

KIRKTON PARK



BY AUCHTERARDER ■ PERTHSHIRE





ONE | KIRKTON PARK

KIRKTON PARK

BY AUCHTERARDER ■ PERTHSHIRE

ONE OF SCOTLAND'S FINEST CONTEMPORARY HOMES

~ ACCOMMODATION ~

Galleried Entrance Hall, Drawing Room, Cinema, Dining Room, Billiards Room, Breakfasting Kitchen with Sitting area, Garden Room, Study, Spa, Gymnasium, Domestic Offices.

Master Bedroom with en-suite Dressing Room and Bathroom, Bedroom Suite 2, Bedroom Suite 3, Bedroom Suite 4, Bedroom Suite 5, Bedroom Suite 6.

Two Bedroom Staff Flat.

Four Car Garage. Boiler Room and Stores.

About 14,968 sq ft

Traditionally built in natural stone to an outstanding contemporary specification.

Standing in about 7 acres (2.83 Ha) of gardens entirely enclosed by a substantial stone wall.

Open views over the surrounding farmlands to Glenalmond and Logiealmond.

Planning for Gate Lodge.



SELLING AGENTS

Rettie & Co, 11 Wemyss Place, Edinburgh, EH3 6DH

Tel: 0131 220 4160

E-mail: chris.hall@rettie.co.uk

www.rettie.co.uk





SITUATION

Kirkton Park stands close to the small Hamlet of Tullibardine, about half a mile to the north of Auchterarder. Farmland neighbours the gardens on three sides and there are far reaching views over Strathearn.

The nearby town of Auchterarder has a population of about 6,000 and is well served by a wide range of independent retailers as well as a Supermarket and a new Community Campus with Nursery, Primary and Secondary Education. The local schooling is augmented by a wide selection of private schooling including Glenalmond, Strathallan, Kilgraston School for Girls, Morrisons Academy and Dollar Academy as well as Craigclowan and Ardreck Preparatory Schools.

The locality is well known for nearby Gleneagles Hotel, one of the world's leading Resort Hotels and recently host to the 2014 Ryder Cup. As well as the PGA Centenary Course Gleneagles is also home to the King's and Queen's Courses, the Wee Course, a Spa, Leisure Club and a wide choice of other leisure facilities as well as a number of restaurants including Andrew Fairlie's eponymous Michelin Starred Restaurant.

Perthshire is one of Scotland's largest and best known Counties. Its countryside ranges from the neighbouring lowground farmlands at Kirkton Park to the Highland landscape of Glenalmond, Logiealmond and the SMA Glen, all a few miles to the north. The local area offers a wonderful array of outdoor opportunities.

Kirkton Park enjoys excellent communication links throughout Scotland. The nearby A9(T) provides dual carriageway links to Perth, Inverness and the north of Scotland and Stirling. From Stirling the M9, M876 and M80 motorways connect with Glasgow and the majority of the remainder of the western central belt. The M9 also continues to Edinburgh as does the M90 from Perth. Both Edinburgh and Glasgow Airports can be reached in about an hour's drive outwith rush hour times. There are also rail links from nearby Gleneagles Station as well as Perth and Stirling. There is a private airfield at Perth Airport used by private and business aircraft.



GENERAL DESCRIPTION

Kirkton Park is one of the most impressive and spectacular contemporary homes built in Scotland in recent years.

The house neighbours farmlands to the north of Auchterarder and is located a short distance north-east of The Gleneagles Hotel and enjoys panoramic views over the farmlands of Strathearn towards the hills of Glenalmond and Logiealmond to the north and north-east.

Kirkton Park stands in about 7 acres of gardens and is entirely enclosed by a 1.8m high natural stone wall.

Kirkton Park was built in 2007/2008 entirely in natural stone under a predominately pitched and slate clad roofs and has influences of a Highland Edwardian Shooting Lodge. Notwithstanding its contemporary age much of the stonework is of exceptional design and quality and combines smooth ashlar stone detailing alongside coursed rustic elements. Features include the stone columns, the corbelled stone balcony, the large fluted pillar caps to the entrance gate pillars with their dental detailing and lettering. Additionally there is extensive glazing throughout the house with the windows largely being of traditional sash and casement design and double glazed.

