional items of household furniture, and garden equipment may be available by separate negotiation.

## Viewing

Strictly by appointment with the Selling Agents Knight Frank (tel: 0131 222 9600).

## Offers

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

## Overseas Purchaser(s)

Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

## Anti-Money Laundering

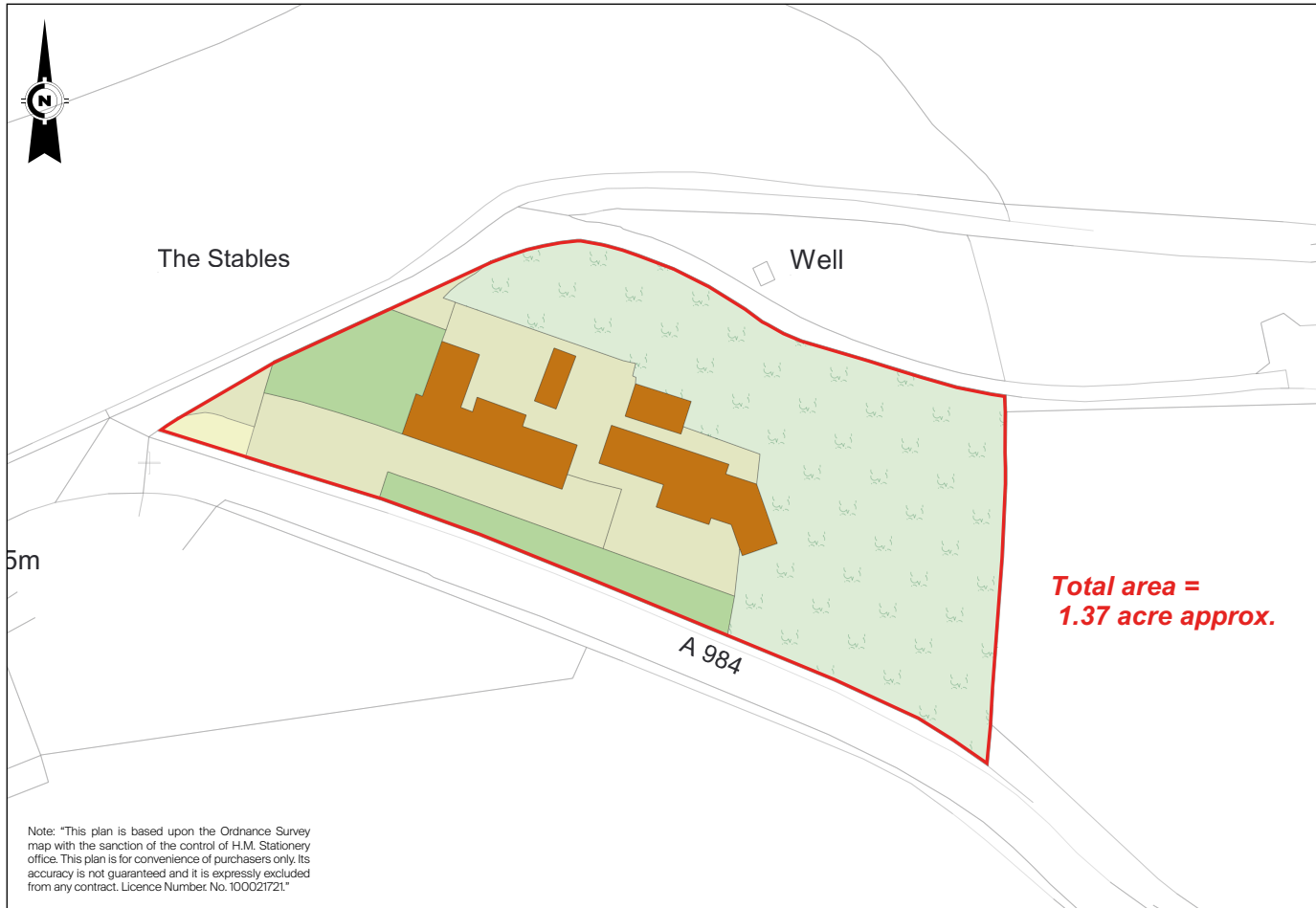
All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank / funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase.

In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

## Closing date

A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.





**Total area =  
1.37 acre approx.**



## Conditions of Sale

### 1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

### 2. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.



**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated September 2021. Photographs dated August 2021. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](http://wordperfectprint.com).



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