





# Jordanstone,

ALYTH, PERTHSHIRE

Blairgowrie 7 miles (11km), Alyth 2 Miles (3km), Perth 22 Miles (35km),  
Edinburgh 62 Miles (100km). (All distances are Approximate).

A stunning Country House with four Cottages, exceptional Gardens and Grounds, Classic Car Garages and views to the Sidlaw Hills.

## Accommodation comprises:

Ground Floor:

Vestibule, Reception Hall, Main Hall, Drawing Room, Dining Room, Library, Study, Kitchen/  
Family Room, Gun Room and Cloakroom, Butler's Pantry and additional Pantry.

First Floor:

Landing, Master Bedroom with en-suite Bathroom, Bedroom 2 with dressing room, seven  
further Bedrooms, four Bathrooms, Shower Room and Laundry. Staff bedroom with  
adjacent shower room.

Second Floor:

Three Bedrooms, Bathroom, WC. Staff bedroom.

Lower Ground Floor:

Billiard Room, former Kitchen, Office, Laundry and Domestic Offices.

## West Lodge    East Lodge    Garden Cottage    Chauffeurs Cottage

Impressive Garage Complex purpose built for Classic Cars with space for 12 cars, underfloor  
heating, extensive associated workshops and a four post lift.

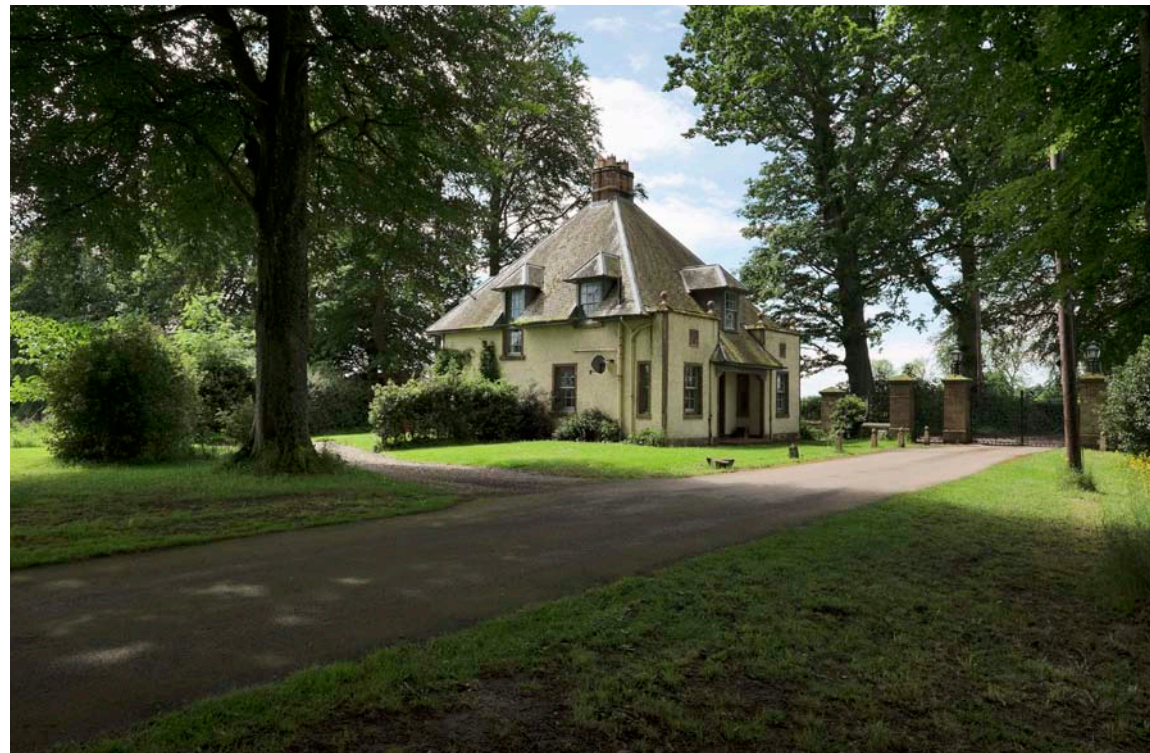
Stunning refurbished Glass House

Beautiful landscaped Gardens

Grass Paddock

All Weather Tennis Court

About 11.9 Acres (4.8 Ha)





## Situation

Jordanstone is situated in a private position at the end of an access road which leads to ornate wrought iron gates that open into the private gardens and grounds of the house.

Jordanstone is surrounded by rich productive arable farmland and lies about three miles south of Alyth on the northern edge of the Veil of Strathmore. Glen Isla and the Angus Glens rise up to the north and the Sidlaw Hills are to the south. Alyth has a good range of shops and services including a primary School, Health Centre, Post Office, Butcher, Baker, Ironmonger and various grocery stores including a Supermarket. A more comprehensive range of services is available at Blairgowrie or Perth and Dundee which have all the usual High Street shops, communication links and cultural and leisure opportunities expected of two of Scotland's major cities.

