



John Clegg & Co
CHARTERED SURVEYORS & FORESTRY AGENTS

CLOAN
AUCHTERARDER, PERTHSHIRE



CLOAN

Auchterarder, Perthshire

Auchterarder 1 mile, Gleneagles Hotel 4 miles, Perth 14 miles, Edinburgh 46 miles (All distances are approximate).

A lovely Residential Estate extending to about 56 acres with a fairy-tale Castle, exceptional gardens, secondary houses, woods and parkland.

Accommodation

Clean House: Five Reception Rooms, Kitchen, Domestic Offices, Master Bedroom with en-suite Bathroom.

Six further Bedrooms, two Bathrooms and a Shower Room.

Self-Contained, two-Bedroom Housekeeper's Flat.

Caretaker's Annexe with three Bedrooms.

Exterior: Stunning Walled Garden and Policies, traditional Courtyard of Outbuildings including the Coach House.

Garden Cottage, Woodland, Grass Parks and Lochan.

About 55.76 acres (22.57 hectares)

For sale as a whole or in three lots.

Joint Selling Agents



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Edinburgh, EH3 6DH
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Email: mail@rettie.co.uk

John Clegg & Co
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SITUATION

Cloan occupies an elevated position to the south of Auchterarder in rural Perthshire with extensive views over the Grampian Mountains to the west and the Cairngorms to the north. The property occupies a private, yet highly accessible, location with good communication links to Scotland's major cities.

Auchterarder is a small town with an attractive mix of local shops, restaurants and a supermarket as well as Primary and Secondary schooling set in a Community Campus. A more extensive range of shopping and leisure facilities are available in both Perth and Stirling while Edinburgh and Glasgow city centres are about an hour's drive outwith the rush hour. The district is noted for its wide selection of private schools including Glenalmond, Strathallan, Kilgraston, Ardvreck, Craigclowan, Morrisons Academy and Dollar Academy.

To the west of Auchterarder lies the Gleneagles Hotel Complex, home to the 2014 Ryder Cup. Gleneagles is regarded as one of the world's leading Resort Hotels and its Golf Courses and leisure facilities are known throughout the world. In addition to the PGA Centenary Course, designed by Jack Nicklaus, there is also the King's and Queen's Courses and a 9-hole par 3 Course. Gleneagles is not just about golf as the 850 acre complex offers a world class Spa Leisure Club, fishing, shooting and gun dog schools, falconry and off road driving. In addition there is an Equestrian Centre on a 50 acre site. The Hotel is also home to Andrew Fairlie's famed two-star Michelin Restaurant.

The communication links are excellent with the A9 providing dual carriageway to Perth and Stirling. From Perth and Stirling the motorway network of central Scotland connects to Edinburgh and Glasgow and their International Airports within the hour. There are also scheduled flights from Dundee Airport to London City Airport and Railway Stations at Gleneagles, Perth and Stirling.

Perthshire is renowned for the quality and character of its Estates which offer a wide range of sporting opportunities including deer stalking, grouse and pheasant shooting and rough shooting, salmon and trout fishing, all of which can be rented.

For the outdoor enthusiast winter skiing is available at a selection of resorts including Glenshee. Aviemore and Glencoe are also within reach. There is a wide range of walks, mountain bike tracks and bridle paths throughout the beautiful hills and countryside of Perthshire.

HISTORY

Cloan has an intriguing history having been acquired by the Haldane family in 1852 when Robert Haldane bought the property from the Brough Family. It has passed through four generations of the family, all of whom have left their mark on the property. The original Cloan House was a traditional two storey property believed to date from the 1700s or even earlier. The property was substantially added to by the current owner's Great Grandfather, circa 1865 when the architect, Andrew Heiton, was commissioned to redesign the house. The alterations included the addition of the second, third and fourth floors to the southwest of the original building, creating beautiful public rooms and adding a Tower housing the spiral staircase. In 1905 Harry Ramsay Taylor designed a further extension of the accommodation with the addition of a third and fourth storey above the East Wing.

Viscount Haldane was the owner of Cloan in the early 20th Century during which time he was Secretary of State for War, Lord Chancellor and a member of the first Labour Government of 1924. As a result a host of renowned historical figures visited Cloan during his term including Herbert Asquith, Ramsay Macdonald, Field Marshal Douglas (Earl) Haig, Randall Davidson (the Archbishop of Canterbury), Albert Einstein, John Buchan, James Barrie, Lord Baden-Powell, Andrew Carnegie and the Earl of Home to



name but a few. Many, such as the Maharajah of Sikkim who planted a tree adjacent to the drive to commemorate his visit, left their mark on Cloan but perhaps none more than JM Barrie, the author of Peter Pan. Whilst staying at Cloan in 1925 JM Barrie had a wager with the then Archbishop of Canterbury that he could flick a stamp on to the ceiling of the Drawing Room. JM Barrie won the wager and the stamp on the ceiling can still be seen today.

