

# BALDARROCH ESTATE

MURTHLY • PERTHSHIRE



 Knight  
Frank



# BALDARROCH ESTATE

MURTHLY • PERTHSHIRE • PH1 4EZ

## *A picturesque residential estate with salmon fishing on the River Tay*

An elegant Scots Baronial House with 4 main reception rooms, 7 bedrooms and 6 bathrooms (4 en-suite) with an integral 3-bedroom flat.

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Former coach house with covered courtyard and garaging including a 3-bedroom flat.

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A 2-bedroom Gate Lodge with an adjacent plot with lapsed planning consent for an additional lodge.

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Outbuildings including garaging, workshop, stores and stabling.

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Beautifully landscaped gardens with sweeping lawns, planted borders, an attractive pond, tennis court, greenhouse and a mixture of mature specimen trees.

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A large attractive orangery with open plan reception room, kitchen, study/lunch room, shower room, lavatory and boiler room.

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Land consisting of 11.27 acres arable, 10.02 acres pasture, 85.42 acres of mixed woodland and heath with mixed terrain providing exciting stalking and a fun family pheasant shoot.

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About ¾ mile of single (right bank) salmon fishing on the River Tay with five named pools and a fishing hut.

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**About 136.39 Acres in total (55.20 Ha)**

**For sale as a whole**

Stanley 4 miles • Perth 13 miles • Edinburgh 56 miles

(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.  
Your attention is drawn to the Important Notice on the last page of the text.

## Situation

Baldarroch Estate is nestled in the heart of Perthshire close to the village of Murthly in a private setting on the River Tay.

Murthly provides a range of local services including a primary school, village store, post office, village hall and restaurant/café. There are further facilities in Stanley and Dunkeld including a train station (7 miles away) with a sleeper service to London.

The city of Perth is within a twenty minute drive and has a more extensive range of services including supermarkets, theatre, concert hall, restaurants, hospital, leisure centre, primary and secondary schooling and a train station with regular services to Glasgow, Inverness, Aberdeen, Edinburgh and connections to London.

Perthshire has plentiful supply of independent schools including Morrison's Academy, Ardvreck, Glenalmond College, Strathallan, Dollar Academy and Beaconsfield.

The A9 provides motorway links both north and south. Dundee Airport (22 miles) has a daily flight service to London, whilst Edinburgh Airport (53 miles) provides flights to a variety of domestic and international destinations.

The surrounding countryside offers a variety of recreational activities including hill walking, mountain biking and horse riding. The ski slopes at Glenshee are 33 miles away. For the golfer there are a number of local courses including the Murrayshall at Scone, Rosemount by Blairgowrie with further courses at Crieff, Comrie and Dunkeld, with the championship course of Gleneagles only 28 miles away. As well as the sport on Baldarroch, shooting, stalking and salmon fishing can be rented on a number of nearby estates.

## Historical Note

Baldarroch (its name means "house in the oak wood"), was once part of the extensive Ballathie Estate, and it was the site of a fishing and shooting lodge during the latter part of the 19th century. This lodge appears to have been acquired around 1885 by Major William Frederick Middleton (the eldest son of Col. Middleton of Kinfauns Castle), who greatly extended and largely rebuilt it, on a lavish scale, and with little regard to expense. While the origins of the present house are still obscure, it is probable that it incorporated some of the previous lodge, and that it was completed in its present form, around

1890 (which is the date on the handsome weather-vane, that crowns the southeast turret). The fishings and the land between Baldarroch and Kercock were bought by Major Middleton from Colonel Edmund Robert Stewart Richardson of Ballathie in 1893. From this time until the early 1920's, Major Middleton continued to add to Baldarroch, until it took in most of the land between the Ballathie and Murthly estates, on the one hand, and between the railway and the Tay on the other, and included two farms and numerous cottages, as well as the present estate.



## Description

Baldarroch is a superb residential estate extending to about 136 acres including a beat of salmon fishing of the River Tay forming its northern boundary.

Situated in a private, yet accessible part of Perthshire, the very attractive Scots Baronial House sits at the heart of the estate surrounded by extensive formal gardens and flanked by mixed mature woodland. The estate includes a 3-bedroom Coach House flat and a 2-bedroom Gate Lodge. There are various traditional outbuildings including a garage, workshop, stores and stables. The orangery in the middle of the gardens is a wonderful building and a real feature of the estate. It is excellent for entertaining but could be converted to provide additional accommodation subject to obtaining the necessary planning consent (s).

