

Donavour House

Donavour, Pitlochry, Perthshire



PLAY VIDEO





A superb, fully refurbished country house set in 5 acres of wonderfully designed gardens in Highland Perthshire

Pitlochry 1.5 miles, Perth 26 miles, Edinburgh Airport 67 miles, Edinburgh 69 miles
(All distances are approximate)

Summary of accommodation

Ground Floor: Entrance vestibule | Entrance hall (open fireplace) | Dining room (open fireplace) | Connecting doors through to bespoke bar (open fireplace)
Office | WC | Drawing room (open fireplace) | Snug (wood burner) | Dining kitchen with island (wood burner) | Larder | WC and dog shower | Laundry

First Floor: Landing | Principal bedroom with sitting area and en suite bathroom (rolltop bath and separate double shower) leading to substantial dressing room | Double
bedroom with en suite bathroom (rolltop bath and separate double shower) | Double bedroom with en suite bathroom (rolltop bath and separate shower) | Double bedroom
with dressing room and en suite bathroom (separate shower) | Double bedroom with en suite bathroom (separate shower) | Double bedroom with en suite bathroom

Second Floor: Cinema room | Two double bedrooms | Sauna room | Attic stores

East Wing (The Annexe, with separate access)

Ground Floor: kitchen, sitting room

First Floor: two double bedrooms, bathroom

Triple garage with electric doors | biomass shed | attractive oval summerhouse and treehouse

Large paved rear terrace | enclosed decking area

Wonderfully designed formal gardens with expansive lawns, planted borders and pathways | polytunnel | enclosed vegetable patch with raised beds

Stables building and paddock

Stunning highland views

About 5.19 Acres

Situation

Donavour House is situated in one of the most scenic areas of Highland Perthshire with incredible, far-reaching views across rural Strath-tummel.

The Victorian spa town of Pitlochry is just a short drive away (1.5 miles). The vibrant town has excellent services including a supermarket, various independent shops, restaurants, coffee shops, train stations, book shops, newsagents, chemists and plant nursery.



Schooling for nursery, primary and secondary are available at Pitlochry High School. There is also a medical center, dentist and community hospital. As well as being a gold medal winner from the Royal Horticultural Society in the Britain in Bloom campaign, the town is host to a variety of events throughout the year, including the Highland Games, the Tummel and Tay festival and the Enchanted Forest sound and light experience.

The lovely town of Dunkeld is about 12 miles to the south and is home to a historic cathedral as well as local shops, restaurants and excellent sporting facilities at Dunkeld House Hotel. The city of Perth is 26 miles to the southeast, providing more extensive services. For private schooling, Ardvreck Prep School and Nursery, Morrison's Academy, Glenalmond College, Craigclowan, Strathallan, Kilgraston and Dollar are all within easy reach. The train station at Pitlochry offers services to Inverness, Perth, Glasgow, Stirling and Edinburgh and a daily sleeper service to London.

The nearby A9 provides swift road links north to Inverness and south to Perth, Edinburgh (69 miles), Stirling (55 miles) and Glasgow (81 miles). The House of Bruar, known as the "Harrods of the North," is just 12 miles to the north.

Donavour sits close to the Cairngorms National Park, the largest in the UK, which encompasses about 1,748 square miles. The National Park has plenty of hill walking, mountain biking and climbing opportunities. For the sporting enthusiast, there is superb stalking and shooting to rent on the surrounding estates and salmon and sea trout fishing on the Rivers Tay and Tummel. For the golfer, this particular part of Highland Perthshire offers diverse courses including Blair Atholl, Pitlochry, Strathtay, Aberfeldy and Taymouth Castle, amongst others. The ski slopes of Glenshee and Aviemore are also within easy reach.

Edinburgh airport is 67 miles away and offers a range of flights to domestic and international destinations.





Donavoured House

Donavoured House is a very attractive country house, dating from the first half of the 19th century, with later Victorian and Edwardian additions. The current owners have refurbished the house to a very high standard throughout and have created an exceptional family home. This has included the installation of a biomass heating system, some reroofing, repointing and redecoration throughout the majority of the property, including the replacement of the main existing en suite bathrooms and the installation of double glazed sash-and-case windows. Externally, the works have included the construction of a new triple garage, summerhouse and the remodelling of the gardens, which are a particular feature and form a stunning backdrop.