Kirkton Park is approached through impressive stone gate pillars with electric gates and a tarmacadam driveway, flanked by generous lawns, meanders through the gardens and over a stone built bridge to a large tarmacadam car parking and turning area with a feature three tier stone water fountain. The principal entrance is distinguished by the stone columns (cut from a single piece of stone) and the decorative stonework over. The secondary gates provide access to a walled inner courtyard with electric doors in turn leading to the four car garage and gardener's garage/implements store.

Kirkton Park occupies an elevated position within its 7 acres of gardens and the open landscape within the garden affords clear views over Strathearn to the neighbouring hills. A large pond has been created as a landscape feature of note and this is fed by the natural water supply that winds through the gardens.

An octagonal stone summer house neighbours the pond and is reminiscent of the Starter's huts at nearby Gleneagles Hotel.

Kirkton Park has a gross internal floor area including garaging of about 1390 sq m (14,968 sq ft) in all. Whilst being a substantial house, the property retains a manageable feel and is arranged around a north to south spine at ground and first floor levels and a secondary passage also at ground and first floor levels within the west wing.

Kirkton Park is entered through substantial twin panelled entrance doors into an oak panelled Vestibule with stone flooring and Cloakroom to either side, one with WC. The Entrance Vestibule opens into a substantial double height galleried Entrance Hall with extensive oak panelling of exceptional quality, open fireplace and stone staircase rising to a Galleried Landing over. The Entrance Hall also incorporates a Sitting area with extensive glazing and doors to the garden terrace. From the Entrance Hall a panelled passageway branches in 2 directions providing access to the principal ground floor accommodation. The principal accommodation includes the Drawing Room with gas fire, bay window, ornate cornice, ceiling mouldings and dado panelling. There are two pairs of bi-folding connecting doors to the Entrance Hall. On the opposite side of the Entrance Hall is the Dining Room, which has similar proportions to the Drawing Room and also features two sets of bi-folding oak doors. The Dining Room is light and well proportioned and might be suited to use as a Family Room if the Billiards Room was used as a Dining Room. From the Dining Room a Butler's Pantry leads to the generously proportioned Breakfasting Kitchen with sitting area. The Kitchen features extensive units with marble worktops, twin Sub-Zero fridges, four freezer drawers, microwave and coffee machine. There is also a dishwasher, plumbing for a gas fired range cooker, extensive marble worktops and stone flooring. The Kitchen also features a Breakfasting area within a large square bay window, substantial stone fireplace with feature gas fire and sitting area with panelled surround for flat screen television and glazed alcove recess Sitting area providing sweeping views over the garden and surrounding farmlands. In addition there is a walk in Wine Store with extensive bin storage and connecting doors to the Billiards Room and West Wing.





The Billiards Room has extensive oak panelling and flooring of some note with recessed display cupboards, fireplace and burr oak features including a notable curved display recess. The Billiards Room could alternatively be used as a Dining Room which in turn could then be a Family/Day room.

From the Entrance Hall the main passage also runs southwards with door to the panelled lift leading to first floor and twin doors to the Cinema, Garden room with its glazed walls to east and west and connecting doors to the Spa.

The Spa features a Pool with swim jet, overhead water deluge fountain, raised water jet seating areas and relaxation areas. The Pool is complimented by a walk-in shower area, Cloakroom with wc and wash hand basin, Steam Room, Rasul Mud Room and Salt Cave with two heated benches. The sense of spaciousness in the Spa is heightened by the double height ceiling and a spiral staircase rises to the Gym with feature etched glazing depicting Kirkton Park House.

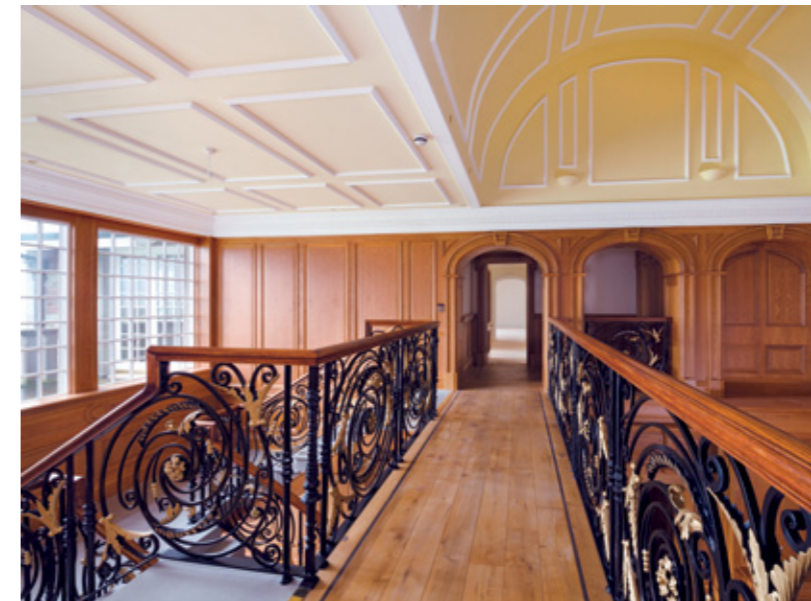
The West Wing leads from the Kitchen with separate external doors to the driveway and garden and features a Boot Room, Cloakroom with wc, Utility Room, Boiler Room and connecting door to a 4 Car Garage with its individual electric up-and-over doors. From the Garage there is a connecting door to a substantial Garden/Implements store with WC.

