



CARIE

Rannoch, Pitlochry, Perthshire



AN EXQUISITE, CONTEMPORARY HOUSE FINISHED TO THE HIGHEST STANDARD SITTING ON THE SOUTH SHORE OF LOCH RANNOCH.

The principal house was newly constructed and completed in 2014 and incorporates an original adjoining cottage.
The property is triple glazed and has (wet) underfloor heating.

Summary of accommodation

Ground floor: Entrance hall | Boot room | Kitchen with large island and Morso wood burning stove | Pantry | Dining room with Morso wood burning stove
Drawing room with Morso wood burning stove | Library with Morso wood burning stove | Three double bedrooms with fitted wardrobes | Family bathroom
Family bathroom (with separate shower) | Shower room | Utility room glazed link (with Morso wood burning stove) adjoining to original cottage
Ground floor guest bedroom suite with separate shower and dressing room

First floor: Principal bedroom suite with family bathroom (separate shower) and dressing room
Factor's Cottage including two bedrooms | Steading with garaging, workshop, WC and long room

Three bay store shed | Backup generator shed | Pentagon summerhouse

Formal gardens with orchard | Formal lawns | Drying green | Planted specimen trees and bulbs

About 1km of frontage to Loch Rannoch | Stone jetty and slipway

About 58.18 Acres

Distances: Rannoch 3.5 miles, Aberfeldy 21 miles, Pitlochry 28 miles, Perth 51 miles, Edinburgh 98 miles (All distances and times are approximate)

SITUATION

Carie lies 3.5 miles west of the charming village of Kinloch Rannoch, about 51 miles northwest of Perth. It lies on its own promontory on the south shore of Loch Rannoch in the heart of Highland Perthshire, surrounded by the remote and romantic splendour of the historical Black Woods of Rannoch and the Southern Rannoch mountains. Loch Rannoch is 9.4 miles in length, is one of Scotland’s deepest freshwater lochs. Rannoch Station, 14 miles to the west of Carie, receives sleeper connections from London Euston (6 days per week) known as the “Deerstalker Express”.

The village of Kinloch Rannoch has a range of local amenities including a general store with Post Office, a medical centre and dispensary, a café, a primary school and a hotel. Both the towns of Pitlochry (28 miles) and Aberfeldy (21 miles) have more extensive services including supermarkets, secondary schooling and a cinema. There are a number of supermarkets who provide home delivery in the area. The A9 serves both the north and south to Inverness, Perth and on to Edinburgh. The House of Bruar, known as the “Harrods of the North”, is 17 miles away situated on the edge of the A9. The 11-acre site showcases the very best in country clothing, fresh produce, fine art and homeware. It includes a Ladies and Menswear hall, restaurant, delicatessen, award-winning butcher, rural Art Gallery, Fishing Department and Country Living Department. Private schooling in the area includes Ardvreck pre-School, Morrison’s Academy, Glenalmond College, Craigclowan, Strathallan, Kilgraston and Dollar.

Carie falls within the Loch Rannoch and Glen Lyon National Scenic Area. The surrounding countryside offers plenty of recreational activities including excellent hillwalking and mountain biking with the iconic Schiehallion, one of Scotland’s most famous mountains forming a dramatic backdrop to the east. With frontage to Loch Rannoch, this offers opportunities for boating, fishing, paddleboarding, windsurfing, sailing and kayaking. For the golfer, there are scenic courses within 40 mins at Pitlochry, Aberfeldy, Taymouth Castle and Gleneagles (90 mins away).



Shooting, stalking and fishing can be rented on nearby estates. The ski slopes of Glenshee, Aviemore and Glenco are within easy reach.

Inverness Airport (89 miles), Edinburgh Airport (97 miles) and Glasgow Airport (119 miles) all provide flights to both domestic and international destinations. In addition, Inverness, Perth and Dundee airports can accommodate private aircraft. Carie itself offers open clear space for helicopters. As well as the sleeper service to Rannoch station, there is a direct daily service from Kings Cross to Pitlochry available.