The land holding at Baldarroch has great diversity from arable, pasture and heath ground surrounded by mixed mature woodland and river frontage.

The land consists of 11.27 acres arable, 10.02 acres pasture, 58.81 acres mixed woodland, 26.61 acres heath and 29.68 acres tracks/buildings/river/miscellaneous ground.

For a property of this size Baldarroch offers plenty of sporting including salmon fishing on the Tay, Roe and Fallow deer stalking and a small pheasant shoot.

The houses, buildings and gardens have been well maintained by the current owners.

## Baldarroch House

The house is accessed via a private tree lined driveway and terminates in a gravel sweep to the front of the house. Understood to have been built around 1890, Baldarroch House is a lovely example of a Scots Baronial style family home.

Internally, the house is well laid out for modern day living, with various sections which can be closed or opened up as required. There are three main staircases serving the central section and the two wings of the house.





Facing southeast and constructed of harled stone beneath a pitched slate roof and benefitting from oil-fired central heating, the accommodation is laid out over two storeys as follows:

**Ground Floor:** entrance hall, hall, dining room (with open fireplace), office/music room, gun room with W.C, sitting room (with open fireplace), dining room (with open fireplace), study, wine store, W.C, billiard room (jetmaster fire), drawing room (with open fireplace), playroom, kitchen (with aga) with dining and sitting area (with wood burner), larder, office, laundry, workshop, W.C, boiler room and boot/rod room.

Access to first floor via three staircases.

**First Floor:** landing, master suite with two dressing rooms and bathroom with separate shower, bedroom with en-suite shower room, two bedrooms with en-suite bathrooms, four further bedrooms, games room, W.C, family bathroom, shower room, linen store and 3-bedroom flat with kitchen and bathroom and access to a large floored attic.

Internally, the house is filled with plenty of natural light from the tall sash-and-case windows and large skylights situated in the passageways and stairwells. Of particular note is the large live-in kitchen served by a 5-door aga with dining and sitting area with wood burner and French doors leading out to a sheltered terrace. The reception rooms are spacious with cornicing and mixture of open fireplaces and wood burning stoves.



Baldarroch House has some lovely external features including the overhanging eaves, multiplicity of gables each topped by a finial and framed by wide fascia boards. There are also two attractive turrets crowned by tall spires.

### **Gardens Policies**

The gardens at Baldarroch are a main attraction. Situated to the east of the house, there is a substantial partly walled garden centred round a large orangery. It is mostly laid to lawn with planting beds surrounded by miniature box hedging. Doors lead out of the kitchen to a sheltered terrace which faces southeast across the main lawn.

A gravel path from the house then descends through rhododendrons to a lower lawn which is sheltered by a tall beech hedge to the north. There are amazing displays of azaleas, rhododendron and wild cherry blossom around the lawns during the months of May and June. There is an attractive pond edged in stone.

On one of the many woodland walks that Baldarroch offers, there is a tennis court with a small summer house.







## Gate Lodge

The traditional Gate Lodge is situated at the entrance driveway and is constructed of stone beneath a pitched slate roof. The accommodation is as follows:

sitting room, kitchen, two bedrooms and bathroom.

There is an enclosed garden with additional parking.

The cottage is let but will be available for vacant possession at the date of entry.

## Coach House Flat

Situated within the former coach house building to the north of the main house, the Coach House flat benefits from gas-fired central heating and has accommodation over the ground floor as follows:

sitting room, kitchen, three bedrooms and bathroom.

There is a front enclosed garden. The flat is let on a Service Occupancy basis to the current gardener and housekeeper.

## Plot

Immediately adjacent to the Gate Lodge is the site of the former East and West Cottages. There is lapsed planning consent (ref no: 09/02203/FLL) to build a new lodge with a separate entrance onto the main road. Subject to reactivating the planning consent, there is an opportunity to build an additional house.

Further details can be requested from the selling agents.



## Outbuildings

Situated to the northwest of the main house and accessed via a fork of the main driveway, there is a traditional former Coach House of stone and slate construction which consists of the following:

- Central quadrangle (fully roofed)
- Stables with three stalls
- Store/Plant room
- Large garage
- Flat
- Game larder
- Large workshop
- W.C
- Flat

Adjacent to the Coach House there are numerous log stores. In addition at the back of the house, there is a former byre used for storage.