The substantial stone staircase with its ornate iron balusters and oak handrail rises to a Galleried Landing with oak panelled Library sitting area and passage leading to the Master Bedroom Suite. Note: the neighbouring store was designed to provide space for a staircase to potential second floor living space within the roof void.

The Master Bedroom Suite extends to over 1500 sq ft in all and features a substantial Bedroom with bay window and connecting doors to first floor balcony, panelling, fireplace and ornate cornice. The en-suite Bathroom features extensive white marble with Clive Christian fitted bathroom furniture, twin wash hand basins, large walk-in shower and spa bath with marble surrounds. The Bathroom also incorporates a WC compartment accessed via etched glass door. The Master Bedroom Suite is completed by a substantial Dressing Room (30'11" x 20'6") with connecting door to Gymnasium and thereby Study.

From the panelled Library sitting area doors lead to Bedroom Suites 2 and 3. Bedroom Suite 2 enjoys fine easterly views and Bedroom 3 is notable for its raised arched ceiling and views over the entrance driveway. A further door leads to the West Wing with useful store cupboards and Bedroom Suites 4, 5 and 6, all of similar proportions and design, each with en-suite Shower Rooms. At the end of the bedroom passage a connecting door leads to the 2 Bedroom Staff Flat with its open plan Living Room/Kitchen, 2 Double Bedrooms and Bathroom and return stairs to the Ground Floor.