Jordanstone is ideally placed for exploring the local countryside whether it is walking in the Angus Glens and Perthshire Hills or skiing at Glenshee. There is excellent fishing locally on the Rivers Isla, Tay, Erick and Esks and pheasant and partridge shooting can be rented on local Estates. There are popular local Golf Courses at Alyth, Glen Isla and Strathmore whilst the more renowned championship courses at Rosemount in Blairgowrie and Carnoustie, Host to the Open Championship are also easily accessible.

Jordanstone benefits from good communications to Perth, Dundee, Aberdeen and Edinburgh. The A94 connects to the national motorway network at Perth providing fast access to Edinburgh, Stirling and Glasgow. Aberdeen can be reached via the A90 dual carriageway, which is located at Forfar. Dundee and Perth both have main line Railway Stations with regular services to the north and south including a sleeper service to London. Edinburgh Airport has a wide range of flights to a number of domestic, European and international destinations while Dundee Airport offers a scheduled service to London.

Secondary schooling is in Blairgowrie with a host of private schooling opportunities in the area including Dundee High School, Craigclowan, Kilgraston, Strathallan and Glenalmond.

## Historical Note

Jordanstone House is an important Scottish Mansion, the original part of which dates from the late 18th Century. It was extended circa 1890 when John Murray Robertson designed a pedimented wing with tripartite windows. A corresponding wing was added by the Lorimer & Mathews in 1929 to give the property a symmetrical southern façade.

The history of the house has been well documented and it is understood that the pretty Georgian House at the core of Jordanstone was built for Sir John Knight, an agnostic who scandalised the Parish by insisting on being buried behind the garden in un-consecrated ground. Admiral Knight is perhaps best known as the Sea Captain sent out to bring Caroline of Bruntswood to Britain for her ill-fated marriage to King George IV.

The house was sold to the Duncan Family in 1892, the last of whom, Sir James Duncan Bt, was a well-known Politician, being MP successively for Kensington, Angus and Kincardineshire. The family were great benefactors to the district and it was Sir James's father who endowed the Duncan of Jordanstone College of Art in Dundee in 1909. Before becoming a Faculty of the University of Dundee, the College conferred its last Honorary Fellowship on the late Lady Duncan. Lady Duncan herself had a career on the stage



before becoming the first voice of Larry the Lamb in the children's radio series, Toy Town. The Duncans continued to the considerable enlargement and aggrandisement of Jordanstone employing Sir Robert Lorimer in 1929 to add the Drawing Room Wing which restored the symmetry of the south facing elevation of Jordanstone.

The current owners acquired Jordanstone in 2004 since when they have renovated the property and created the stunning country house and gardens that can be seen today.

## Description

Jordanstone is a rare example of a comfortable family county house standing in its own private grounds that has been upgraded over the last 10 years while retaining the period features which the property offers. The house is approached though decorative ornamental wrought iron gates with stone gate pillars which open to a tarmac drive leading past the West Lodge to the sweep at the side of the house. Jordanstone is built of stone and partially rendered under a predominately slated roof and has a number of attractive features including ornate marble and carved stone fireplaces, elaborate plaster work relief ceilings, circular windows and a south facing loggia. The front door is approached via sandstone steps which lead to double oak doors opening to:

**Vestibule.** Vaulted ceiling, sandstone corbels, flagstone floor and marriage stone initialled 'JALD & AGStQ'. Part glazed double doors open into:



**Inner Hall (N).** Cornice, picture rail and polished wood floor.

**Library (W).** Oak panelled walls and bookcases with cupboard below and open fireplace with marble surround.

**Main Hall (S).** Sandstone fireplace with wood burning stove and decorative carved stone over mantel, depicting heraldic achievement of the Duncan Family and the motto 'vivat veritas' (long live truth). Ceiling rose, corncing, elegant timber staircase to first floor and double doors to south facing loggia.

**Drawing Room (S & W).** Open fireplace with pink marble and carved oak surround. Brick hearth. Lorimar decorative moulded plasterwork with ceiling depicting fruit and flowers, a geometric design and plastered panels. Dado panelling, window seat and polished wood sprung floor.

**East Corridor**

**Study (S).** Brick fireplace with wooden Adam period mantel. Shelved cupboard, corncing.

**Dining Room (S & E).** Dado panelling and open fireplace with marble surround and carved decorative mantel. Panelled ceiling in geometric design.

**Kitchen/Breakfast Room/Family Room (S & E).** A stunning room which was the original Billiard Room to the house and has been thoughtfully converted to create a fantastic Breakfasting Kitchen/ Dining Room and family Sitting Area with a large carved stone fireplace surrounded by wood panelling. The Kitchen has a four oven electric Aga and hand-built timber units, designed to blend in with the existing panelling. The room has a lovely bay window and a panelled ceiling.

From the Sitting Area a hidden door opens to a separate staff staircase which descends to the Billiard Room on the Lower Ground Floor and also rises to a landing at first floor level with a staff bedroom and shower room and up to a further staff bedroom at second floor level.