HISTORICAL NOTE

Carie is the ancient seat of Clan Robertson of Struan whose Chiefs lived at Carie House and owned most of the land on the southern shore of Loch Rannoch. At the time of Bonnie Prince Charlie’s romantic invasion of Scotland, with just seven companions in 1745 and the raising of his standard at Glenfinnan, the Chief of Clan Robertson of Struan was among those who sided with him against the English.

After the defeat of Bonnie prince Charlie at Culloden Moor, the Prince hid for several months in an artificial cave at Letternilichk on the southern flank of Ben Alder, one of Scotland’s most massive mountains, just 10 miles to the northwest of Carie. The Chief of Clan Robertson of Struan retired to Carie and was very popular with his clansmen. They regarded him as a focus of resistance to King George’s hated Fortified Estates Commissioners, whose task was to nationalise the estates of the lairds who had supported Bonnie Prince Charlie and subject them to a programme of State-administered economic “improvements”.

Until the Chief of Clan Robertson of Struan died, the Commissioners were careful to leave Carie alone. However, while 2,000 of the Chief’s clansmen were carrying his coffin over the pass to Struan cemetery 14 miles away, the Commissioners moved in. They diverted the Carie Burn and turned the estate into a sawmill for the extraction of timber from the Black Wood of Rannoch. They neglected the old Carie House which burned down early in the 20th century.



DESCRIPTION

Carie is approached from the main road via a private tree-lined drive running alongside the attractive Carie burn. You arrive at the house via a gravelled drive passing through the Steading and the hay Barn.

The house was built to the highest standard, the considered flow and use of rooms lends to the beauty of the wilderness beyond and a spectacular Loch frontage. Every aspect of the house has been meticulously thought through. Copious amounts of storage space from one area to the next. Acres of oak flooring throughout all living spaces add to the exceptional sense of peace and tranquillity. There are over 100 mature trees, clipped hedges and some 16,000 spring bulbs within the curtilage of the garden.



CARIE HOUSE

The house was completed in 2014. The house offers over 8,870ft² of wonderful open plan accommodation with spectacular views throughout, both to Loch Rannoch and the Southern Rannoch Mountains. A timber/metal framed structure insulated with Kingspan and a pitched slate roof, the house is built in a square, single story with the exception of the conjoined old stone cottage which gives to two storeys. Centre to the square is a cobbled courtyard, planted

with Amelanchier Lamarkii. The house benefits from Velfac triple glazing and underfloor gas central heating. There is a Mode LED Lighting system and a Sonos sound system. The house is protected via an integrated Fire and Security system, linked to a central station. The quality of the finishes to the house are exceptional and continue to look as good as new.

On arrival at the house a vaulted under croft leads through to the cobbled courtyard and onto the front door. The main entrance hall with oak floorboards (engineered), tongue and groove painted wall panelling has wonderful full height windows looking to the Loch. Each of the reception rooms benefit from pocket sliding glazed doors allowing for the continued “enfilades”. The reception rooms have stunning dual aspect views. The large, vaulted kitchen is fitted out with

the timeless Bulthaup. With oak floorboards and large windows, Morso wood burning stove, the kitchen includes a 3m plus island, all worktops are finished in Caithness Stone and brushed stainless steel. There are a mixture of Miele and Gaggenau appliances including two dishwashers (Miele), Large Everhot stove with separate gas hob and a full height, Gaggenau Fridge.



To the rear of the kitchen is the Pantry where you will find a further full height Gaggenau fridge and two Gaggenau full height freezers all finished in brushed stainless steel. The Pantry provides a run of copious fitted oak lined larder spaces, integrated Caithness stone shelves and includes a fitted drinks cupboard and a butlers sink. There are glazed pocket doors separating the kitchen from the dining room.

The dining room has a vaulted ceiling with dual aspect view and a Morso wood burning stove. A 4m dining table seats 14 comfortably. The dining room opens onto a Drawing Room, a further vaulted space with an exceptional window giving to the Loch amongst a number of other windows giving views to a beautiful Copse of Silver Birch and beyond to the west fields and east to the Courtyard. Oak bookcases line a peaceful corner for reading. A Morso wood burning stove sits at the heart of this room.