Further details of the many visitors to Cloan over the years are available from the selling agents.

DESCRIPTION

Cloan is an exceptional property which has developed over the years to create a grand but welcoming family home. The property extends to about 55.76 acres of mature policies, gardens, woods and parkland which create an appropriate setting for the house.

Cloan is approached by a tarmacadam drive which leads across a cattle grid, flanked by stone gate pillars with a timber gate to a hedge and tree lined drive which curves up to a gravel sweep in front of the house and beyond to a traditional courtyard of buildings and a side entrance.

Lot 1: Cloan House and Gardens – About 7.54 acres (3.05 hectares)

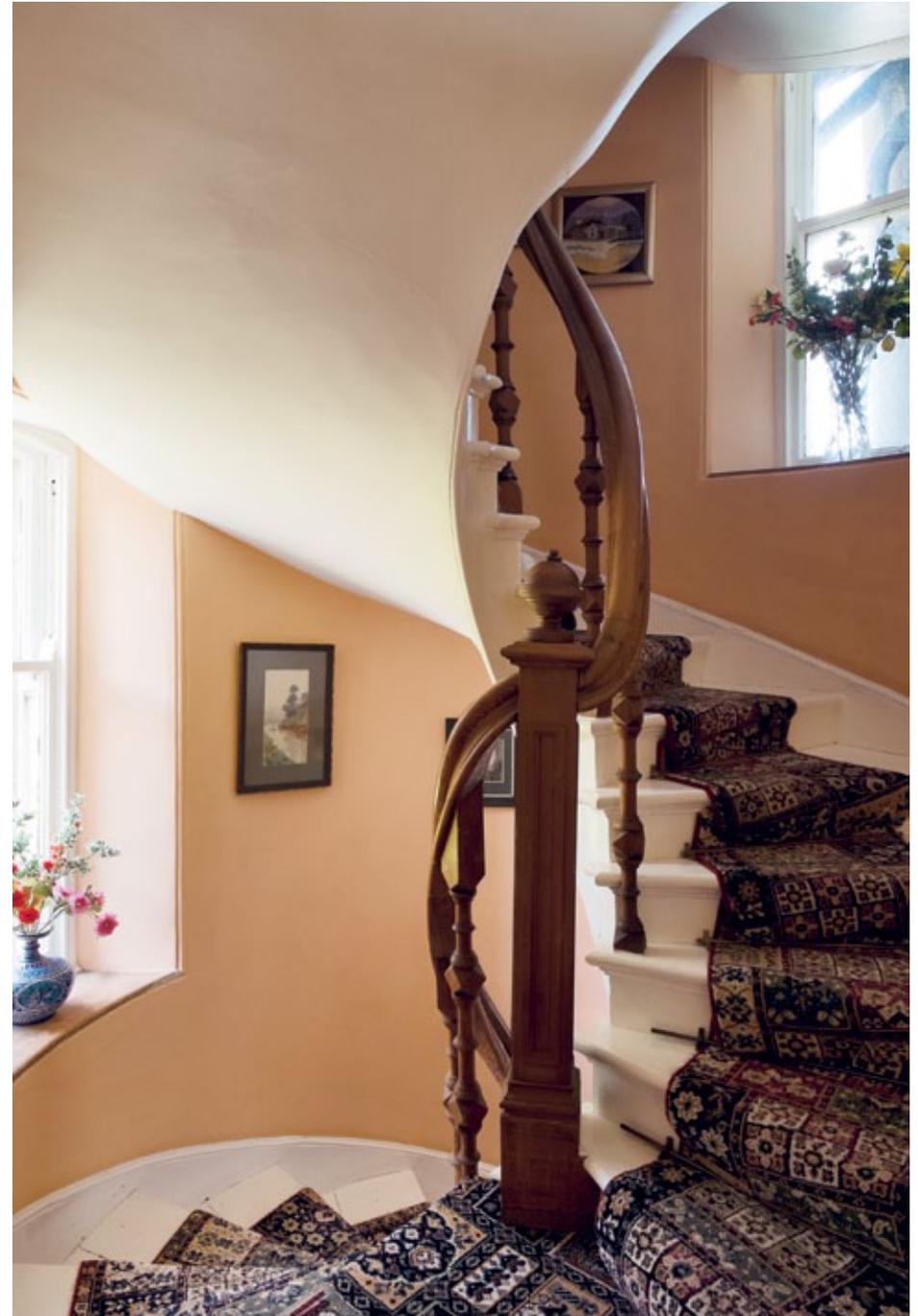
Cloan House is a fairy-tale like property of harled stone construction with ashlar dressings beneath a slate roof. The house features a stone, four storey tower, pepper pot turrets and steeply pitched roofs topped by decorative wrought iron balustrades. The house has a wealth of period detailing including decorative plasterwork ceilings, large bay windows, open timber and marble fireplaces, brass door furniture, hardwood floors, working shutters and a beautiful oak panelled study.