**Pantry (N).** Original floor and wall units and sink unit.

**Butler's Pantry (N).** Sink unit, fitted storage cupboards and Silver Safe.

**Gun Room/Cloakroom (N).** Open fireplace with cast iron surround and marble slips with original glass fronted gun board above. Twin enamel sinks with marble surrounds and cupboards under. Built-in hanging and storage cupboards, door to separate WC.

#### FIRST FLOOR

The elegant timber staircase rises to the first floor landing which runs east to west and has doors to:

**Master Bedroom (S & W).** Open fireplace with stone hearth and carved mantel. Door to:

**En-suite Bathroom (S & W).** Free standing bath, dual sinks with marble surround, WC and shower cabinet.

**Bathroom (N):** Bath, Shower cabinet, wash hand basin, door to separate WC.

**Bedroom 2 (S).** Open fireplace with marble slips and carved timber mantel. Wash hand basin.

**Bedroom 3 (S).** Wash hand basin.

**Bedroom 4 (S).** Open fireplace with tiled marble slips and carved wooden mantel. Wash hand basin.

**Bedroom 5 (S).** Open fireplace with carved wooden mantel and door to inner landing leading to:

**Separate WC.**

**Bathroom (S & E).** Large bath, wash hand basin and open fireplace with cast iron inset and carved wooden mantel.



**Bedroom 6 (S & E).** Elegantly proportioned room with open fireplace with marble slips and carved pillared surround. Bay window.

**Bedroom 7 (N).** Open fireplace with marble slips and carved mantel, wash hand basin.

**Bathroom (N).** Bath, wash hand basin and cast iron fireplace. Separate WC.

Second landing with secondary staircase to ground floor, lower ground floor and second floor.

**Bedroom 8 (N).** Fireplace with carved mantel, wash hand basin.

**Shower Room.** Shower cabinet and wash hand basin.

**Bedroom 9 (W).** Open fireplace with timber mantel and door to:

**Dressing Room (W).** Walk in cupboard, wash hand basin.

**Bathroom (N).** Bath, wash hand basin and WC.

**Laundry Room.** Stainless steel sink and plumbing for washing machine and tumble dryer.

#### SECOND FLOOR

The second floor is reached by both the main and secondary staircases and rises to a landing which leads to three Bedrooms with coombed ceilings, a Bathroom and separate WC.

#### LOWER GROUND FLOOR

The lower ground floor has direct access from a courtyard at the rear of the house and the secondary staircase. The rooms that are in use have been renovated by the current owners and comprise a panelled Billiard Room with a bay window and Sitting Area with an open fireplace, Office, Laundry and old Kitchen. In addition to these rooms there are a number of further storage rooms which could be adapted to suit a purchaser's requirements.

## Gardens and Grounds

The gardens and grounds are a particular feature of Jordanstone and have been revitalised over the last ten years to create an exceptional setting which is appropriate to the house.





To the north the former walled garden has been transformed by the current owners to create an immaculate formal garden with three sets of ornamental gates leading to lawns intersected by gravel paths and hedging. There is a central fountain and canal. At the northern end of the garden is the spectacular Victorian Glass House with 8 interlinked greenhouses.

The Glass House has been beautifully restored and refurbished with new glazing, slate and cast iron flower tables and cast iron window winding mechanisms. There is a central double height room with slate flooring which can be used as a sitting room and has double doors to the garden. The greenhouses grow a selection of fruits and vegetables including peaches, figs and tomatoes and there is a separate Melon House. There are extensive potting sheds and a large orchard of apple trees. To the north-west are lawns with an herbaceous border leading to an attractive octagonal Well House with an ornamental well head.

To the East there is an all-weather tennis court and beyond a footpath laid to lawn leads through planted borders with mature trees and heathers to the Croquet Lawn south of the house. To the south is a three-tiered terraced lawn with colourful planted beds and exceptional views which can be accessed from the Loggia at the South of the house and cascades down to the Croquet Lawn and on to an ornamental gate at the southern boundary. There is a charming timber built summer house. To the West there is an area of woodland garden and bordering the main drive to the south is a large orchard of Apple trees which could be put to use as a paddock if necessary.

## Outbuildings

### GARAGING

To the north east of the house lies an impressive garage block of partially harled stone under a slate roof created from the conversion and extension of the original stables and coach house. Purpose built for Classic Cars with underfloor heating, electric doors and wood panelling there is space for a minimum of 12 cars along with extensive associated workshops. Sliding double doors open to an internal courtyard with doors to a 3 car garage with a 4 post lift and to a large well fitted workshop with access to a partially floored loft space. The original building has been extended to create an integral 4 door garage measuring about 13.32m x 7.37m (43.72" x 24.20"). Opposite is an additional separate 5 door garage measuring about 16.32m x 6.95m (53.54" x 22.83"). Adjoining the garage block is the Chauffeurs Cottage and there is an externally accessible tractor store. Adjacent is the former generator house which provides additional storage.