Donavoured is accessed off the minor public road via an electric gated entrance with a large gravelled parking area at the front. The period property is constructed of granite with sandstone surrounding under a pitched slate roof. The purple painted fascia boards and finials create a striking first impression on arrival.





Benefitting from a biomass heating system, the property is accessed via an attractive sandstone portico entrance into a porch and then into an impressive hallway which is tastefully decorated with wooden panelling, archways by the stairwell, a feature open fireplace, and oak flooring. The ground floor features four principal reception rooms, including a snug with a wood burning stove, an elegant drawing room with an open fireplace and doors out to the lawn, a large dining room with doors outside and connecting doors through to a fully functioning bar room with an open fireplace. At the heart of the house is the large, wow-factor dining kitchen with island, marble worktops, integrated Miele appliances and a feature wood pellet 3-oven cooker complete with induction hob. There is also a separate sitting area with 5kw wood burner. The rest of the ground floor is completed by a laundry, WC with dog shower, larder, office, WC and stairs leading down to a functioning cellar.

The first floor is approached via a wide and elegant staircase onto a large landing, highlighted by the original feature leaded windows. The floor includes six double bedrooms, all of which are very well proportioned with views over the gardens and each benefitting from an en suite. Three en suite bathrooms have been renewed to an exceptional standard, each including rolltop baths and separate double showers.

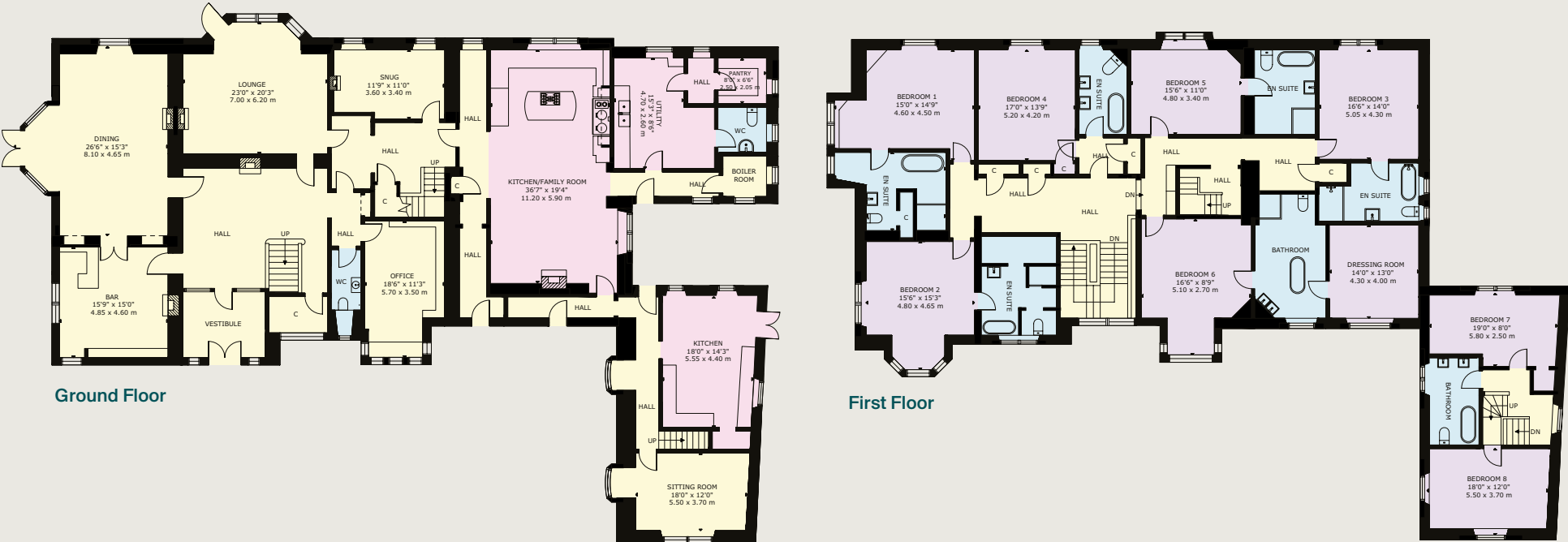
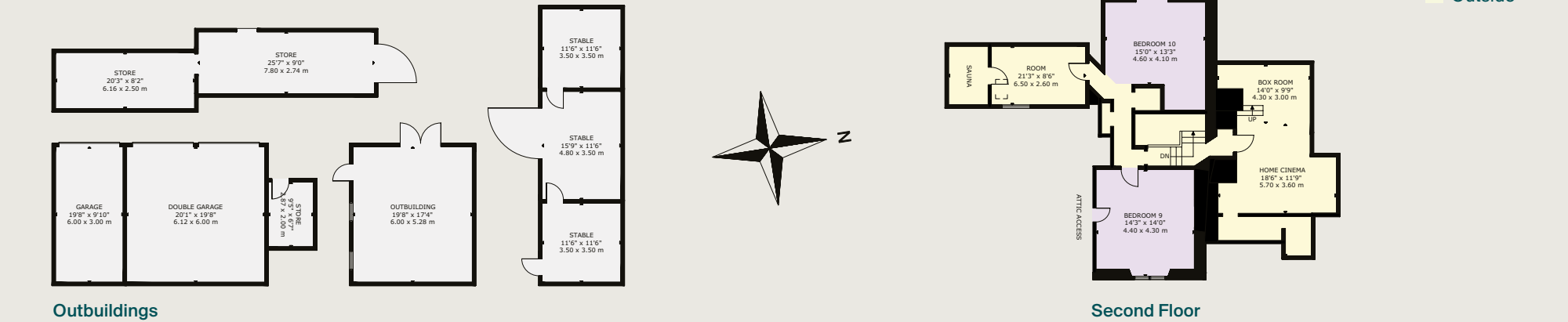