FLOOR PLANS

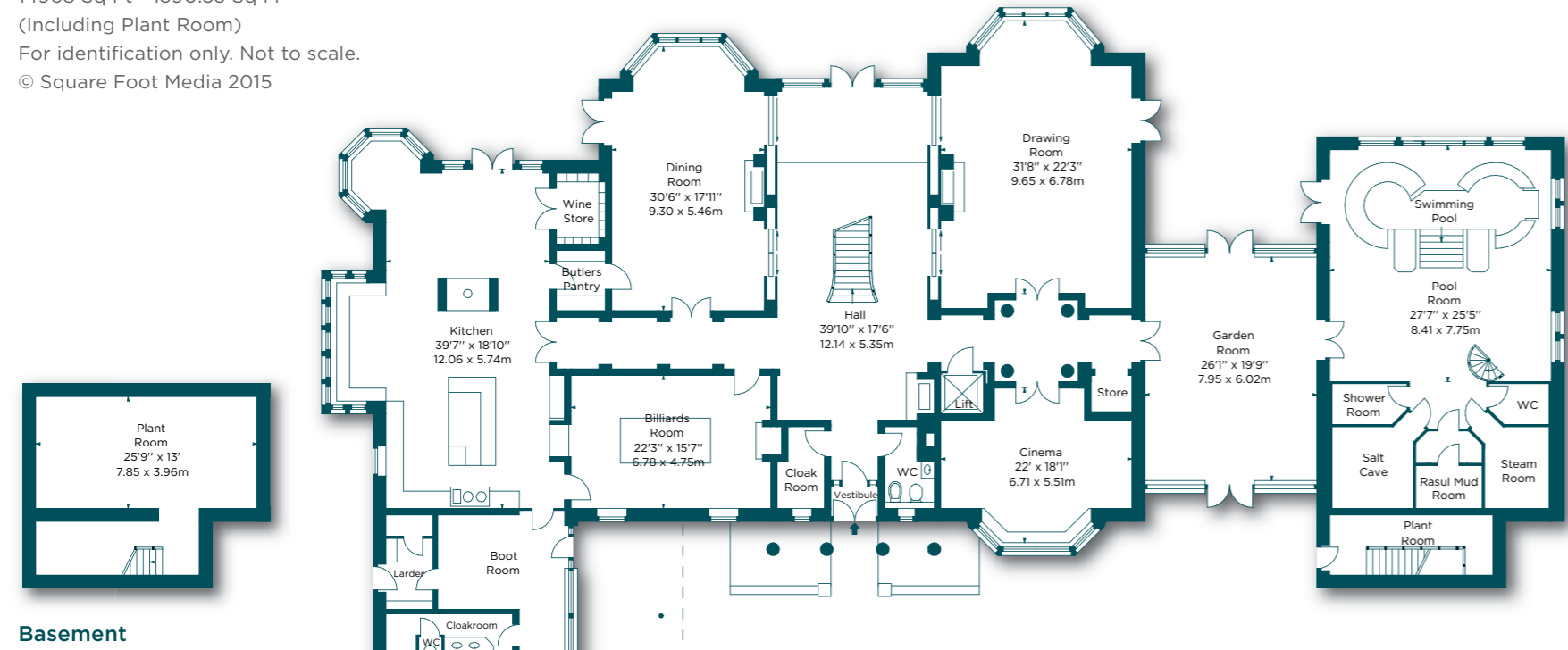
Approx. Gross Internal Area

14968 Sq Ft - 1390.53 Sq M

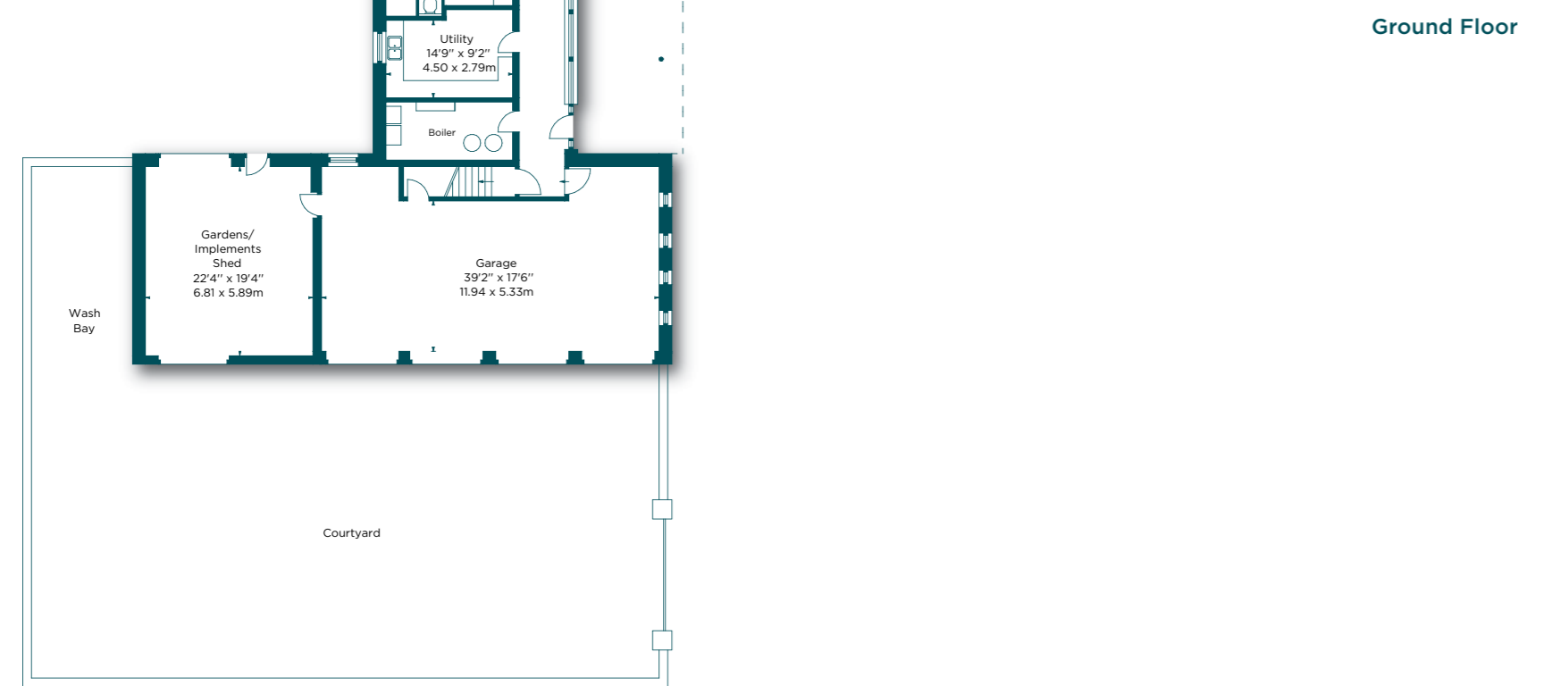
(Including Plant Room)