Ground Floor

Vestibule – Double doors open to a large vestibule with a tiled marble floor and double doors to:

Entrance Hall – Panelled walls and ceiling, corner fireplace with a large oak fireplace featuring a mirrored over mantel.

Drawing Room – A magnificent room with two large low level windows, a marble fireplace and a decorative plasterwork ceiling.





Dining Room – An elegant room with a large bay window and vaulted ceiling with heavy detailed cornicing and plasterwork reliefs depicting the Haldane Family Crest in four corners. Black marble fireplace.

Inner Hall – Door to garden.

Separate WC.

Library – Floor to ceiling window, fireplace with wood burning stove, panelled plasterwork ceiling.

Breakfasting Kitchen – Fitted floor and wall mounted units. Electric Aga and companion. Breakfasting area.

Utility Room – Built in cupboards and door to rear courtyard.

Boot Room – Built in dresser and door to rear courtyard.

Separate WC.

Upper Floors

The first, second and third floors of Cloan House are accessed by one of two staircases. A timber staircase rises from an inner hall adjacent to the kitchen and a spiral staircase in the tower rises all the way to the fourth floor secondary rooms.

First Floor

Master Bedroom – A spacious room running the full width of the house with a distinct seating area featuring an arched recessed fireplace.

En-suite Bathroom – Bath, wash hand basin and WC.

Bedroom 2 – Large room (the full width of the house) with a built-in cupboard. Currently used as a sewing room.

Second Floor

A landing with two short flights of stairs and two linen cupboard connects the two staircases and opens to:

Bedroom 3 – Wash hand basin and fireplace with decorative cast iron surround and timber mantel.

Bedroom 4 – Wash hand basin and decorative fireplace with cast iron surround.

Bathroom – Dado panelled room with bath, wash hand basin and WC.

Separate WC.

Bedroom 5 – Wash hand basin.

Bedroom 6 – Low level bay window and marble fireplace. Wash hand basin and press cupboard.

Shower Room

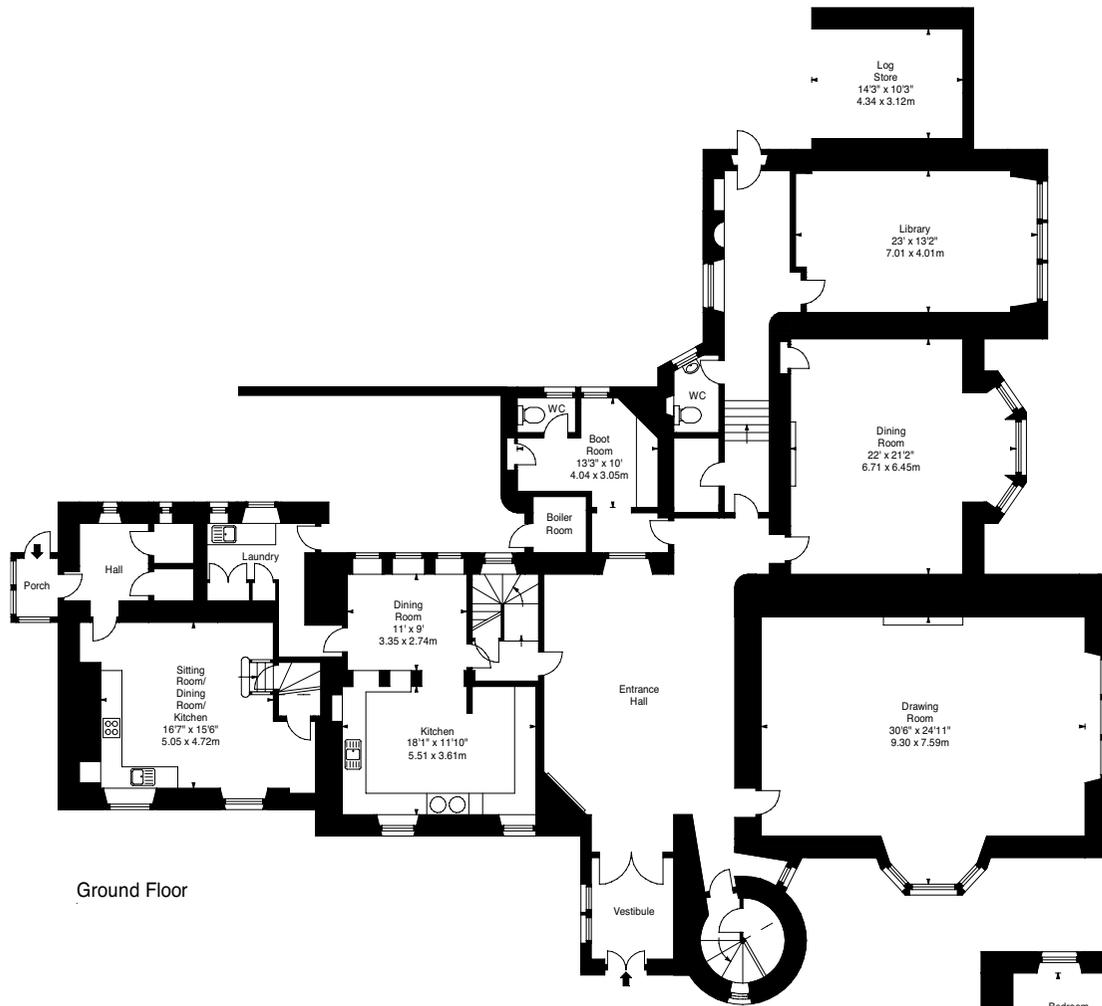
Bathroom – Bath and WC.