Nestled within the woodland policies to the northeast of the Coach House is the former Gas House building. It is constructed of brick beneath a corrugated roof. Subject to obtaining the necessary planning consent, it could be converted into a separate cottage.

## Orangery

Situated at the northern end of the walled garden, there is a greenhouse and a large Orangery. The Orangery is constructed of stone beneath a pitched slate roof and has been used by the current owners for hosting exhibitions, dinner parties, weddings, furniture sales, private piano recitals, shoot lunches and craft sales. With oil-fired central heating the accommodation includes:

Open plan reception room, kitchen (with aga), study/lunch room, lavatory, shower room and boiler room.

A copy of the floor plan for the Orangery can be provided by the selling agents.



## Land

The land at Baldarroch extends to 136.39 acres in total and consists of 11.27 acres arable, 10.02 acres pasture, 58.81 acres mixed woodland, 26.61 acres heath and 29.68 acres buildings/gardens/river/miscellaneous ground.

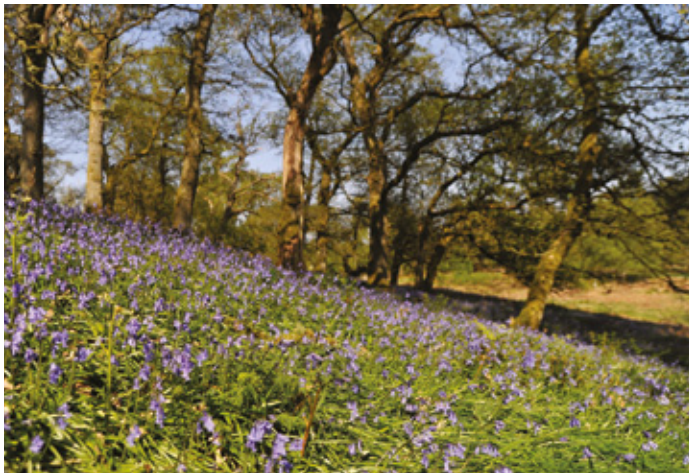
There are three pony paddocks and an arable field which is currently sown in spring barley. The heath ground is situated immediately east of the gardens and is interspersed with woodland providing an ideal habitat for wildlife.



A wide landscape view of a woodland area. In the foreground, there is a grassy field with a dirt path leading through it. The middle ground is dominated by a dense forest of tall, mature trees, including deciduous and coniferous species. In the background, a river flows through a valley, surrounded by rolling hills and a clear blue sky.

## Woodland

The woodland policies at Baldarroch are particularly striking. They consist of a diverse range of mature deciduous and coniferous species including some fine oak, beech, larch, Scots pine and other conifers. Closer to the river, the floors of the oak woodland are carpeted in bluebells in the Spring. These policies offer lovely woodland walks with plenty of wildlife on offer including red squirrels, deer and the opportunity of spotting an otter down by the river.



## Sporting

The estate offers a range of sporting opportunities including:

### Salmon Fishing – The Baldarroch Beat

A hardcore track gives vehicular access to the fishing at the northern boundary. The estate has  $\frac{3}{4}$  mile of single (right) bank salmon fishing on the lower reaches of the middle Tay. Its neighbouring beats both upstream (Murthly and Glendelvine) and downstream (Kercock) are some of the most prolific beats on the middle Tay system. The current and previous owners have kept the fishing predominantly for private use and therefore have been lightly fished over the years with incomplete fishing records. Historic records for the beat do exist with a 5-year average of 60 salmon in 1974 and an average of 38 salmon in 1990. In 2015 11 salmon were caught.

The beat can be fished at most water heights by either boat, wading (in the summer) or the bank. There are five named pools (The Salt Hole, Hanging Tree and Bedsteads) with three accessed via a cut path along the riverbank. In low summer water, the stone croys provide good access into the water. Further down, the Green Bank provides some excellent fly water with lies close to the bank behind some large boulders. The deep Darroch pool lies at the top of the lower part of the beat which can be waded at normal water height.

There is a right of vehicular access to drive along the riverbank to get access to the bottom of the beat (shown as A-B on the enclosed sale plan).

The four rod beat is served by a comfortable timber fishing hut. Three rods of the beat are let to a syndicate for £2,200 per annum. The retained estate rod is let on a daily basis through the 'fishpal' website providing additional revenue.

During the low water of the summer months, the beat also offers some great brown trout fishing.



## Pheasant Shoot

The mixture of terrain at Baldarroch allow for a small fun pheasant shoot. With three main drives, the current owners typically have three shoots each year with bags of up to 30-40.