Beyond the high brick wall bordering the lawn to the north west of the house lies a timber built garage/store with corrugated roofing, a reinforced concrete floor and space for 3 cars. Adjacent is a large timber built lean-to store also with corrugated roofing and a reinforced concrete flooring. Access is by a secondary drive which leads off from the main drive and runs along the boundary to the north west or by a gate in the wall by the Garden Cottage.

### WEST LODGE

Lying at the main entrance to Jordanstone is the attractive West Lodge, built of patially harled stone under a slate roof. It has benefitted from refurbishment and extension by the current owners to create a comfortable three bedroom home which combines modern living with traditional period features including astragal sash and case windows and open fireplaces. The accommodation over two floors comprises Sitting Room with a wood burning stove, fitted Dining Kitchen with an electric aga, Study, Conservatory, Utility Room and Larder, rear hall with Cloakroom/WC, Master Bedroom with an open fireplace, two further bedrooms, Family Bathroom with a freestanding bath, wash hand basin and an open fireplace and a Shower Room. There is Oak flooring in a number of the rooms and the lodge has been finished to a high standard throughout. To the rear is a garden principally laid to lawn with a large garden shed and there is a gravel parking area to the side of the lodge. West Lodge is currently let on a short assured tenancy.

### GARDEN COTTAGE

The Garden Cottage lies at the north west edge of the formal garden and is stone built under a slate roof. The accommodation on two floors comprises Living Room, Kitchen, Studio, Bathroom and a first floor bedroom. Garden Cottage is currently let on a short assured tenancy.

### CHAUFFEURS COTTAGE

The Chauffeurs Cottage forms part of the Garage Block. The accommodation over one floor comprises Hall, Kitchen, Sitting Room, Study, two bedrooms and a shower room. There is a small garden to the east. The Chauffeurs Cottage is currently let on a short assured tenancy.

### EAST GATE LODGE

Adjoining the Chauffeurs Cottage at the eastern entrance to Jordanstone is the East Gate Lodge. The accommodation comprises Hall, Sitting Room, Kitchen, Master Bedroom with an ensuite shower room, Bedroom 2 and a Family Bathroom. There is an area of garden laid to lawn to the south and west of the lodge.

## General Remarks and Information

### Viewing

Viewing is strictly by appointment with the sole selling agents, Rettie & Co.

### Fixtures and Fittings

The fitted carpets, curtains and light fittings in Jordanstone House are included in the sale.

### Directions

From Perth take the A94 east towards Forfar and shortly before Meigle turn left onto the D954 signposted Alyth. Continue over the River Isla and at the crest of the hill, turn right signposted Jordanstone. Continue down the Avenue and the entrance gates to Jordanstone are directly in front of you.

### Entry

Early entry is available by mutual agreement.

### Local Authority

Perth & Kinross Council  
2 High Street, Perth, PH1 5PH  
Tel: 01738 475 000

| Council Tax        | EPC Rating |        |
|--------------------|------------|--------|
| Jordanstone House  | Band H     | Band F |
| West Lodge         | Band D     | Band F |
| Garden Cottage     | Band C     | Band F |
| Chauffeurs Cottage | Band C     | Band F |
| East Gate Lodge    | Band B     | Band E |

### Services

#### Jorandson House:

Mains water and electricity. Private drainage. Oil fired heating. To the south of the house is a 3.69 Kw solar panel installation which is currently entitled to a feed in tariff of 48.07 pence for every kw generated. The installation has generated circa 2900 kw in previous years.

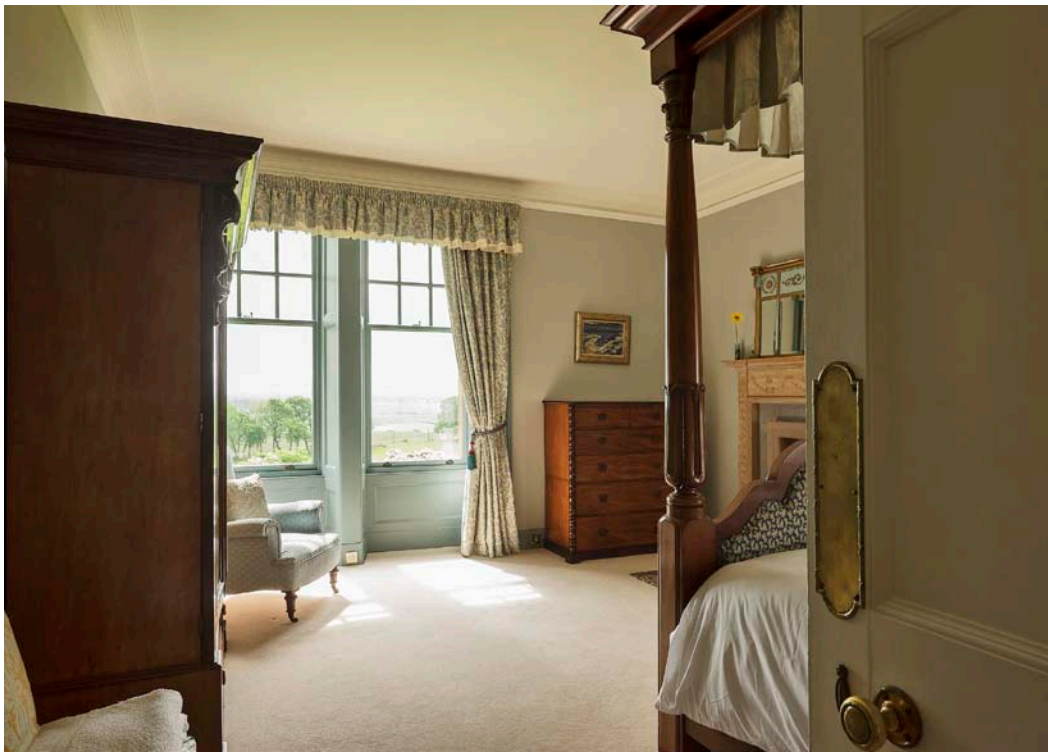
#### Cottages:

