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Tigh-na-Creag Pitagowan PH18 5TW

Offers Over £280,000

J&H Mitchell are delighted to bring this attractive two bedroom, cedar shingle house to the market.

The house is located in the tiny hamlet of Pitagowan to the north of Blair Atholl. It is set in beautifully kept large gardens giving it a great deal of privacy. The overall plot extends to approx. 1.8 acres.

There is a large workshop to the rear of the house which also incorporates a double garage with an additional separate timber garage within the grounds. Both the house and workshop are constructed with cedar shingle cladding ensuring they nestle effortlessly into the surroundings. The house is heated with individually controlled electric radiators and a multi-fuel stove.

The house itself consists of a large bright, open plan living space with full height windows to the front and French doors leading onto the generous decking. There are further large picture windows to the side. The living area has a wood burning stove and the shape of the room leaves many options for layout and incorporating a dining area.



The kitchen was installed around 2019 and is of a modern design with cream wall and floor units which are primarily drawers, with a wood effect worktop. There is an integrated eye level double oven, induction hob, dishwasher and fridge freezer.

To the side there is a utility room with space for a washing machine and patio doors to the rear garden and parking area. There is a shower room with large walk-in shower, WC, WHB and heated towel rail.

The house has two double bedrooms. The master has a large picture window to the front and three built-in wardrobes and the second bedroom has a window to the side. There is a good sized attractively decorated bathroom with bath, WC, WHB and heated towel rail.

To the rear of the house is a separate large workshop which consists of five rooms and connects through to the double garage with electric doors. The workshop has power and lighting and has potential for many uses, not only as an excellent work space but also with potential for development into further living accommodation subject to appropriate permissions.



Externally, between the house and workshop, there is a large parking area with space for several vehicles. On travelling up the long driveway, there is also an additional timber garage. To the front, there is a large, decked area overlooking the beautifully kept garden which is laid to grass with assorted borders with shrubs and small trees, and a rockery. At the side are raised beds, fruit trees and a greenhouse. A substantial woodshed lies to the back and behind the house there are inviting pathways leading into a lovely, tranquil woodland garden which has two small ponds as well as a variety of native trees.

Pitgovan is within easy reach of Blair Atholl and Pitlochry a few miles to the south where there are shops, schools, hotels, cafes and bus and rail links to the Central Belt. The world renowned House of Bruar is close by and there are extensive local walks available on the doorstep.



Dimensions

House

Living Room (23' 9" x 15' 9") or (7.25m x 4.80m)

Dining area (18' 10" x 14' 3") or (5.75m x 4.35m)

Kitchen (13' 9" x 7' 9") or (4.20m x 2.35m)

Utility Room (11' 8" x 3' 7") or (3.55m x 1.10m)

Shower Room (7' 7" x 4' 11") or (2.30m x 1.50m)

Bedroom 1 (13' 9" x 12' 10") or (4.20m x 3.90m)

Bedroom 2 (11' 8" x 9' 0") or (3.55m x 2.75m)

Bathroom (7' 7" x 5' 7") or (2.30m x 1.70m)

Workshop

Room 1 (13' 5" x 11' 2") or (4.10m x 3.40m)

Room 2 (21' 8" x 11' 2") or (6.60m x 3.40m)

Room 3 (7' 5" x 5' 5") or (2.25m x 1.65m)

Room 4 (11' 6" x 5' 9") or (3.50m x 1.75m)

