

Dalrulzion Coach House & Keepers Cottage, Bridge Of Cally, PH10 7LJ



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- Two properties sold together
- Dalrulzion Coach House – 3 bedrooms
- Keepers Cottage – 1 bedroom
- Flexible layout for family or holiday use
- Character features including fireplaces and stove

- Bright conservatory in cottage
- Generous living/dining spaces
- Gardens with lawns and seating areas
- Set in peaceful Perthshire countryside
- Ideal lifestyle or investment purchase

Dalrulzion Coach House and Keepers Cottage present a rare and exciting opportunity to acquire two charming properties on one generous plot of land, surrounded by the tranquil beauty of the Perthshire countryside. Perfect for multi-generational living, holiday letting, or as a lifestyle investment, these homes combine character, flexibility, and a superb rural setting.

The Coach House offers spacious and versatile accommodation arranged over two floors. A welcoming kitchen/dining room, cosy living room with feature fireplace, and practical entrance hall form the ground floor. Upstairs, three well-proportioned bedrooms are complemented by a family bathroom, making it ideal for family living or guest accommodation. The Keepers Cottage, a delightful single-storey home, offers a bright conservatory leading into a generous open-plan living and dining area, complete with stove for a warm country feel. A fitted kitchen, double bedroom, and bathroom complete the layout, making it equally suited as a permanent residence, guest house, or holiday retreat.

Externally, both properties enjoy private garden grounds, with lawned areas, seating spots, and space for outdoor entertaining, all set against a backdrop of rolling fields and woodland. This exceptional offering allows flexibility for those seeking additional income through letting, a peaceful family estate, or simply the charm of dual countryside dwellings.



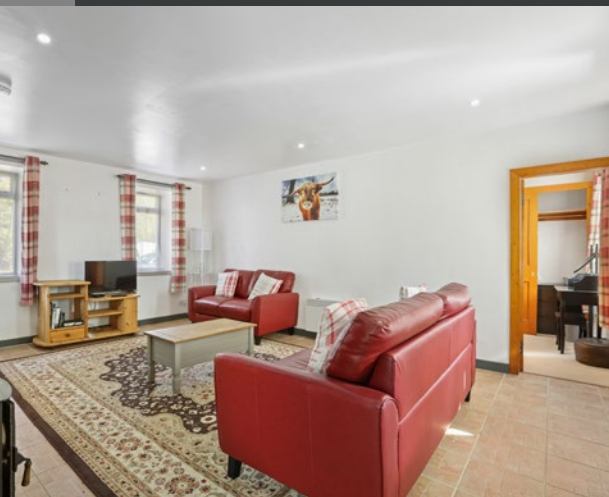


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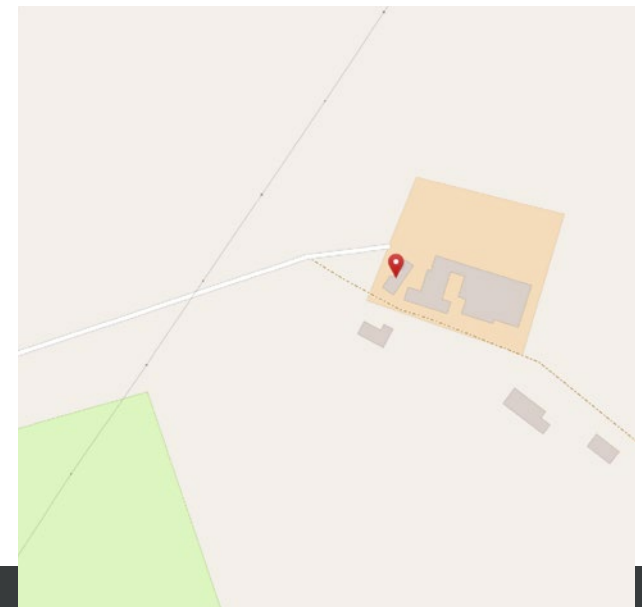
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LOCATIONS

Set in the charming hamlet of Bridge of Cally on the route to Glenshee, these properties enjoy a peaceful rural location within Perthshire's breathtaking landscape. The area is a gateway to the Highlands, offering superb opportunities for walking, cycling, skiing at Glenshee, and fishing on the River Ardlie. Despite its tranquil setting, Bridge of Cally is conveniently located just 6 miles from Blairgowrie, where a full range of shops, schools, and amenities can be found. Perth, Dundee, and Aberdeen are also within comfortable reach, making this an ideal base for both permanent living and holiday use.





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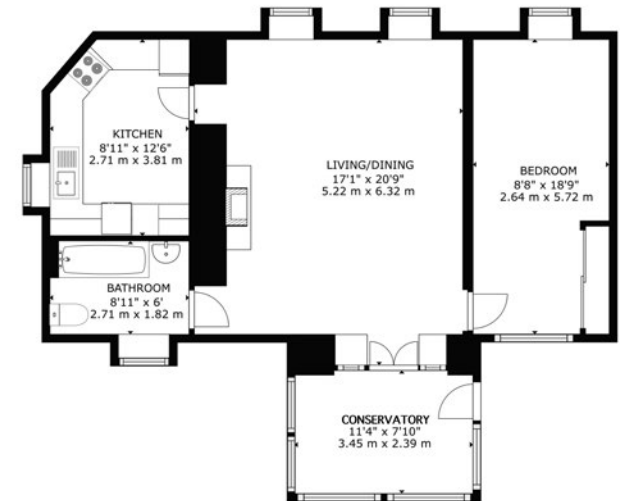


IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

All Measurements are Approximate Measurements are approximate. Not to Scale. For Illustrative purposes only.



GROSS INTERNAL AREA
FLOOR 1 64.9 m² (699 sq.ft.) FLOOR 2 53.0 m² (570 sq.ft.)
EXCLUDED AREAS : REDUCED HEADROOM 2.8 m² (30 sq.ft.)
TOTAL : 117.9 m² (1,269 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GROSS INTERNAL AREA
FLOOR 1: 708 sq.ft., 65.10 m²
EXCLUDED AREAS: COVERED PORCH: 88 sq.ft., 8.12 m²
TOTAL: 708 sq.ft., 65.10 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY