



CONALTER
OCHTERTYRE, CRIEFF, PERTHSHIRE, PH7 4JR

IrvingGeddes
W.S. • Solicitors • Estate Agents



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We are delighted to offer for sale this substantial 5 bedroom detached period property set in beautiful garden grounds and enjoying a private rural setting within Ochertyre Estate, adjacent to the ever popular Strathearn town of Crieff. Extended & modernised, Conalter is a fine family home boasting versatile outbuildings, including an office, bothy, stables and kennels, from which the owners run a very successful boarding business. Built in 1852 by Sir Patrick Murray, the 10th Baronet of Ochertyre, Conalter bears a large stone plaque complete with initials & motto, along with an olive branch from the family crest. Secluded yet easily accessible, the property has large south-facing grounds of c.2acres & flexible accommodation presented in move-in condition.

The ground floor comprises; reception VESTIBULE with large UTILITY ROOM off, central HALL, modern KITCHEN with FAMILY DINING ROOM off, large LOUNGE with patio doors, DINING ROOM with SNUG, FAMILY ROOM with log-burning stove, THREE BEDROOMS (master with sub-divided DRESSING ROOM, EN-SUITE SHOWER and PATIO DOORS), SHOWER ROOM & BATHROOM. There are TWO further large DOUBLE BEDROOMS on the upper floor.

The private grounds comprise a full length sun terrace to the front, overlooking a large lawn, with a sheltered seating/BBQ area. There is a further patio to the rear, with a charming stone-built 'bothy' store, ideal for further development. A small burn runs alongside the property, and there is a greenhouse, original stone pigsty, & ample parking. Adjacent lies a substantial timber outbuilding which includes an office, games room, stores, carport and stable blocks/kennels. Further along the access road there is a concrete purpose-built kennel block. The remainder of the grounds comprise heathland and woodland, and there are lovely walks direct from the property. The adjacent pasture land, owned by a neighbouring property, may be available to rent for equine use.

A property rare to the market; a versatile family home, fully modernised yet retaining period charm, enjoying a private location but within easy reach of Strathearn's principle town. Likely to be a welcome addition to the market and early viewing is advised.

Energy Performance E Rating **Council Tax** Band G

Services Mains water & electric. Drainage to septic. Biomass heating system.

Video Tour <https://my.matterport.com/show/?m=ktfiMNxSoTe>

Viewing Strictly by appointment through Irving Geddes.











