



PLAY VIDEO

Trinity Gask, Auchterarder, Perthshire

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# A wonderful period family home with cottage and walled garden in the heart of Perthshire.

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## Summary of accommodation

**Ground Floor:** Entrance porch | Study (with wood burning stove) | Dining room | Drawing room (with open fireplace) | Utility room | WC  
Dining kitchen with AGA | Conservatory | Double bedroom | Family bathroom | Sitting room/music room

**First Floor:** Landing | principal bedroom with dressing room and en suite bathroom | Three further double bedrooms | Two family bathrooms

**Second Floor:** Two double bedrooms

Bungalow (separate access) with one reception room, three bedrooms and one bathroom

Former stables including workshop and stores | Further outbuildings over two storeys (previously converted to business and office space)

Double garage | Modern timber garage | Timber office pod (with wifi) in garden

Formal gardens with planted borders and specimen trees | Large walled garden | One acre walled garden with raised beds, fruit cages and orchard

About 2.04 Acres

## Distances

Auchterarder 5.5 miles, Crieff 9 miles, Perth 15 miles, Edinburgh 52 miles

(All distances are approximate)



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## Situation

Trinity Gask is situated in the tranquil Strathearn, Perthshire. It lies just 5.5 miles north of Auchterarder and 8.5 miles west of the Broxden roundabout in Perth. Auchterarder offers a wide range of local amenities including a variety of shops, supermarket, two butchers, bakery, post office, library, health centre and primary and secondary schooling. The Gleneagles Hotel, host of the 2014 Ryder Cup is just 7 miles away and offers a wealth of amenities including three championship courses, equestrian facilities, falconry, leisure, spa and sports facilities and a wide range of restaurants which include two Michelin star restaurants at Andrew Fairlie.

Gleneagles railway station runs daily services north and south and a sleeper service to London. 15 miles to the east, Perth has a wide range of high-street shops, supermarkets, transport links and professional services, as well as a concert hall, theatre, cinema, museum and gallery. Crieff, with its Hydro and Community Campus, also has some excellent leisure facilities and plenty of independent shops, cafés and restaurants.

Edinburgh and Glasgow are both within commuting distance of Trinity Gask. It is exceptionally well placed for schooling, with Craigclowan Preparatory School, Strathallan, Kilgraston Morrisons Academy, Ardvreck Preparatory school, Glenalmond and Dollar Academy nearby.

The house is ideally located for outdoor pursuits, with fishing, shooting, stalking, hillwalking and cycling all being very popular in the surrounding countryside. The ski slopes of Glenshee can be reached in about 1 hour 20 minutes by car. Edinburgh airport is 50 miles away and offers a range of flights to domestic and international destinations.





## Trinity Gask House

Trinity Gask House is understood to date to 1779 with a later addition in 1958 by the then occupants, Geddes, who then sold to Watson in 1967. Watson build Outlines Cottage in about 1972. The C-listed property is accessed off a minor country road through sandstone pillars. It has an attractive tree-lined gravelled driveway which terminates at the front of the house.







This Georgian property includes some lovely period features throughout and is constructed of sandstone beneath a pitched slate roof, benefitting from double glazed, timber sash-and-case windows.

The ground floor boasts three principal reception rooms including a formal dining room, a drawing room with an open fireplace, three large windows and a conservatory off the dining kitchen with lovely views over the gardens. The ground floor also includes a music room/further sitting room together with a double bedroom and a family bathroom.

The first floor has a wonderful principal bedroom suite overlooking the gardens, complete with a dressing room and bathroom. There are a further three double bedrooms, all well proportioned with two family bathrooms. There are also two bedrooms on the second floor. Benefitting from LPG central heating, the accommodation is shown in full on the adjacent floorplan.