Mains water and electricity. Private drainage. Oil fired heating.

### Listed Buildings

The following are listed as Buildings of Special Architectural or Historic Interest:

|                                    |                               |
|------------------------------------|-------------------------------|
| Jordanstone Entrance Gates         | Category C                    |
| Jordanstone House                  | Category B                    |
| Jordanstone Sun Dial               | Category B                    |
| Burial Enclosure of Admiral Knight | Category B (outwith boundary) |



**Offers**

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

**Servitude Rights, Burdens & Wayleaves**

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

**Particulars and Plans**

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

**Misrepresentations**

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

**Important Notice**

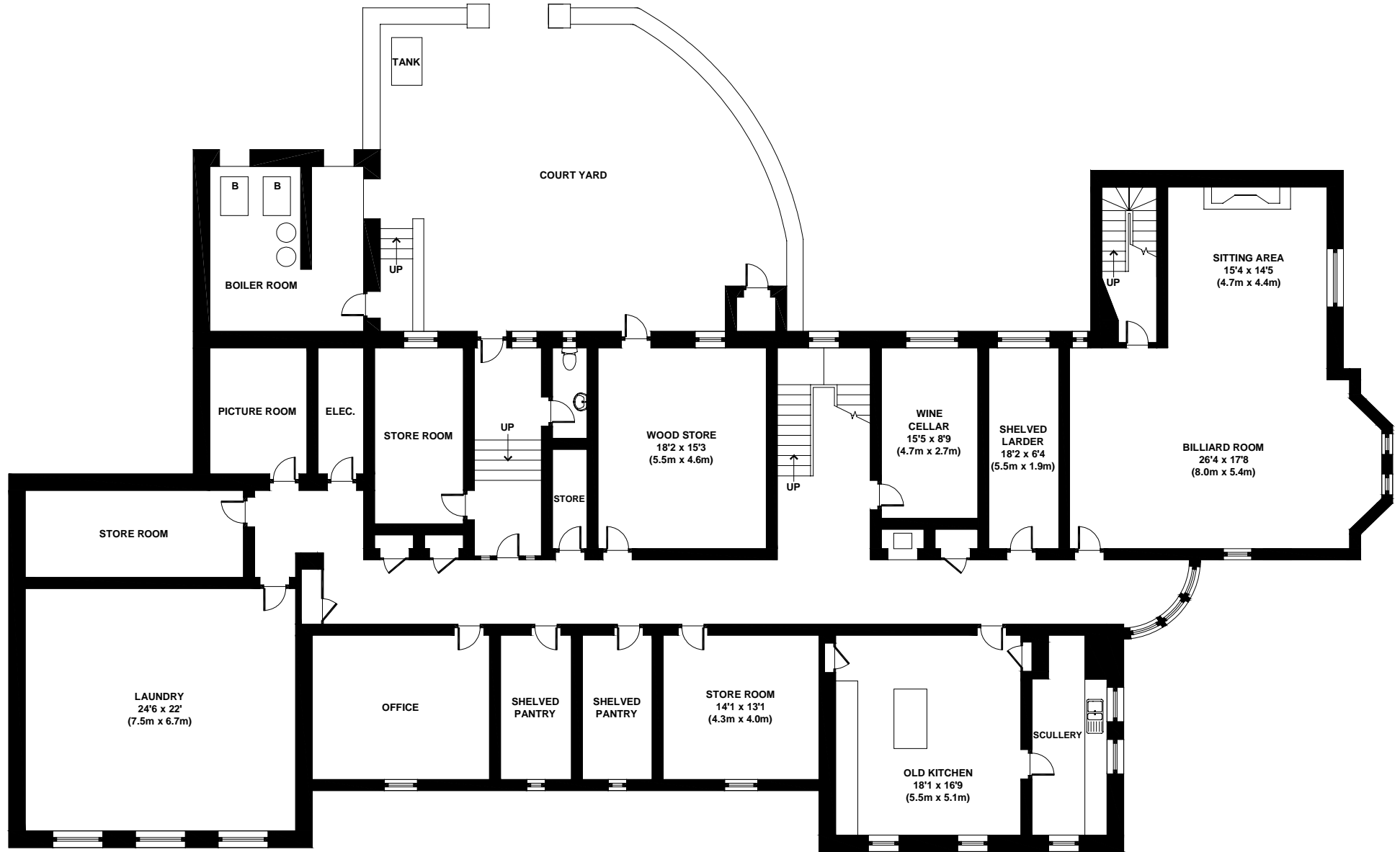
Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