For identification only. Not to scale.

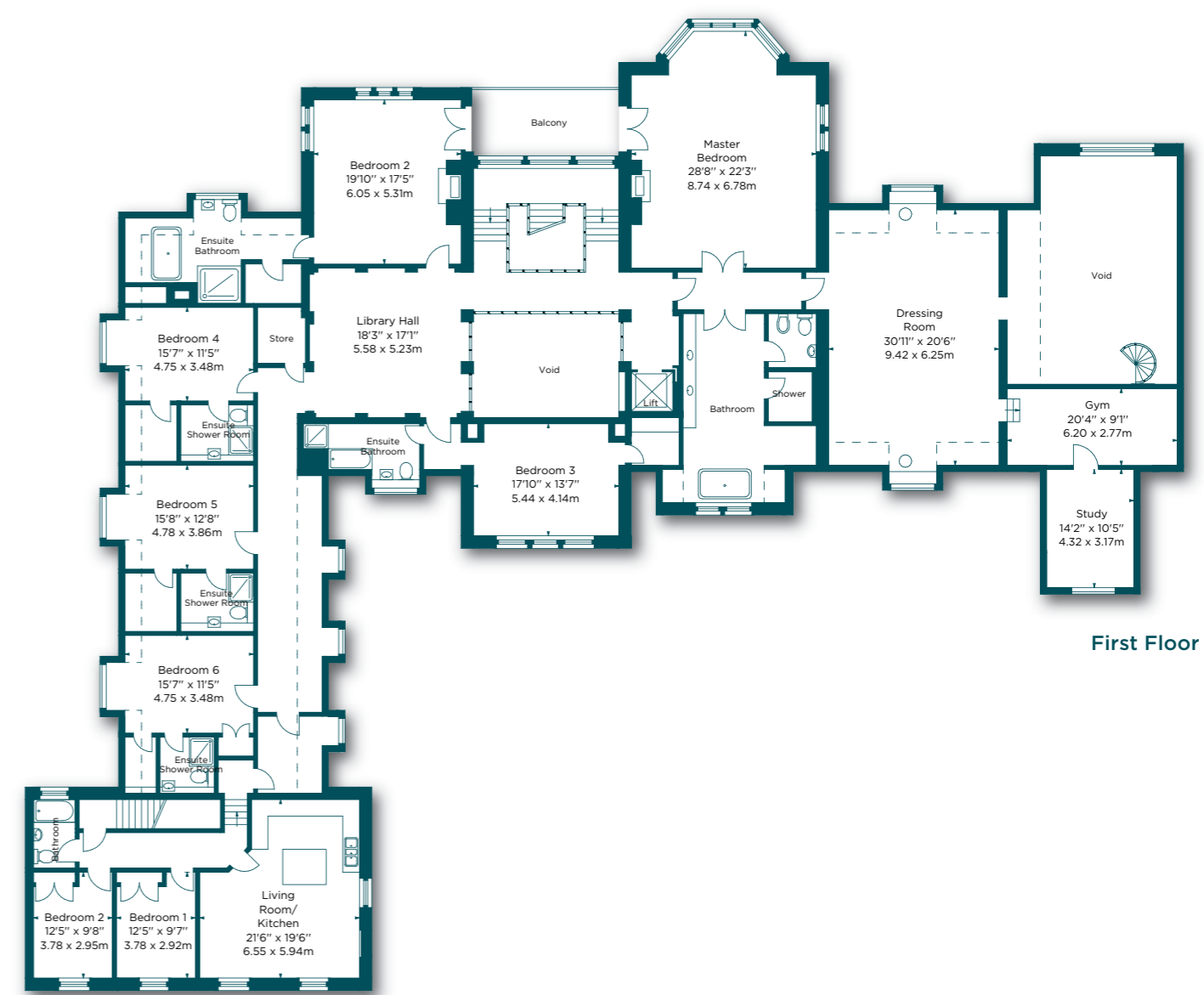
© Square Foot Media 2015



Basement



Ground Floor



First Floor





GARDENS AND GROUNDS

The gardens and grounds of Kirkton Park extend to about 7 acres in all and are enclosed by a high stone wall. Substantial stone gate pillars provide an entry of distinction and the driveway winds through the grounds, over the burn to a large car parking area with feature stone fountain and secondary enclosed walled courtyard adjacent to the garages. The house is surrounded by extensive flagstone terraces with integral lighting and granite sett borders.

The gardens are predominately laid to lawn and generally slope in a west to east direction falling away from the house to provide open views over the extensive lawns and the surrounding farmlands. A large pond has been developed and is neighboured by an octagonal stone built Summer House.

Extensive mature tree planting has been undertaken and there are floodlights throughout the gardens. The garden still offers scope for the new owner to put their footprint upon the design and if desired there is ample scope to create a paddock or two.

GATE LODGE

The original planning consent incorporated consent for a Gate Lodge by the entrance to Kirkton Park. The foundations for the Gate Lodge were built and services laid close by.



SPECIFICATION

The specification of Kirkton Park incorporates the following:

- Natural stone walls throughout – coursed walls with smooth ashlar detailing. Extensive stone flooring and stone staircase.
- Pitched slate clad roofs with lead detailing.
- Cast iron rainwater goods.
- Double glazed sash and casement style windows with extensive astragalled glazing in addition.
- Under-floor heating throughout with concrete ground and first floors -- each room can be individually controlled
- Wiring for sound system to all main living spaces and bedrooms – each room can be individually controlled.
- Wiring for multi channel TV system – terrestrial and satellite with individual room controls.
- Wiring for fire alarm.
- Wiring for CCTV system and intruder alarm.
- Extensive oak panelling and oak detailing including ionic columns - by Elmwoods.
- Stone columns and bespoke stone features.
- Extensive marble within en-suite bathrooms.
- Clive Christian bathroom furniture.
- Automatic entrance gates and secondary gates to garage courtyard.
- Feature gas fires.
- Open fireplace in Entrance Hall.
- Oak panelled lift.
- Extensive oak flooring.