# Trinity Gask, Auchterarder, Perthshire, PH3 1LJ

Approximate Gross Internal Floor Area: 5297 sq ft / 492 sq m

Garage 559 sq ft / 52 sq m

Outbuilding (Ground Floor) 1287 sq ft / 120 sq m

Outbuilding (First Floor) 308 sq ft / 29 sq m

Office 196 sq ft / 18 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





## Outlines Cottage

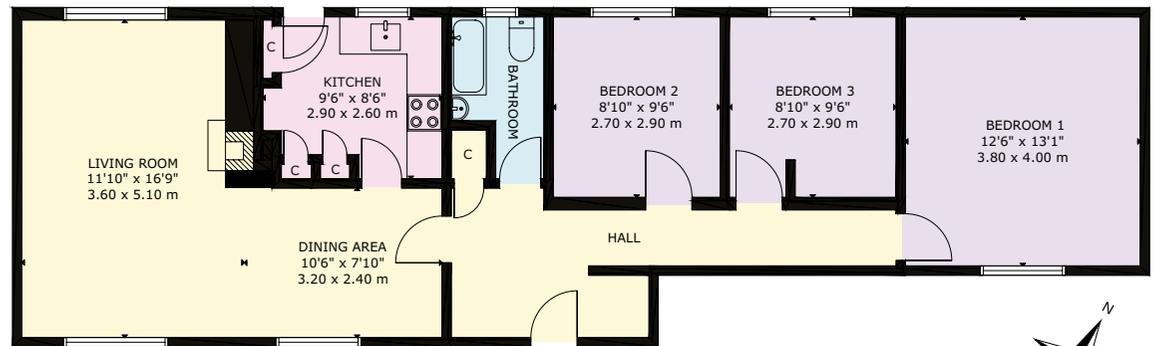
Situated just to the north of the main house and outbuildings, with a separate driveway off the road, is Outlines Cottage. The Bungalow was built in 1972 and has accommodation as follows:

Hallway, sitting room (with wood burning stove), galley kitchen, three double bedrooms and family bathroom.

The property has its own enclosed garden area including a timber shed.

## Outlines Cottage, Trinity Gask, Auchterarder, Perthshire, PH3 1LJ

Approximate Gross Internal Floor Area: 903 sq ft / 84 sq m





## Outbuildings

To the rear of Trinity Gask House, there is a range of traditional outbuildings. This includes the former stables which is now used as a workshop and storage. Part of the outbuildings were previously converted into an office and business space over two storeys which included a WC and reception. This offers a wide range of opportunities to a buyer whether as an office, studio or residential development (subject to planning consent(s)).

There is also a double garage and a modern timber garage. With the gardens to the rear there is an office pod with connected wifi and electricity.



## Gardens

The gardens are a real feature of Trinity Gask with formal lawns to the side and rear, together with planted borders and specimen trees, including a mature copper beech beside the house.

To the east of the driveway into the property is a very attractive large walled garden, extending to about ...acres. It includes raised beds, fruit cages and an orchard.

The policies at Trinity Gask extend to about 0.42 acre in total.





## Rights of Access and Title Conditions

The property is sold with the benefit of and subject to all existing rights and burdens contained within the title deeds.

## Residential Schedule

Property	Occupancy	Services	Council Tax/ Rating	EPC Rating
Trinity Gask House	Owner occupied	LPG gas central heating, mains water and private drainage.	H	F
Outlines Cottage	Let	Night storage heating, mains water and private drainage.	D	F

## Directions

From Perth, head south on the A9 from the Borxden roundabout. After 2 miles take the turning on the right onto the Roman road signposted for the Kinkell bridge. After approximately 6 miles, turn right signposted for Madderty/Trinity Gask Church. Continue up the hill and the sandstone pillar entrance is on your right

## What3Words

///braclet.deny.somewhere

## Listing/Designations

Trinity Gask House is category C-listed by Historic Environmental Scotland.

## Solicitors

Gillespie Macandrew, 5 Atholl Crescent, Edinburgh EH3 8EJ  
0131 221 6910 Email: Caitlin.keegan@gillespiemacandrew.co.uk

## Local Authority

Perth & Kinross Council, Pullar House, Kinnoull Street, Perth, PH1 5GD  
Tel: 01738 475000

## Entry

Entry is available by arrangement with the seller.

## Household Contents

Fitted carpets and curtains are included in the sale. Additional items of furniture may be available by separate negotiation.

## Viewing

Strictly by appointment with the Selling Agents Knight Frank (tel: 0131 222 9600).

## Asking price

Offers over £1,250,000

## Offers

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following an inspection.