Study – A stunning room with built in oak bookcases with cupboards below. Carved oak fireplace with red tile surround and press cupboard.

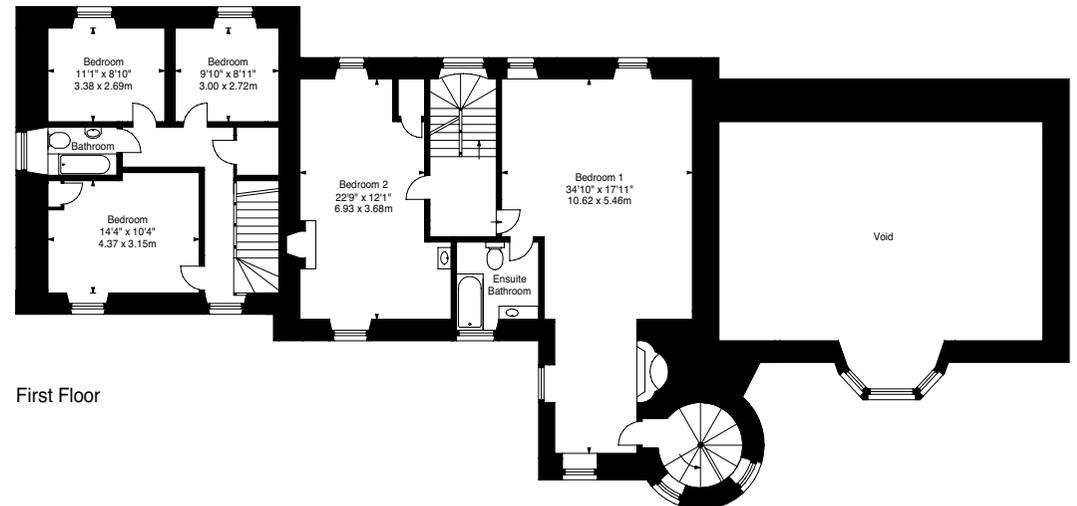
Bedroom 7 – Wash hand basin and decorative fireplace with cast iron surround.