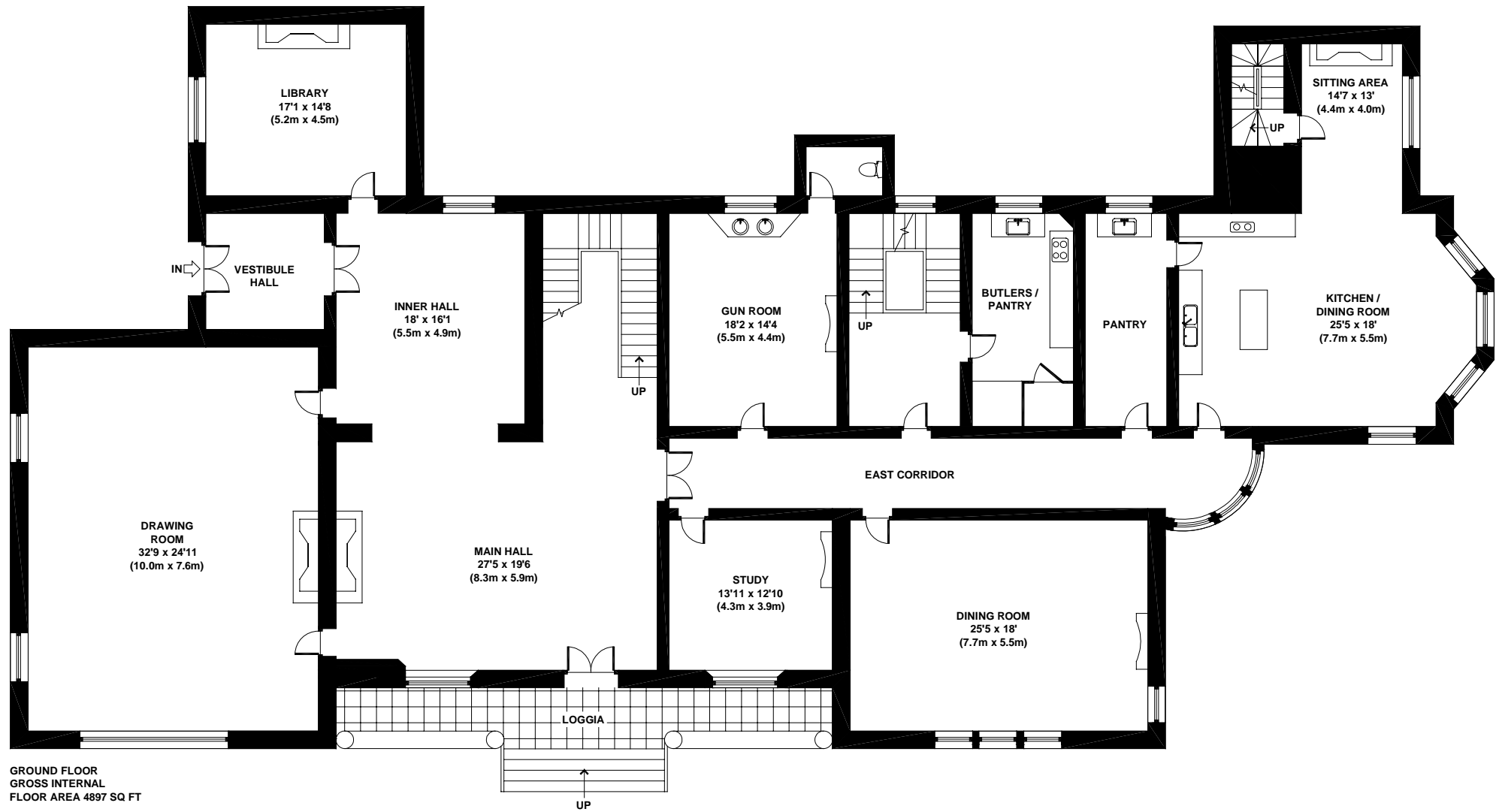
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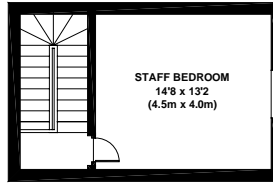
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.