## Overseas Purchaser(s)

Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

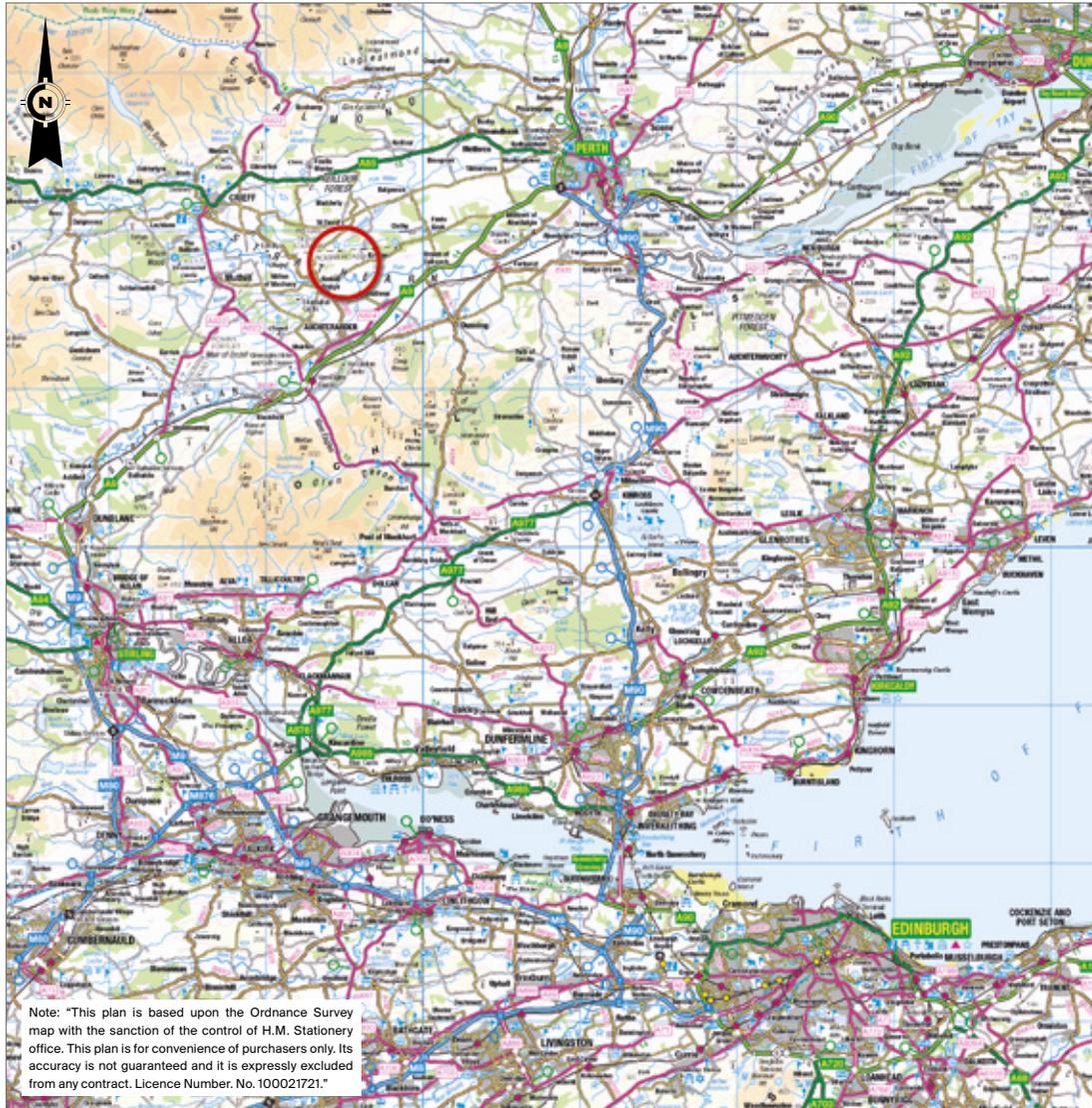
## Anti-Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase.

In addition, the purchaser must supply certified copies of his/ her passport and confirmation of residence in terms acceptable under anti-money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

## Closing date

A closing date for offers may be fixed, and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.



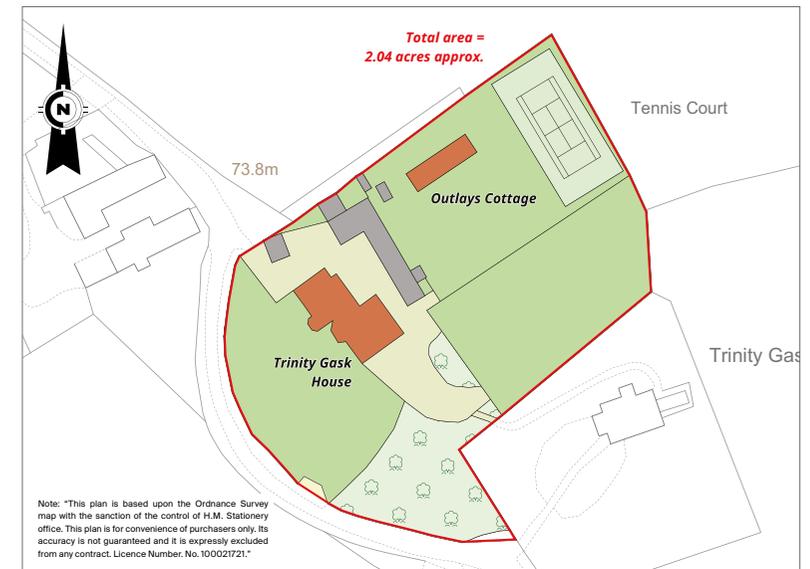
## Conditions of Sale

### 1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

### 2. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2024. Photographs and videos dated May 2024.

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