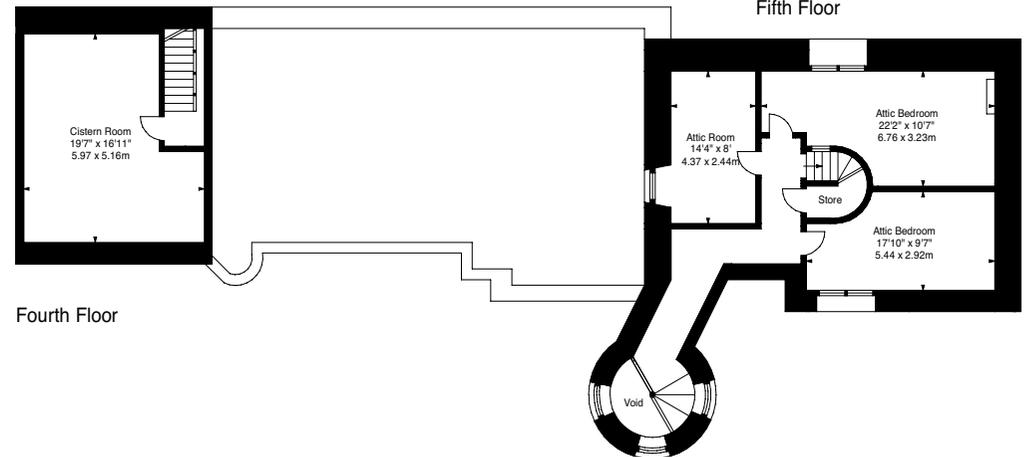
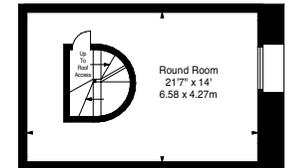
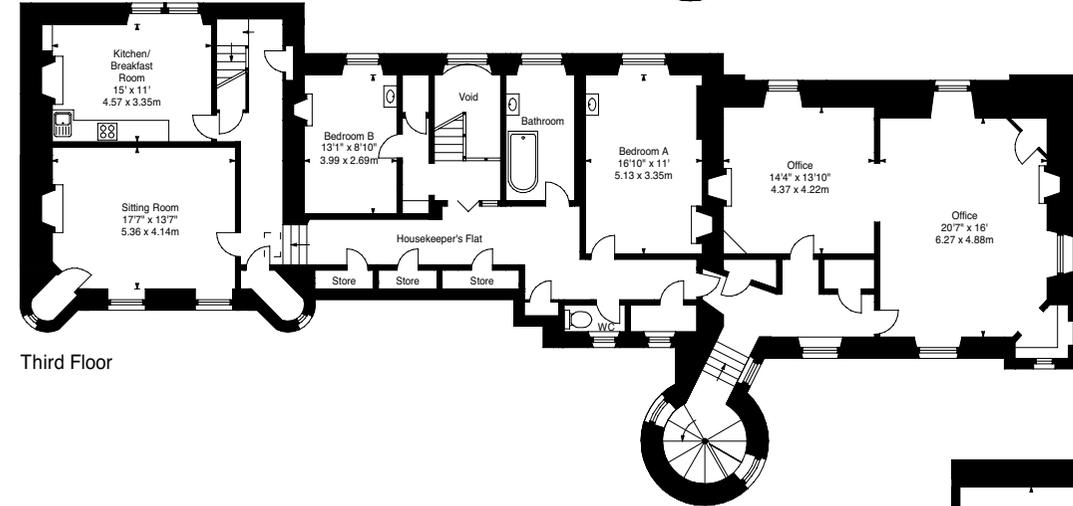
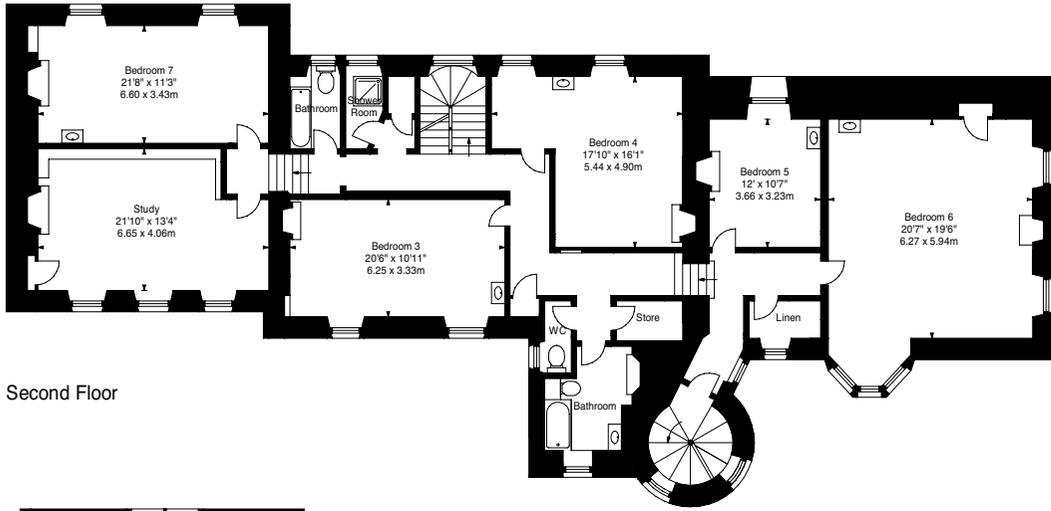
**Cloan
Auchterarder, PH3 1PP**
Approx. Gross Internal Area
11701 Sq Ft - 1087.02 Sq M
(Including Log Store)
For identification only. Not to scale.
© Square Foot Media 2013



Ground Floor



First Floor



Third Floor

The third floor is currently utilised as a Housekeeper's Flat and Offices but depending on owner's requirement could be adapted to provide further bedrooms.