- Nuair heat recovery system.
- External lighting and garden floodlighting.
- Numerous ornate cornices and ceiling mouldings.
- House designed by Richard Hall of Richard Hall Architects – www.richardhall.co.uk.

where upon Kirkton Park can be found on your right hand side, approximately half a mile after leaving Auchterarder. The entrance to Kirkton Park is identified by the stone gate pillars and flanking stone walls.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH3 1JS.

Internet Websites

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as upon www.rightnove.co.uk, www.onthemarket.com and www.thelondonoffice.co.uk.

Warranty

The property is being sold as seen and no warranty will be provided by the seller regarding the titles, the services, the working order of the house equipment or any other aspect of the property whatsoever. The Purchaser will be expected to satisfy themselves in respect of all aspects of the property.

Architect

The architect for Kirkton Park was Richard Hall Architects, Cordon Mains, by Abernethy, Perthshire PH2 9LN; www.richardhall.co.uk.

Local Authority

Perth and Kinross Council, Customer Service Centre, Pullar House, 35 Kinnoull Street, Perth, PH1 5JD. Tel: 01738 475 000
Email: enquiries@pkc.gov.uk

Council Tax Band

Kirkton Park has been assessed in Council Tax Band H.

Services

Mains water, electricity and gas. Private drainage to treatment plant. Gas fired central heating. Telephone (subject to BT Regulations).

Solicitors

CMS UK, 191 West George Street, Glasgow, G2 2LD
Tel: 0141 222 2200

GENERAL REMARKS & INFORMATION

Viewing

Viewing is strictly by appointment through the Selling Agents.

Directions

From the A9(T) head into Auchterarder. Once in the High Street turn northwards into Castleton Road (adjacent to the garage) and continue over the brow of the hill down out of Auchterarder



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. NOTE: any offer will require to be supported by Proof of Funding.

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. The purchaser(s) will be held to satisfy themselves of the nature of all such servitude rights and others. All rights of wayleave, drainage and access in respect of any property retained by the seller will be reserved.

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 and 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. 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 endeavor 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.

