





Ardle Lodge

This outstanding log-built bungalow offers a wonderful opportunity to own a stunning country residence in a magical corner of Highland Perthshire. This generously proportioned and thoughtfully designed four-bedroom property is set within picturesque garden grounds in the hamlet of Enochdhu, enjoying a spectacular location by the River Ardle and easy access to the Cairngorms National Park.

The bespoke construction of this lovely home, built from solid interlocking logs, is showcased within the natural finishes flowing throughout the property. The front door opens to a welcoming lobby then to a reception hallway, with the main accommodation laid out in a unique semi-open plan design, providing a sociable flow of accommodation. The impressive living room offers an inviting space for relaxing and entertaining. Here, ample room for comfortable seating is centred on a brick-framed fireplace, a striking focal point for cosy evenings. Windows on three sides capture lots of light and idyllic views of the garden, with sliding doors to a patio for summer entertaining. Across the hallway is a well-proportioned dining room, catering for both casual and formal dining. There is also a study, offering an ideal space for working from home, with a perfect balance of functionality and privacy. Next door, the kitchen boasts ample workspace and a sweep of fitted cabinets in forest-hued tones, beautifully complementing the natural timber interior. It houses an integrated hob, eye-level oven, and a dishwasher, plus a built-in table for casual meals. A door gives access to a separate utility room, with additional storage for muddy boots, space for laundry, and access to the garden – an ideal design for rural lifestyles.

The property boasts four double bedrooms quietly situated off the hallway. Each room has a generous footprint, with three offering clever fitted storage discretely setup to blend with the Scandinavian-style interior design. The master bedroom also boasts the luxury of an en-suite shower room. The remaining bedrooms share the traditionally-styled family bathroom, which comes complete with a bath with an electric shower over and a WC suite. An additional WC is conveniently located off the lobby. Finally, the property benefits from oil central heating and double glazing.

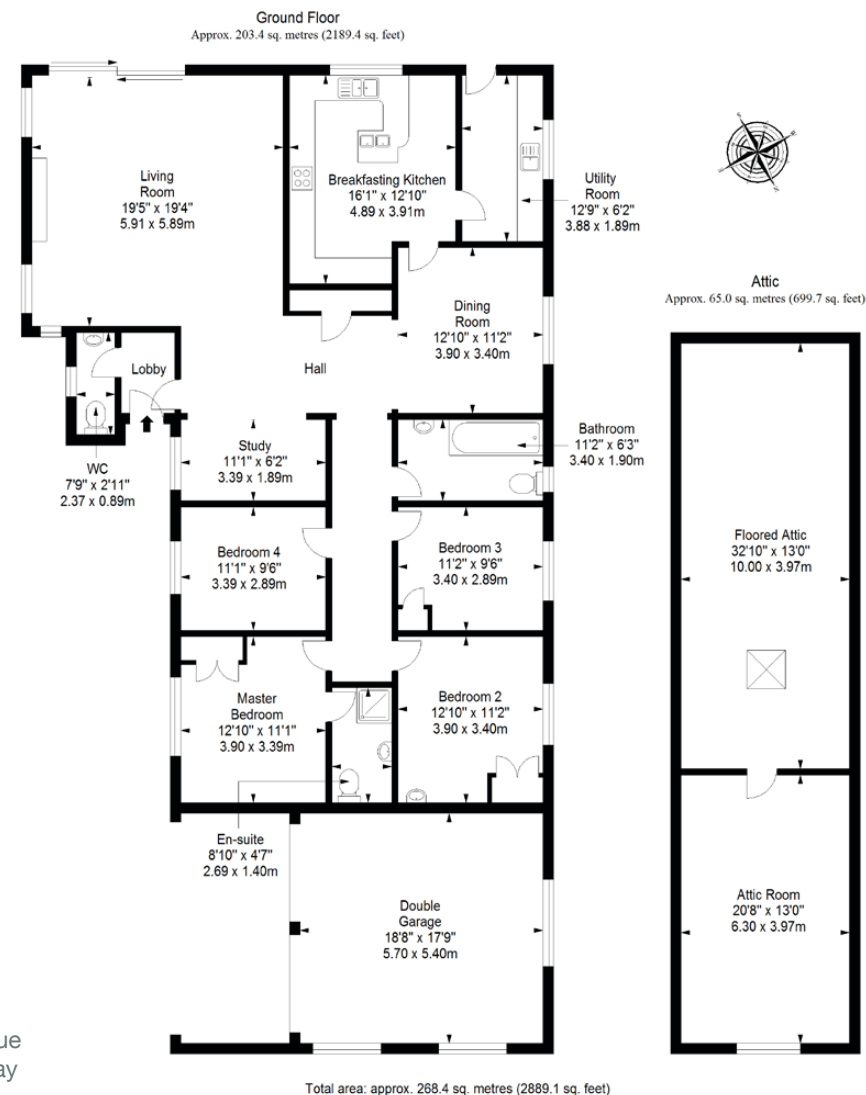
Outside, a private driveway sweeps to the front of the house to a double garage, providing parking for several cars. The picturesque garden grounds offer a magical outdoor space brimming with rural tranquillity, and perfect for outdoor relaxation. It has a broad expanse of lawn interspersed with mature trees and a wonderful position beside the River Ardle, with fishing rights owned where it borders the property. There is an amazing array of wildlife, including red squirrels, in the garden, and salmon in the river. Stunning views of the rolling Perthshire countryside can be enjoyed in every direction, completing the pastoral idyll of this outstanding location. EPC Rating - D.