The spiral staircase rises to a landing with two cupboards which opens to the flat and:

Office 1 – A large, triple aspect room with a white marble fireplace open to:

Office 2 – Painted timber fireplace.

The Housekeeper's flat can be accessed by either staircase and has an enclosed inner hall with numerous cupboard leading to:

Sitting Room – Open fireplace and built-in cupboard.

Kitchen – Fitted floor and wall units with sink and electric cooker.

Bedroom A – Fireplace and wash hand basin.

Separate WC

Bathroom – Bath and wash hand basin.

Bedroom B – Fireplace and wash hand basin.

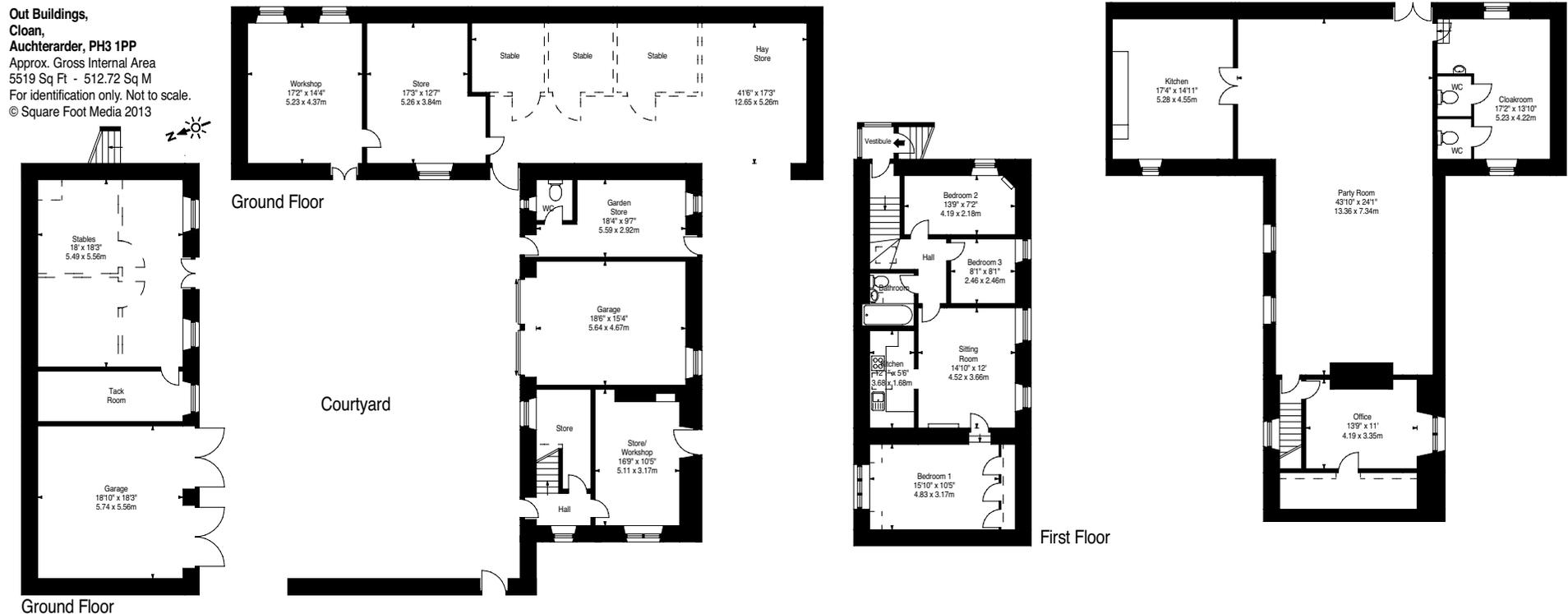
From the hallway of the Housekeeper's Flat a timber staircase rises to the Cistern Room/Loft.

Fourth Floor

The spiral staircase continues to the fourth floor where there are three attic bedrooms and a timber staircase to the Round Room from which the roof can be accessed.

Caretaker's Annexe

The Caretaker's Annexe has been created out of the ground and first floors at the northern end of the house but could if required be incorporated back into the house. The Annexe has its own entrance via a porch on the northern gable of the house which



opens into a hall leading to a sitting room/kitchen with a staircase leading to a landing with doors to three bedrooms and a bathroom.

Outbuildings

To the east of Cloan lies an attractive courtyard of traditional stone and slate outbuildings. The buildings are as shown on the floor plans and include:

North Wing

Ground Floor – Double Garage, Tack Room and Stables with two loose boxes.

First Floor – The Coach House comprising hall, sitting room, kitchen, three bedrooms and a bathroom.

East Wing

Ground Floor – Workshop, Store, Stabling with three loose boxes and a hay store.