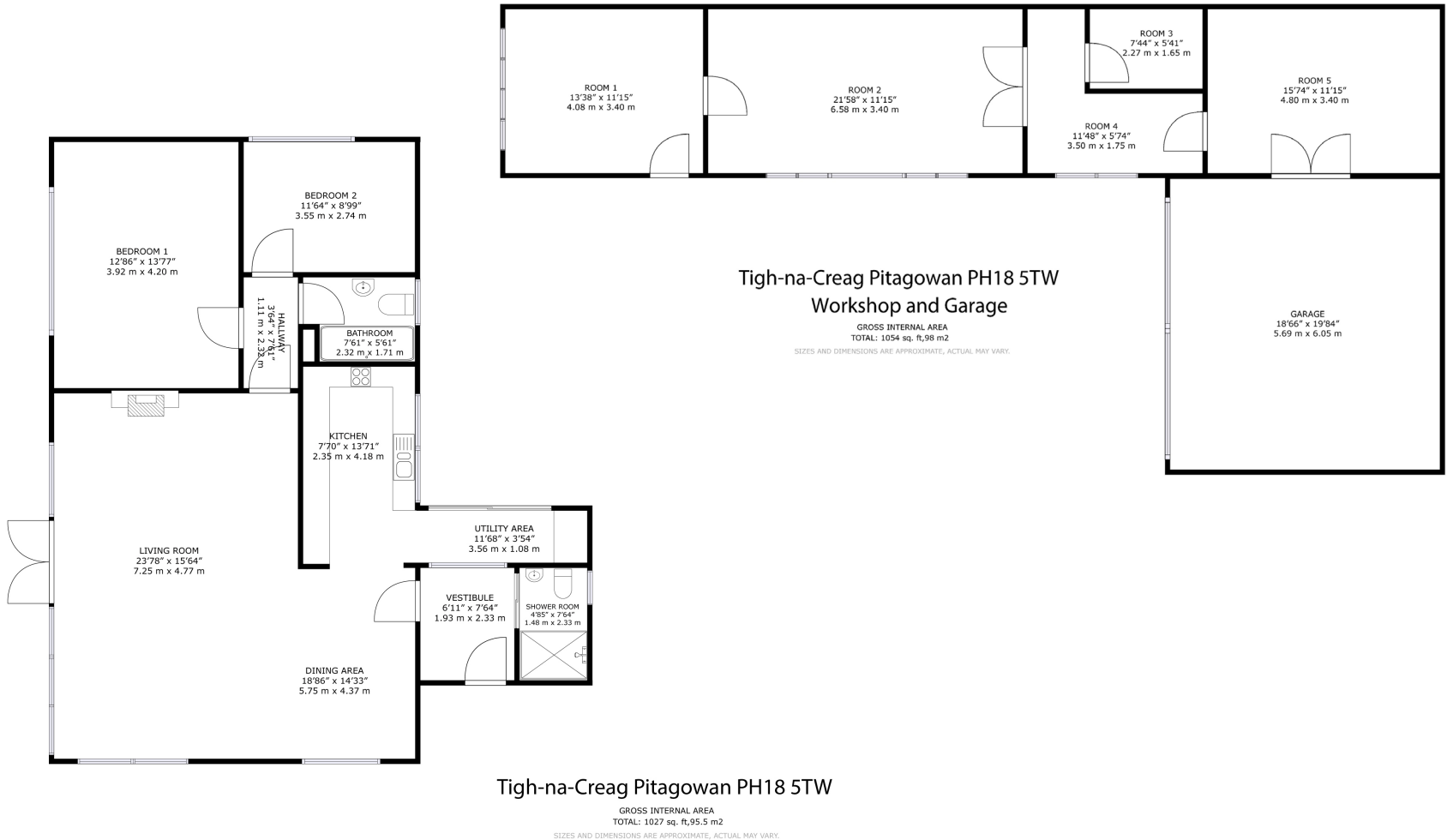
Room 5 (15' 9" x 11' 2") or (4.80m x 3.40m)

Garage (19' 8" x 18' 8") or (6.00m x 5.70m)



Directions

From Pitlochry, head north on A9 and turn right at junction to House of Bruar. Turn immediately left signposted Calvine and Pitagowan. After the House of Bruar car park watch for turning to the right signposted Pitagowan. Tigh-na-Craig is straight ahead of you through wooden gates.





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