## Stalking

The mixed woodland policies provide the opportunities for some exciting stalking. Both roe and fallow deer are to be found on the estate. Whilst the stalking is not commercially let, the owners in the past have shot up to 12 deer per annum.

## Other Sport

The river setting also offers opportunities for wild fowling as well as rough shooting through the heath, rhododendrons and woodland for plenty of woodcock.

## Residential Schedule

Property	Occupancy	Services	Council Tax/ Rating	EPC Rating
Baldarroch House	Owner occupied	Oil-fired central heating, mains water supply and private drainage.	H	F
Gate Lodge	Let	Oil-fired central heating, mains water supply and private drainage.	C	F
Coach House Flat	Service Occupancy	Gas-fired central heating, mains water supply and private drainage.	A	F
Fishing Hut	-	-	£98	-
Orangery	-	Oil-fired central heating, mains water supply and private drainage.	-	-

## Directions

From Perth travel north on the A9 signposted for Inverness. Take the turning on the right signposted for Stanley. Continue through Luncarty and Stanley onto Murthly. At Murthly take the first turning to the right, opposite the Church, and signposted to Kinclaven. Follow the road over a level crossing and continue past the houses on the left hand side. The gated entrance to Baldarroch is marked by a sign on your left, shortly before a left hand bend. Continue past the Gate Lodge down the drive to Baldarroch House.

## Designations

The Baldarroch beat of fishings is designated under the River Tay Special Site of Scientific Interest (SSSI).

## Travel Arrangements

### Airports

Edinburgh Tel 0844 448 8833  
Dundee Tel 01382 662200

### Railway Stations

Edinburgh, Perth and Dunkeld

### General Rail Information

Tel 08457 48 49 50  
[www.nationalrail.co.uk/stations](http://www.nationalrail.co.uk/stations)

### Car Hire

Avis Tel 0990 900500  
Europcar Tel 08457 222525

## Solicitors

Maclay Murray & Spens LLP  
1 George Square, Glasgow, G2 1AL  
Tel: 0330 222 0050  
Email: [laura.edgar@mms.co.uk](mailto:laura.edgar@mms.co.uk)

## Local Authority

Perth & Kinross Council, Pullar House, Kinnoull Street  
Perth PH1 5GD  
Tel: 01738 475000

## Fishing Authority

Tay District Salmon Fisheries Board, Site 6, Cromwellpark,  
Almondbank, Perth, PH1 3LW  
Tel: 01738 583733

## Entry

Entry is available by arrangement with the seller.

## Sporting Rights

The sporting rights are in-hand.

## Timber and Minerals

All standing and fallen timber and the mineral rights are included in the sale insofar as they are owned.

## Household Contents

The fitted carpets and Billiard table are included in the sale. Certain items of furniture could be made available to a purchaser at a separate and additional price.

## Rights of Access and Title Conditions

- There is a core path which passes through part of the northern end of the property.
- The purchaser will have a right of vehicular access over the section of track marked A-B on the enclosed sale plan for accessing the salmon fishing.

## Health and Safety

Given the hazards of an estate we ask you to be as vigilant as possible when making your inspections, for your own personal safety.

## 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.



# Baldarroch House Murthly, Perthshire PH1 4EZ

Approximate Gross Internal Floor Area  
Ground Floor 436.01 sq. m. (4693.17 sq.ft.)  
First Floor 389.39 sq.m. (4191.35 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