South Wing

Ground Floor – Garden Store, WC, Garage, Apple Larder and large Store room.

First Floor – Office, large party room with adjacent Kitchen and Cloakroom with two separate WCs and a wash hand basin.

It is considered that subject to obtaining the relevant permission the courtyard could be further developed for a variety of uses including offices and secondary accommodation.

GARDENS AND GROUNDS

The gardens and grounds are an outstanding feature of Cloan and are linked to the history of Cloan and the people who have lived at the house. The current owners have written a short history of the gardens which is available from the selling agents. The drive to Cloan House rises through grass verges planted with spring bulbs and flanked by hedging to a gravel sweep in front of the house where a lawn is flanked by hedges and mature trees. To the southeast and southwest of the house lawns feature a fountain and a variety of very old specimen trees including lime, oak, beech, copper beech, a dramatically tall Norwegian spruce and Scots pine. There are also magnolia, camellia and a profusion of specimen rhododendron bushes.

The lawns lead on to the south of the Walled Garden where an orchard includes apple and plum trees and then leads on to further lawns enclosed by topiary yew hedges, flanked by Scots pine trees. To the south of the topiary a rhododendron tunnel leads down to the Victorian water garden which includes a renovated Summer House overlooking the Cloan Burn.



The Walled Garden is a stunning peaceful oasis created circa 1860 and is approached by a series of wrought iron gates. The garden is centred around an attractive raised circular pond with a central fountain from which stone steps and grass paths radiate out to corners of the garden where there are a series of herbaceous and shrub borders designed so that throughout the year something will be in flower. On either side of steps leading up to the fountain autumn shrub borders provide colour from September to November. There is a lean-to greenhouse on the northern wall.

To the north of the Walled Garden further lawns bordered by hedging and mature trees lead to a range of garden stores and former piggeries.

WOODLAND

To the south of the gardens a steep bank of woodland featuring a variety of specimen trees including Scots pine, Douglas, Silver and Noble Fir, Oak and Beech provides shelter to the house and gardens. The woodland provides a haven for wildlife and a number of vantage points to sit and enjoy the view.

Lot 2: Cloan Woods and Parkland – About 46.69 acres (18.90 hectares)

The Cloan parks are overlooked from the house and comprise grass fields some of which could be cropped, woodland, a small Lochan and a former Fish Farm. The land can be accessed by a number of gates adjoining the minor country road. The principal access crosses a cattle grid which leads to a tarmac road.

The land forming Lot 2 can be broken down into the following acreages:

- Grassland 32.27 acres (13.06 hectares)
- Woodland 12.39 acres (5.01 hectares)
- Lochan/Miscellaneous 2.03 acres (0.83 hectares)

In the field directly below Cloan House there is a roundel of trees at the front of which is a circular thick walled ice house. Behind the ice house is an outcrop of rock which bears the ancient Gaelic name, 'Creag Bannochy' which means Rock of the Preacher. It is thought that as far back as the 12th Century Christianity was preached from this spot.

At the northern end of the policies is a Lochan extending to about 0.85 acres which is a haven for wildlife. Beyond the Lochan is the site of a former fish farm featuring an extensive range of open fronted pole barn buildings.

The woodland is a mixture of deciduous and coniferous plantations. A feature of the policy fields is the Terrace Walk which splits the fields northeast to southwest, the Walk features three ancient larch trees believed to have been grown from seed imported by the Duke of Atholl in 1737. The Walk includes lime, sycamore, copper beech and hornbeam trees and is a sheltered peaceful walk with a lovely outlook over the fields.

Lot 3: Garden Cottage – About 1.53 Acres (0.62 hectares)

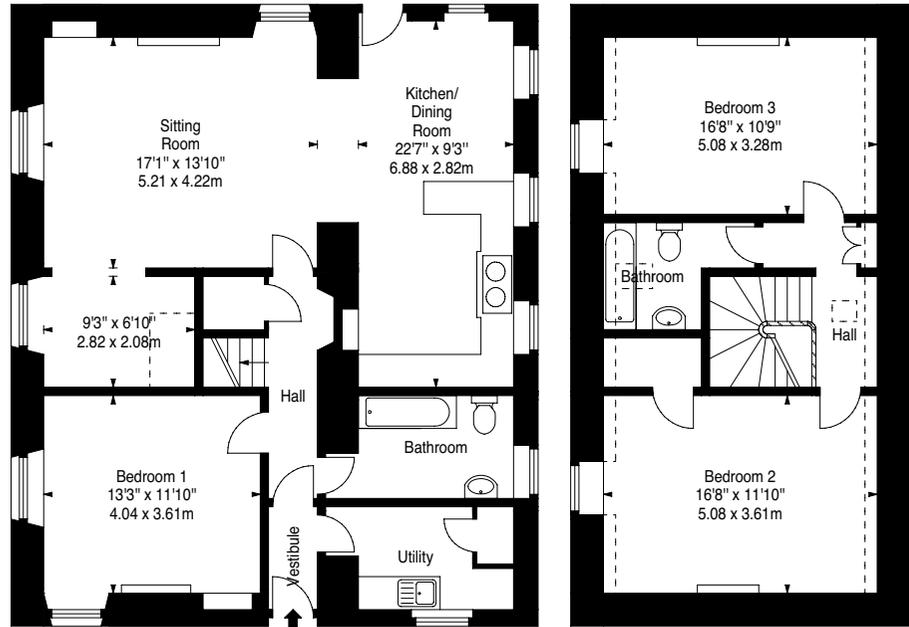
The Garden Cottage is a wonderfully situated property being approached via a private drive leading through a large wooden gate from a minor public road. The drive terminates at a sweep to the side of the house.