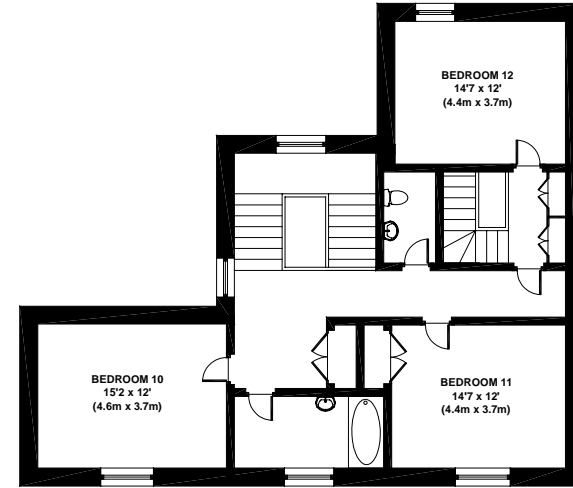
BASEMENT  
 GROSS INTERNAL  
 FLOOR AREA 4613 SQ FT





STAFF BEDROOM  
14'8" x 13'2"  
(4.5m x 4.0m)

SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 274 SQ FT

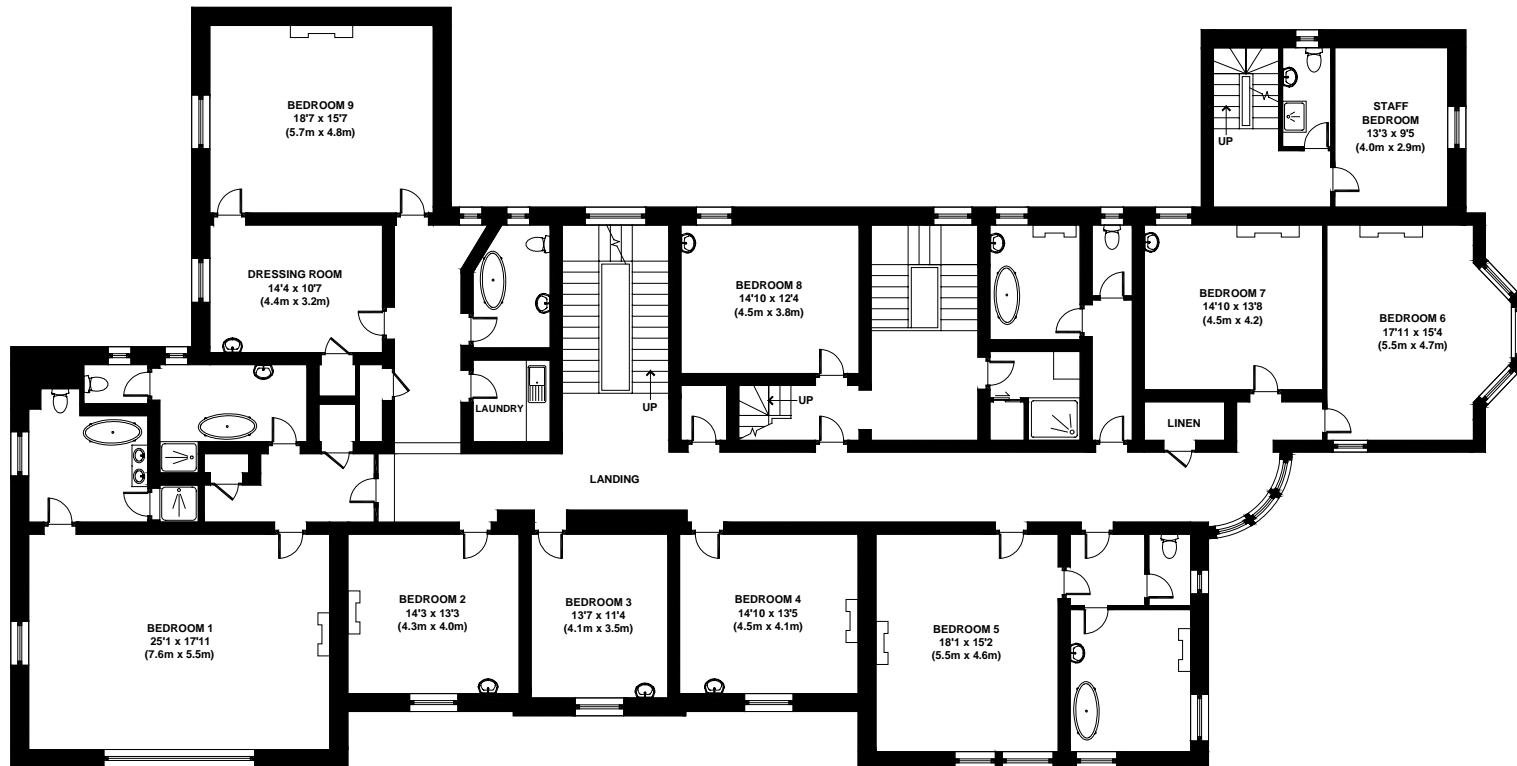


BEDROOM 10  
15'2" x 12'  
(4.6m x 3.7m)

BEDROOM 12  
14'7" x 12'  
(4.4m x 3.7m)

BEDROOM 11  
14'7" x 12'  
(4.4m x 3.7m)

SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1094 SQ FT



BEDROOM 9  
18'7" x 15'7"  
(5.7m x 4.8m)

DRESSING ROOM  
14'4" x 10'7"  
(4.4m x 3.2m)