## 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.

## 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.

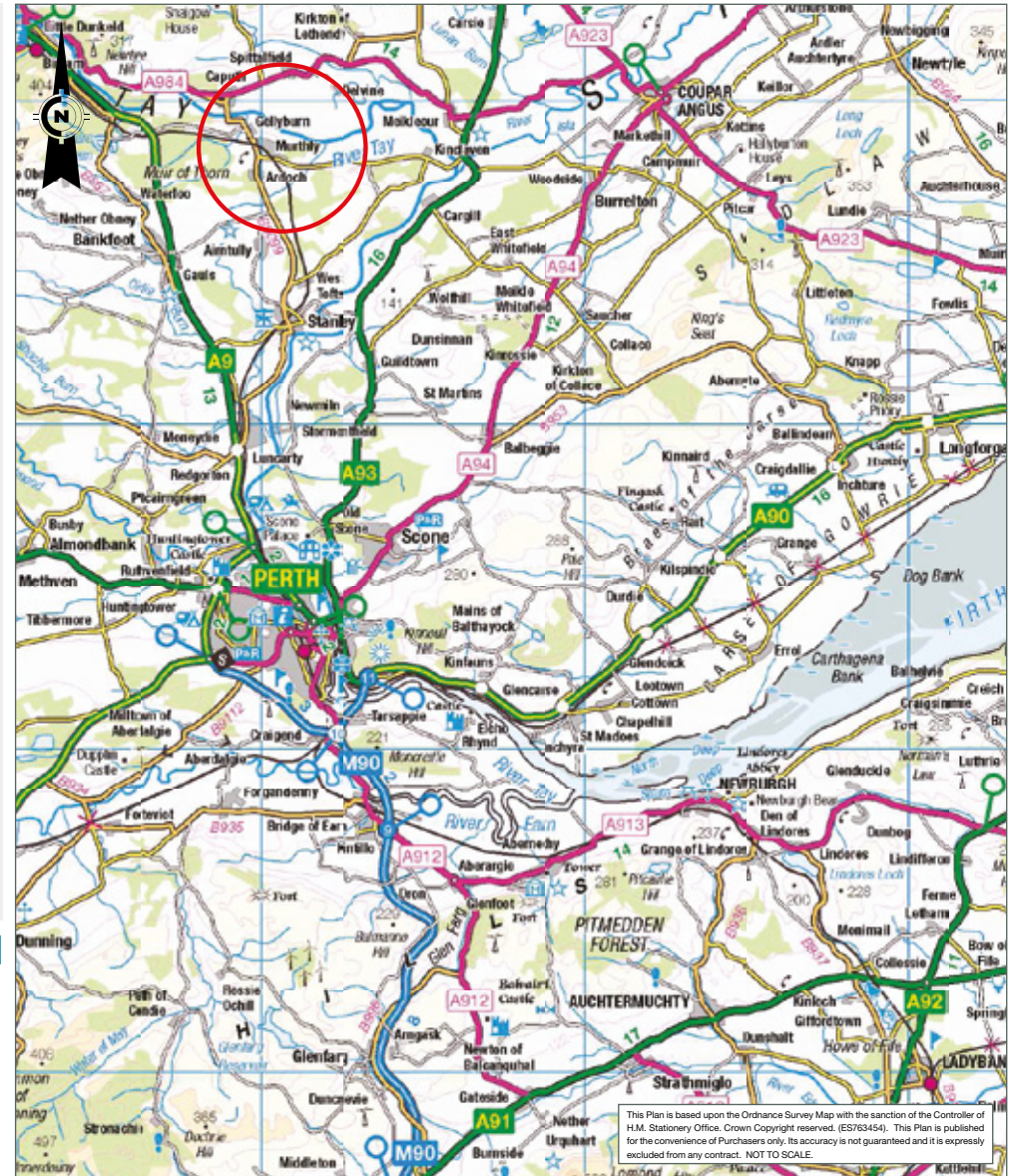
## Conditions of Sale

### 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.



Baldarroch House – Energy Efficiency Rating		Baldarroch Lodge – Energy Efficiency Rating		Stables Flat – Energy Efficiency Rating	
Current	Potential	Current	Potential	Current	Potential