The Cottage is of painted harled stone construction with a block built extension circa 1975 beneath a slate roof. The spacious and well laid out centrally heated accommodation is approached through a Scots pine door which opens to a hall with doors to:



**The Garden Cottage,
Cloan,
Auchterarder, PH3 1PP**

Approx. Gross Internal Area
1580 Sq Ft - 146.78 Sq M
For identification only. Not to scale.
© Square Foot Media 2013



Ground Floor

First Floor

Sitting Room – Dual aspect 'L' shaped room with an open fireplace, open to:

Kitchen – Fitted floor and wall mounted units.

Utility Room – Fitted sink unit and Worcester oil-fired boiler.

Bedroom 1 – Fireplace

Bathroom – Bath WC and wash hand basin.

From the hall a staircase rises to a small landing with doors to:

Bedroom 2 – Fireplace and built in cupboard.

Bathroom – Bath, WC and wash hand basin.

Bedroom 3 – Fireplace.

Gardens

The cottage backs on to the Walled Garden of Cloan House and is enclosed on three sides by gardens principally laid to lawn enclosed by hedging. An unusual feature of the cottage is a magnificent wild meadow/ Arboretum to the southwest which covers circa one acre. The garden was created in 1995 and is sown in a special wild flower mix featuring a variety of grasses into which have been planted over 60 different varieties of trees and shrubs derived from native species. The trees are surrounded by the wild meadow into which a series of grass paths are mown. The garden is partially enclosed by beech hedging and features a number of unusual species including a rare Camperdown Elm. A full list of the trees planted is available from the selling agents.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the joint selling agents:

Rettie & Co

0131 220 4160

John Clegg & Co

0131 229 8800

Directions

Leave the A9 at the Gleneagles junction and head south on the A823. Continue on this road for about half a mile and take the slip road signposted Duchally on the left. Continue on this road for about 2.5 miles and turn right, signposted Coulshill. Continue on this road for about 0.4 miles and the entrance gates to Cloan are on the right.

Fixtures and Fittings

The fitted carpets in Cloan House are included in the sale. Certain curtains, light fittings, items of furniture, pictures and mirrors are available by separate negotiation. The garden statuary and furniture is specifically excluded but certain items are available by separate negotiation.

Lotted Sale

If the property is sold in Lots then all necessary Rights of Access and Servitudes will be given to the purchaser of each lot. It will be the mutual responsibility of the purchasers of neighbouring lots to erect appropriate boundary fences where they do not exist.

Exclusions

The sellers will remove the red sheeted cattle shed in the field opposite Cloan courtyard prior to the sale completing.





Local Authority

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

Council Tax Banding

Cloan House	Band H
The Coach House	Band B
Garden Cottage	Band E

EPC Rating

Cloan House	Band F
The Coach House	Band E
Garden Cottage	Band E

Services

Mains electricity. Private water and drainage.

Listed Buildings

Cloan is listed Category B as a building of architectural and historic interest.

Solicitors

Stronachs LLP
34 Albyn Place
Aberdeen
AB10 1FW
Tel: 01224 845 845
www.stronachs.com

Offers

Offers should be submitted in Scottish Legal Form to the joint selling agents Rettie & Co at 11 Weemyss 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.

Internet Websites

This property and other properties offered by Rettie & Co and John Clegg and Co can be viewed on their websites at www.rettie.co.uk and www.johnclegg.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.primelocation.com, www.zoopla.com, www.s1homes.com and www.thelondonoffice.co.uk

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.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co and John Clegg & Co, the selling agents, 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 and John Clegg & Co, their clients 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.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co and John Clegg & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
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.





Lot 2

Lot 1

Lot 3





John Clegg & Co
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