To the northeast corner of the house is a further large Library/snug room, a space for, board games, cards, TV. This too has a Morso wood burning stove.

There are five double bedrooms, three located to the east side of the house. The principal bedroom suite and a further guest bedroom suite, both with dressing rooms, are situated in the conjoined old cottage. All these tongue and groove painted panelled rooms are fitted with oak lined cupboards. Each of the bathrooms and the Boot Room are finished to an exquisite standard, with tongue and groove painted panelling, floating sinks, foot sensor lighting, baths with stone surrounds, Dombracht fittings and separate showers. To the east side of the house there are three bathrooms. Every corner of the house has well thought out generous storage, all of which is sits within the tongue and groove joinery, invisible to the eye. The large Plant room houses three gas Valliant Boilers, two large hot water tanks, the Mode lighting panels, fuse panels, fire and security panel.



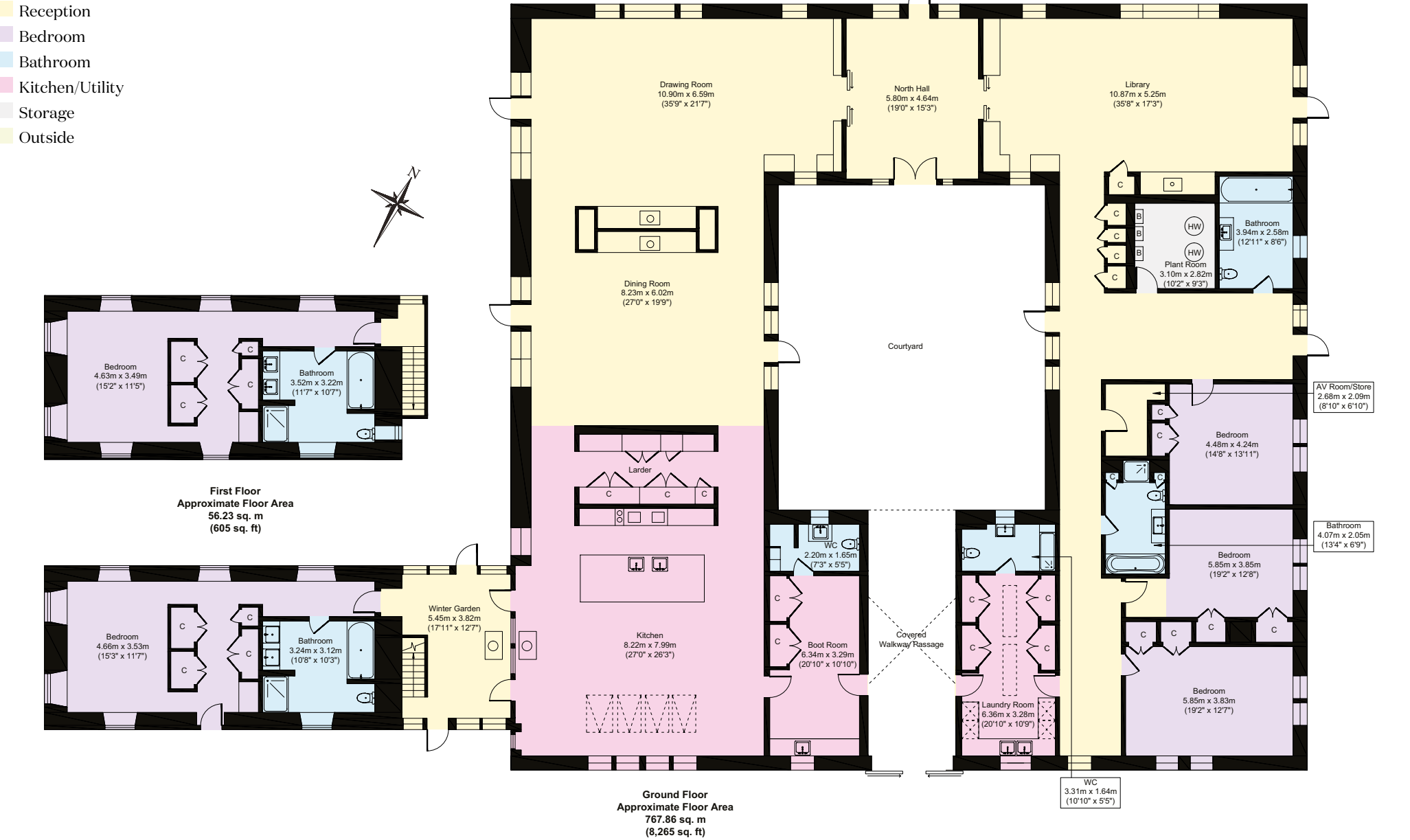
A ladder from the Plant room leads to a large floored attic, offering potential for further living space. The Comms room houses the Wifi and Sonos. The Boot room is fitted with generous built in oak lined cupboards, a long built in oak bench, oak slatted shelving a large Belfast sink and twin clothes pulleys. Accessed via the Boot room is a spacious Guest toilet, with a walk-in storage cupboard. Both rooms are laid to Caithness Stone. Identical in size is the Laundry, Caithness Stone flooring, two Miele Washing Machines, two Miele Tumble Dryers, twin clothes pulleys, Caithness stone work tops, copious oak lined storage space for laundry/ cleaning and house linen.