BEDROOM 8  
14'10" x 12'4"  
(4.5m x 3.8m)

BEDROOM 7  
14'10" x 13'8"  
(4.5m x 4.2)

BEDROOM 6  
17'11" x 15'4"  
(5.5m x 4.7m)

STAFF BEDROOM  
13'3" x 9'5"  
(4.0m x 2.9m)

LAUNDRY

LANDING

LINEN

BEDROOM 1  
25'1" x 17'11"  
(7.6m x 5.5m)

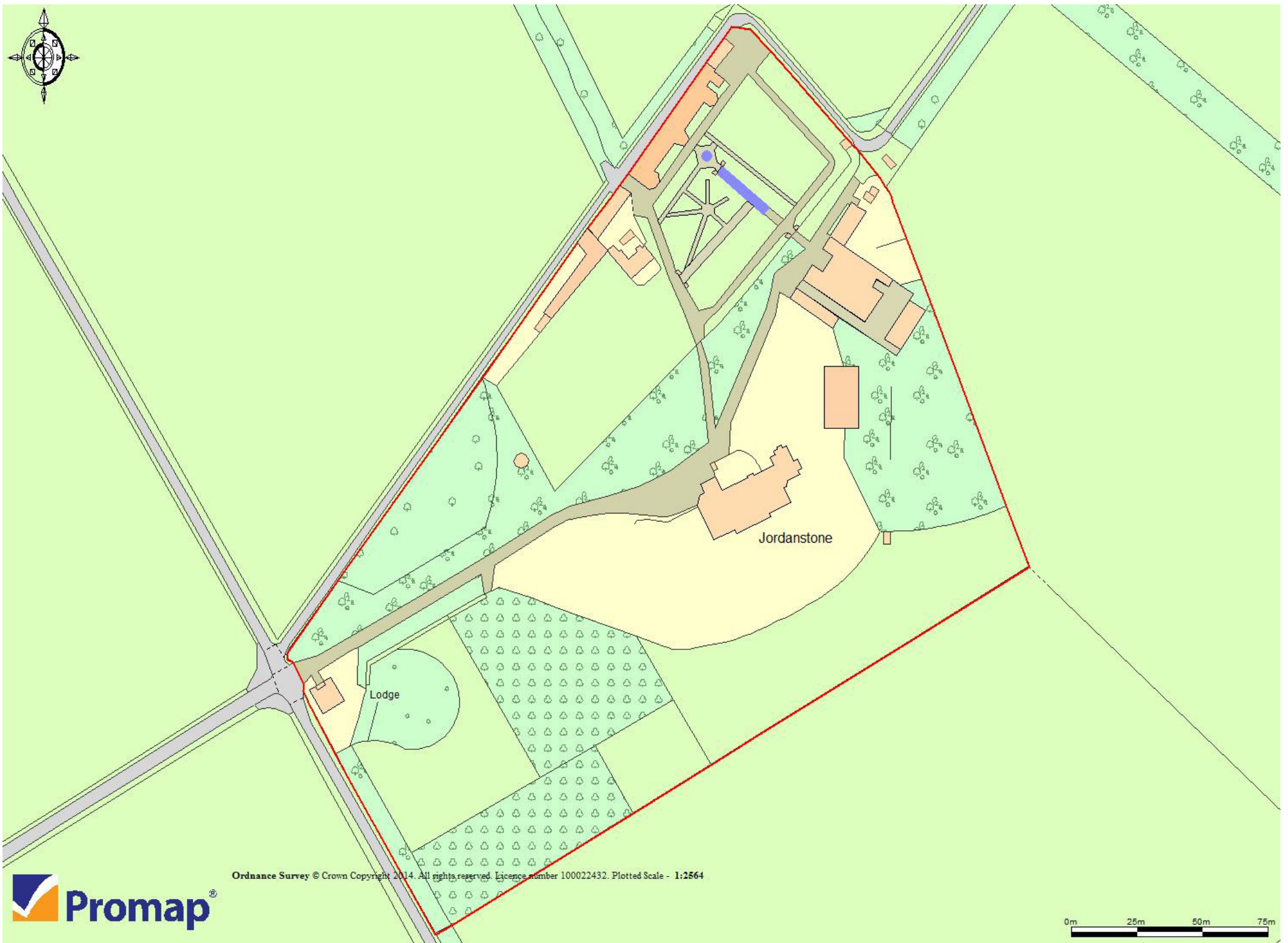
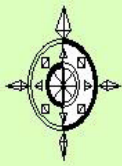
BEDROOM 2  
14'3" x 13'3"  
(4.3m x 4.0m)

BEDROOM 3  
13'7" x 11'4"  
(4.1m x 3.5m)

BEDROOM 4  
14'10" x 13'5"  
(4.5m x 4.1m)

BEDROOM 5  
18'1" x 15'2"  
(5.5m x 4.6m)

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 4927 SQ FT



Jordanstone

Lodge

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Edinburgh

Glasgow

Glasgow West End

Merrose

Berwick upon Tweed

Bearsden

London