Extras: The lampshade in bedroom 2, the curtains in the master bedroom and the washing machine are excluded from the sale.



FEATURES

- Outstanding log-built bungalow
- Situated in Highland Perthshire
- A magical, riverside setting
- Stunning views in all directions
- Sociable, semi-open plan layout
- Entrance lobby and reception hall
- Impressive, triple-aspect living room
- Separate, open-plan dining room
- Functional open-plan study area
- Generously appointed kitchen
- Utility room with garden access
- Master bedroom with en-suite
- Three further double bedrooms
- Three-piece family bathroom
- Additional WC for convenience
- Private driveway and parking
- Attached double garage
- Expansive, lawned garden
- Fishing rights to the River Ardle
- Oil central heating and double glazing



Enochdhu

Nestled beside the tranquil River Ardle, Enochdhu is an area of sublime natural beauty, situated within open countryside and amongst rolling hills. It is an inspiring and peaceful location that offers a wealth of outdoor activities and lots of idyllic cycle routes and invigorating walks, including the famous Cateran Trail which leads through Enochdhu to the Spittal of Glenshee. In addition, it is just a short drive from the Glenshee Snowsports Centre, the largest ski resort in Britain, where some of the best skiing and snowboarding in the country can be enjoyed. The nearby Cairngorms offer walkers and mountaineers 50 Munros to bag and savour, in addition to some of the best mountain biking routes in Scotland. Golfers are well catered to as well, with multiple renowned courses in a thirty minutes' radius, such as the golf clubs at Dalmunzie and Blairgowrie. For amenities, the neighbouring village of Kirkmichael (2 miles) is just five minutes by car, where there is a wonderful village shop and community centre that sells fresh local produce and locally-sourced meats, along with other essential items. There is a fantastic bar and restaurant in the village too. For more extensive facilities, the town of Pitlochry is roughly 10 miles away and a quick twenty minute car journey. Here, you can make the most of numerous restaurants, bars, independent shops, boutique stores, and a Co-op supermarket. There are further picturesque walks available in the area, including the beautiful Tay Forest Park. Pitlochry is served by a train station for swift travel throughout Scotland. Primary schooling is provided in nearby Kirkmichael, with secondary education in Blairgowrie. The area additionally enjoys several established and well-regarded independent schools, namely Glenalmond, Strathallan, Kilgraston, and The High School of Dundee.

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