The house is surrounded by a deep gravel terrace, a large pergola Wisteria Sinensis gives a shady corner to sit and soak up the views to the loch.

The accommodation is shown in full on the adjacent floor plan.



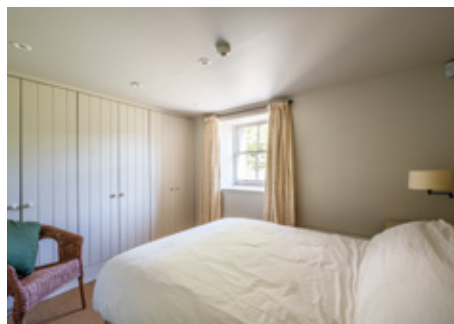
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THE FACTOR'S COTTAGE

The Factor's Cottage lies to the south of the main house, forming the west end of the Steading. The accommodation includes an open plan, double height living/ dining space and kitchen, with a wood burning stove. One double bedroom with built in cupboards. The bathroom sits on the ground floor. Accessed by a generous metal staircase sits the Mezzanine, full of natural light lending to a study or further sitting area. A further light filled double bedroom, with built in storage is accessed via the Mezzanine. There is a small enclosed garden area.



OUTBUILDINGS

The Steading adjoining the Factor's cottage is of traditional stone and slate construction and has been well maintained. It includes a large garage (11.5m x 5.14m), W.C, and a Long room (15.7m x 4.1m) with extensive possibilities to develop into a further dwelling, giving to a walled garden to the west of the room.

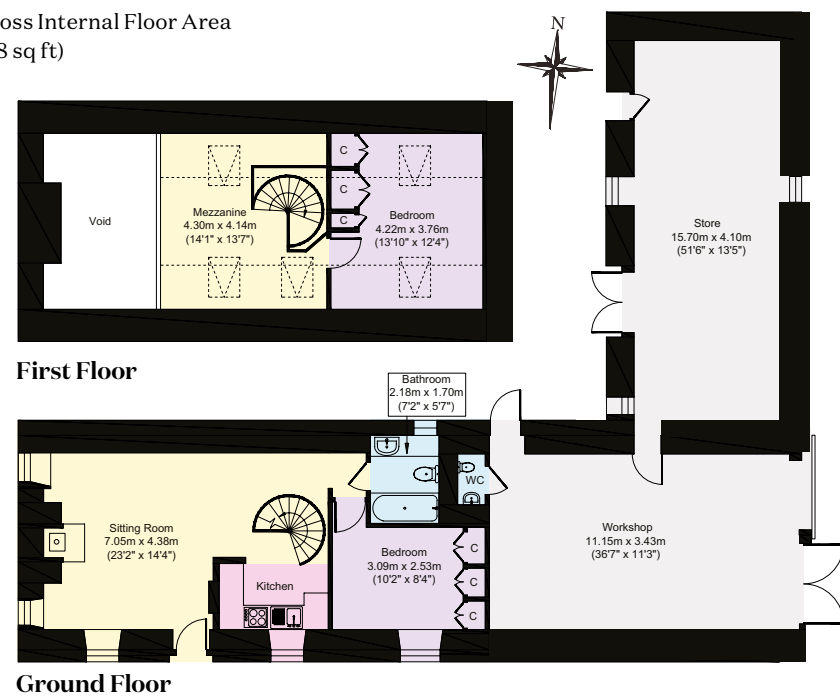
Opposite the steading stands the Hay Barn with a slate roof. This semi open sided building currently houses estate machinery, estate logs and the water filtration system.