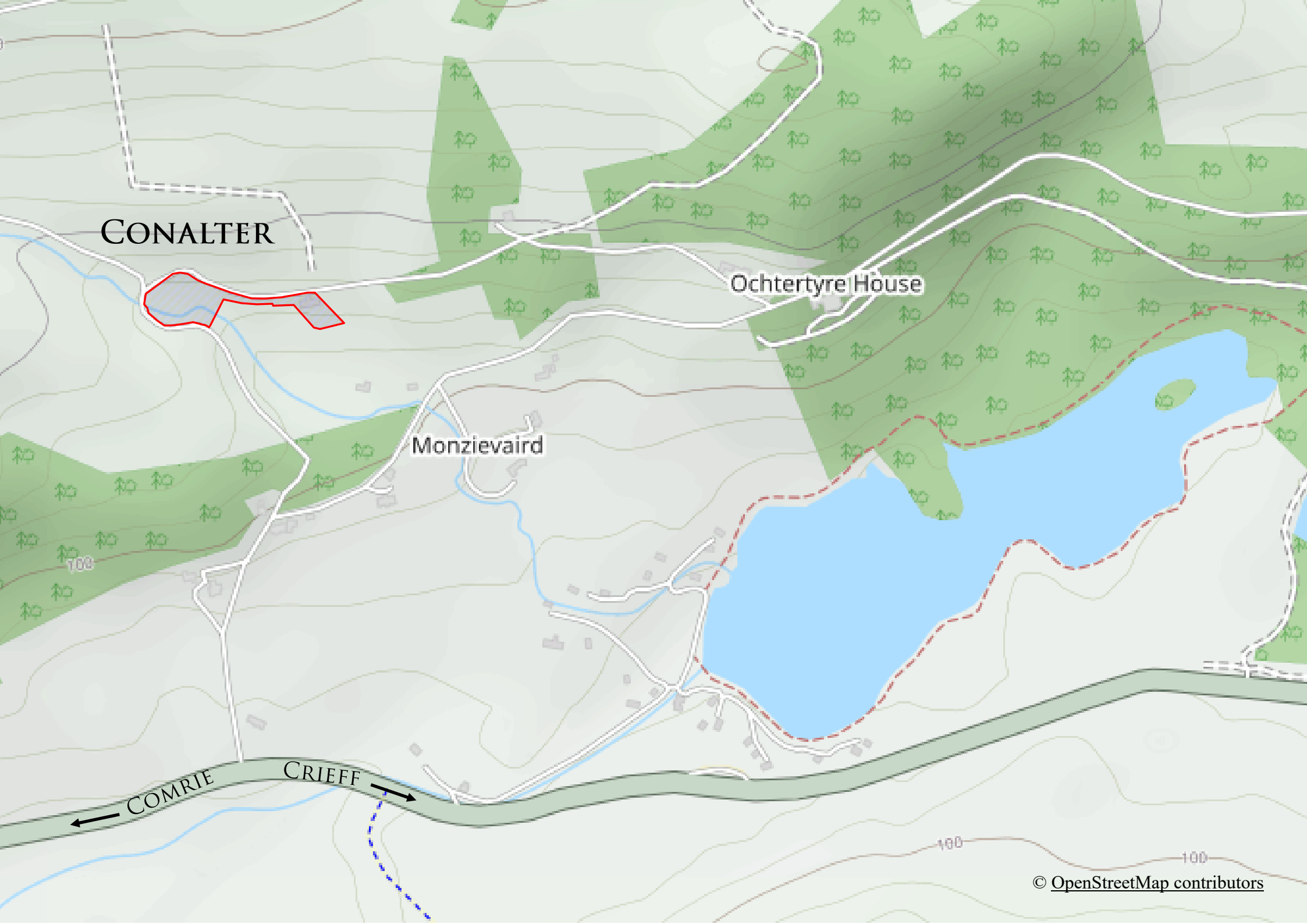












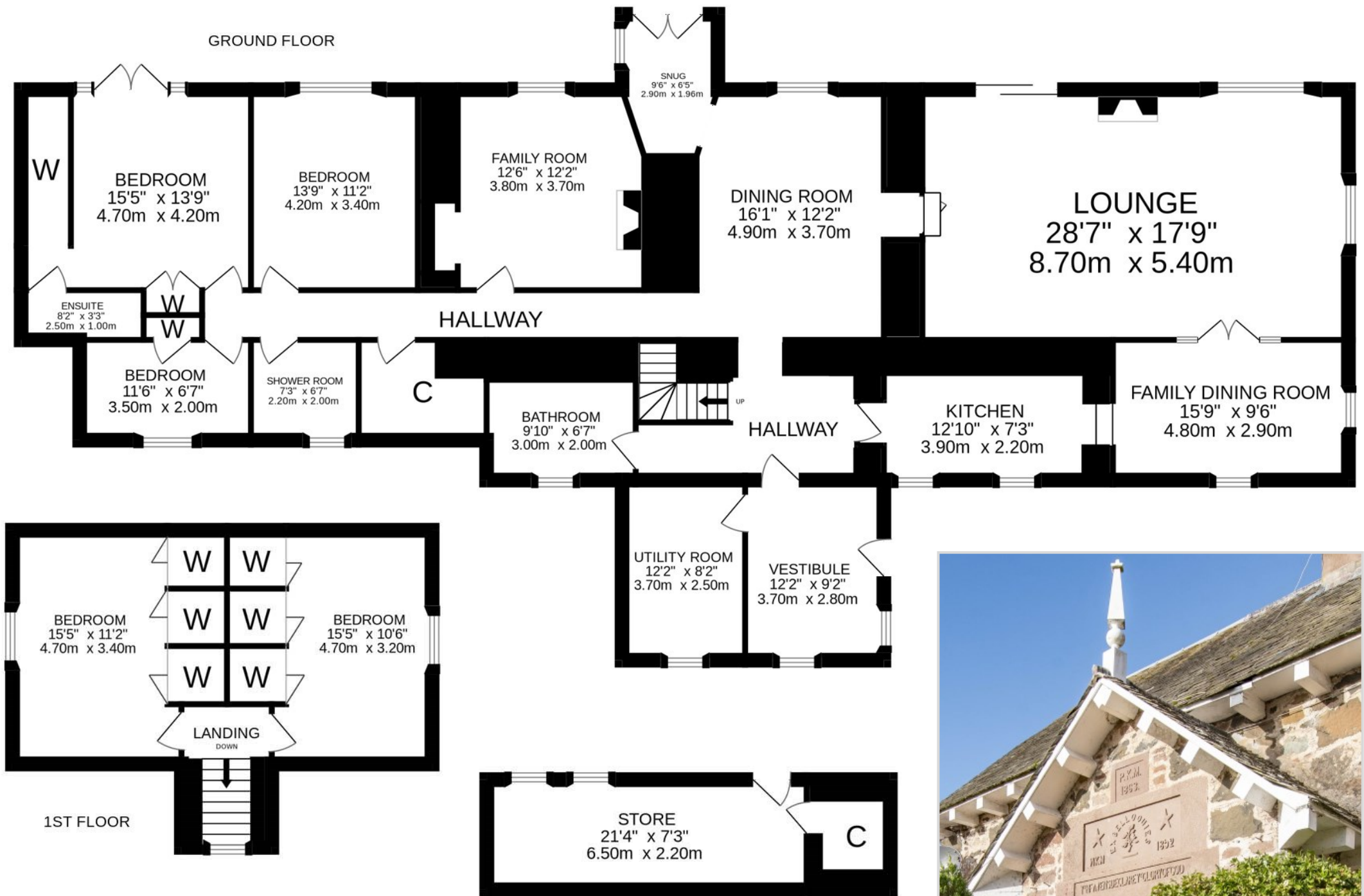
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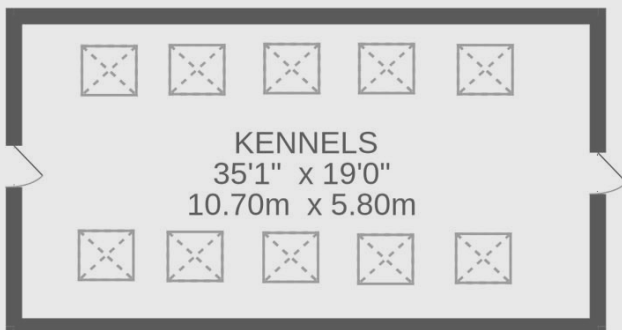
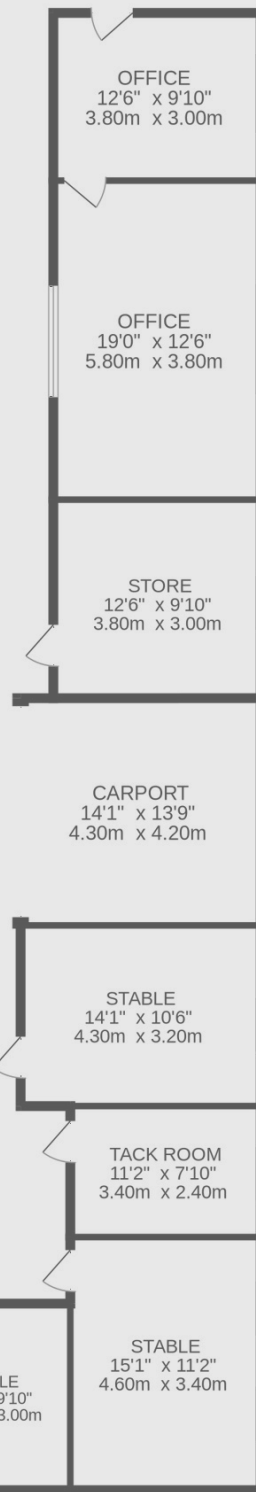


These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.

Conalter Kennels The owners run a well-established, profitable dog boarding and day care business from the purpose-built kennel block and stables, which lie to the west of the main house. The main building complex comprises large office space, ample storage, car-port, tack room & stables. The main kennel block is a short walk along the road. Anyone operating the business could run it on a full or part-time basis, opening as many months in the year as they want. Further information on the business can be made available to serious parties.



Directions Conalter is just off the A85, 2 miles west of Crieff. Passing the entrance to Loch Monzievaird Chalets on the right hand side, the access road is the next on the right (200m). Head up the private road, with bin store to the right at the entrance, until a small cottage is reached on the left hand side, with a blue 'Conalter' sign in front. Go straight on, following the road as it winds round to the left, with a small pond on the right. Keep traveling uphill and take the next road on the right (with a further blue 'Conalter' sign). The property is located approx. 200m further on, and there is a car park on the left.







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