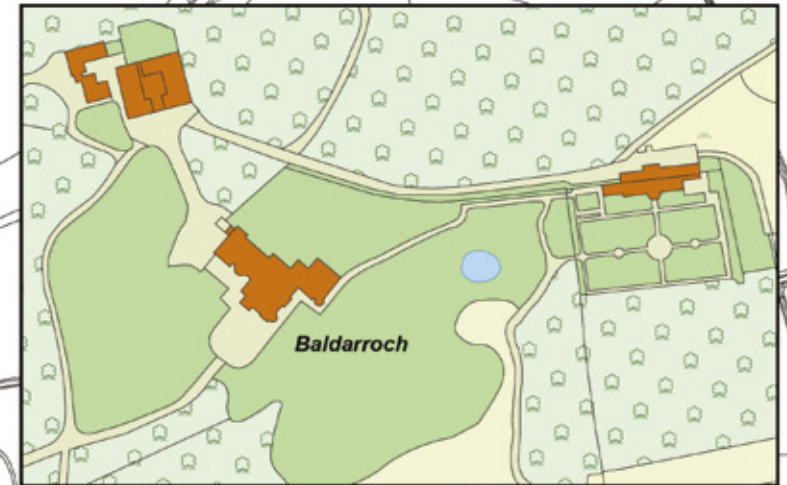
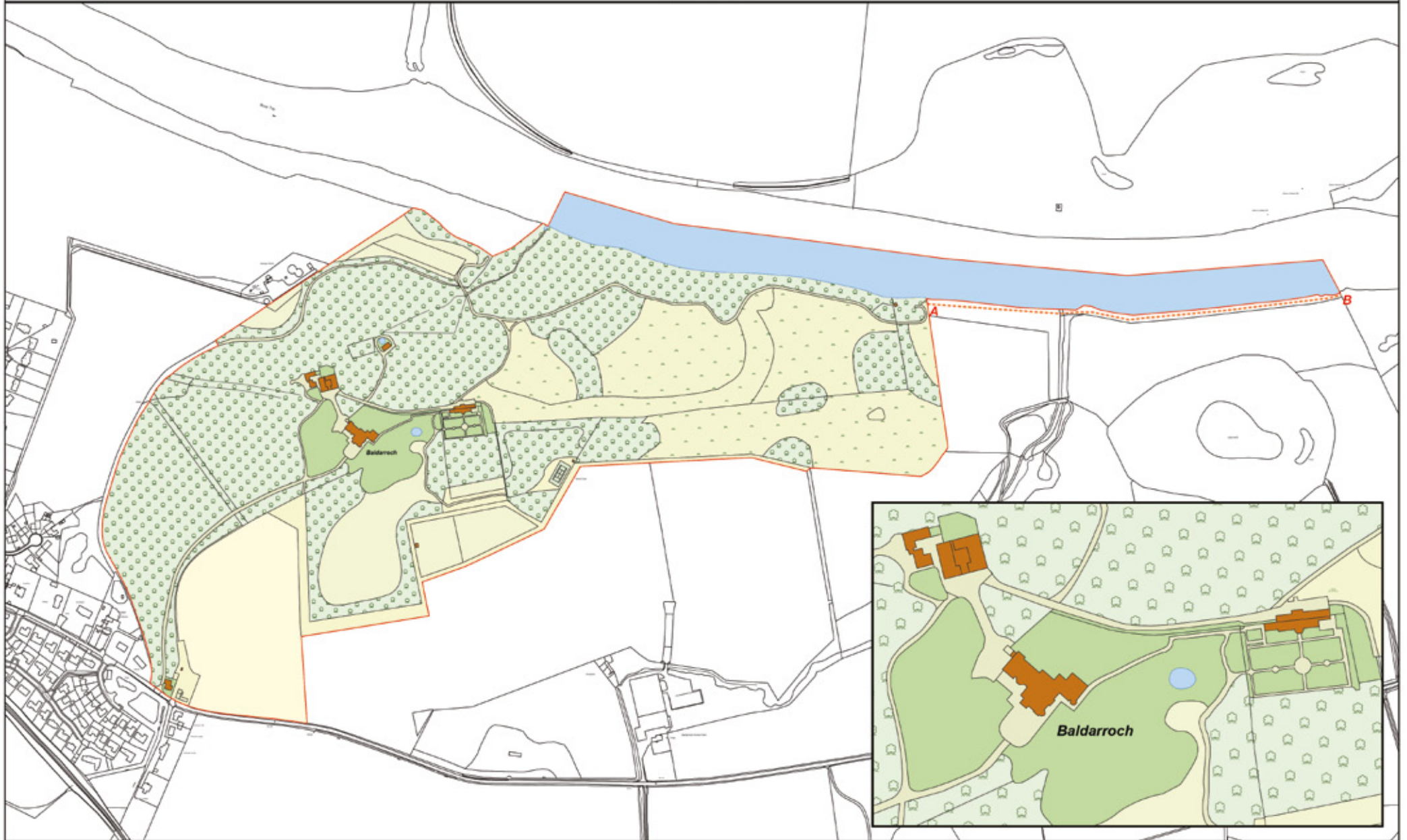


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# Baldarroch



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Land Use:	
	Field
	Arable
	Game Cover
	Woodland
	Scrub
	Verge / Mac
	Water
	Orchard
	Heathland
	Hedge / Stables
	Building / Residential
	Building / Structure (Agricultural)
	Gardens
	Road / Track

Note: If both a building type and an unknown - assumed pasture & residential



Date: 20/05/16  
 Drawn By: CWMM  
 Scale: 1:5000 @ A3  
 Title: Baldarroch

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