Housed in an attractive dry stone small building flanking the main entrance of the house sits a large backup generator (88KVA diesel). To the east side of this building is a drying area for laundry, discreetly hidden by a 2 metre hornbeam hedge.

Built in the vernacular style by Sir James Menter for his beloved wife, A Summer house sits looking to the loch. Two pre-Raphaelite stained-glass windows salvaged from St Paul's Newington Church, Edinburgh take pride of place.



Approximate Gross Internal Floor Area
160.53 sq m (1728 sq ft)





GARDENS, POLICIES AND FORESHORE

The gardens are sensitively planted. The property has predominantly indigenous trees allowing the formal areas of garden to bleed into the natural landscape beyond. Three lawns sit within clipped hornbeam hedges and a pleached *Malus* (apple) Everest surround. Over 16,000 spring bulbs (*Camassia* Squamish, *Narcissus* Pheasant Eye, *Allium* Everest, *Allium* Purple Sensation) have been planted over the past years. Lavender “Hidcote” and *Hydrangea paniculata* “Bo Bo” enjoy the heat of the southern sun.

The large burn is flanked with mature woodland . The policies extend to 58.18 acres. This includes two pasture fields with 37.31 acres of pasture. In addition, there is 6.86 acres of gardens/houses/buildings, 6.44 acres of rough grazing and 4.83 acres of mixed woodland.

The bridge across the Carie Burn provides ATV access. There is an all-weather tennis court. Access leads to both a stone jetty and slipway. There is just over 1,000 metres of foreshore to the loch. With riparian rights, there is opportunity to fish along the shore as well as by boat.



GENERAL INFORMATION

Residential Schedule				
Property	Occupancy	Services	Council Tax/ Rating	EPC Rating
Carie House	Owner occupied	LPG gas underfloor central heating, private (filtered) water supply and private drainage.	H	D
Old Factors Cottage	Service Occupancy	Electrical panel heating, private (filtered) water supply and private drainage	B	E

Services

There is a bore hole water supply. Part of one of the outbuildings houses UV filters and electric pump.

In the event of a loss of power, there is a back-up diesel generator which can serve the house for up to 7 days without refilling.

Directions

From Perth take the A9 northwards. A few miles north of Pitlochry, turn left onto the B8019 signposted for Tummel Bridge/Kinloch Rannoch. At Tummel Bridge take the B846 west to Kinloch Rannoch and turn left the at the Hotel, following signs for the South Loch Rannoch Road. Cross the bridge over the River Tummel at the head of Loch Rannoch, then take the right fork and follow the South Loch Rannoch Road along the shores of the loch for about 3.5 miles. Cross an old bridge over the Allt na Bogair (the Carie Burn) and immediately turn sharp tight between a pair of stone pillars into Carie.



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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

Household contents, estate machinery and equipment are all available by separate negotiation. An estate machinery inventory is available on request.

Listing/Environmental Designations

Carie falls within the River Tay Special Area of Conservation (SAC) and Loch Rannoch and Glen Lyon National Scenic Area (NSA).

Sporting Rights

The sporting rights are in-hand.

Timber and Mineral Rights

All standing and fallen timber and the mineral rights are included in the sale insofar as they are owned.

Viewing

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

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.





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