The second floor, accessed by a second smaller staircase from the ground and first floors, includes two further double bedrooms, a cinema room, sauna room and attic store. There is scope to create additional rooms out of the attic space.



Donavourd House, Donavourd, Pitlochry, Perthshire, PH16 5JS

Approximate Gross Internal Floor Area = 9,272 sq ft / 861 sq m
Garage 599 sq ft / 56 sq m, Store 162 sq ft / 6 sq m, Outbuilding 341 sq ft / 32 sq m
Store 399 sq ft / 37 sq m, Stable 456 sq ft / 42 sq m



East Wing

The East Wing forms a very useful annexe, connected into the main house but also with a separate entrance offering great flexibility of accommodation. Over two storeys, the annexe includes a kitchen and sitting room downstairs, two double bedrooms, and a bathroom upstairs.

Gardens and Outbuildings

Adjacent to the house is a new triple garage with two electric roller doors and an open bay. It also includes a store suitable for bikes amongst other things. In addition there is a large garden shed accessed off the driveway which houses the 149 kW biomass boiler and 15 tonne pellet store.



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.



The policies at Donavourd extend to 5.19 acres in total and are a real feature with lovely views over the Tummel Valley. Doors open out from the drawing room and dining room to a gravelled path which leads to a large paved terrace overlooking the gardens.

The gardens include large formal lawns, planted borders, and pathways throughout the grounds. The Breeze House oval summerhouse is a focal point with electricity, heating, ample seating areas, and stunning views.

Beyond the formal gardens is a sheltered polytunnel, a treehouse and a large, enclosed vegetable patch with 12 raised beds. There is also a stables building with housing for 4 horses but it also doubles up as a shelter or store. There is an area of meadow which could be used as 1 or more paddocks for grazing horses. To the front of the property next to the garage, steps lead up to an enclosed deck with seating area.







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. Lawyers to confirm

Residential Schedule

Property	Occupancy	Services	Council Tax/Rating	EPC Rating
Donavour House	Owner occupied	Biomass central heating (backup oil boiler), mains water and private drainage	H	D

Directions

From Perth, take the A9 north from the Inveralmond roundabout and after about 22 miles, take the turning on the right signposted for East Haugh/Croftinloan. Continue along the road for about 1 miles and take the turning on the right signposted for Donavour. After a short distance, turn left at the mini roundabout and continue up the road. At the signpost for Donavour House, turn left and the stone pillared entrance and electric gates are straight in front of you.

What3Words

///relatives.chatted.waistcoat

Solicitors

Lynne Herbert & Co
82 High Street
Leven
Fife
KY8 4NB
01333 429007
Email: jcraigie@lynnherbert.co.uk



Renewable Heating System

The property benefits from a 149kW biomass boiler system which was installed in 2014 to heat the house. This is a district heating system, which currently qualifies for an RHI payment quarterly. Further details are available from the selling agents.

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 and machinery, and equipment items may be available by separate negotiation.

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

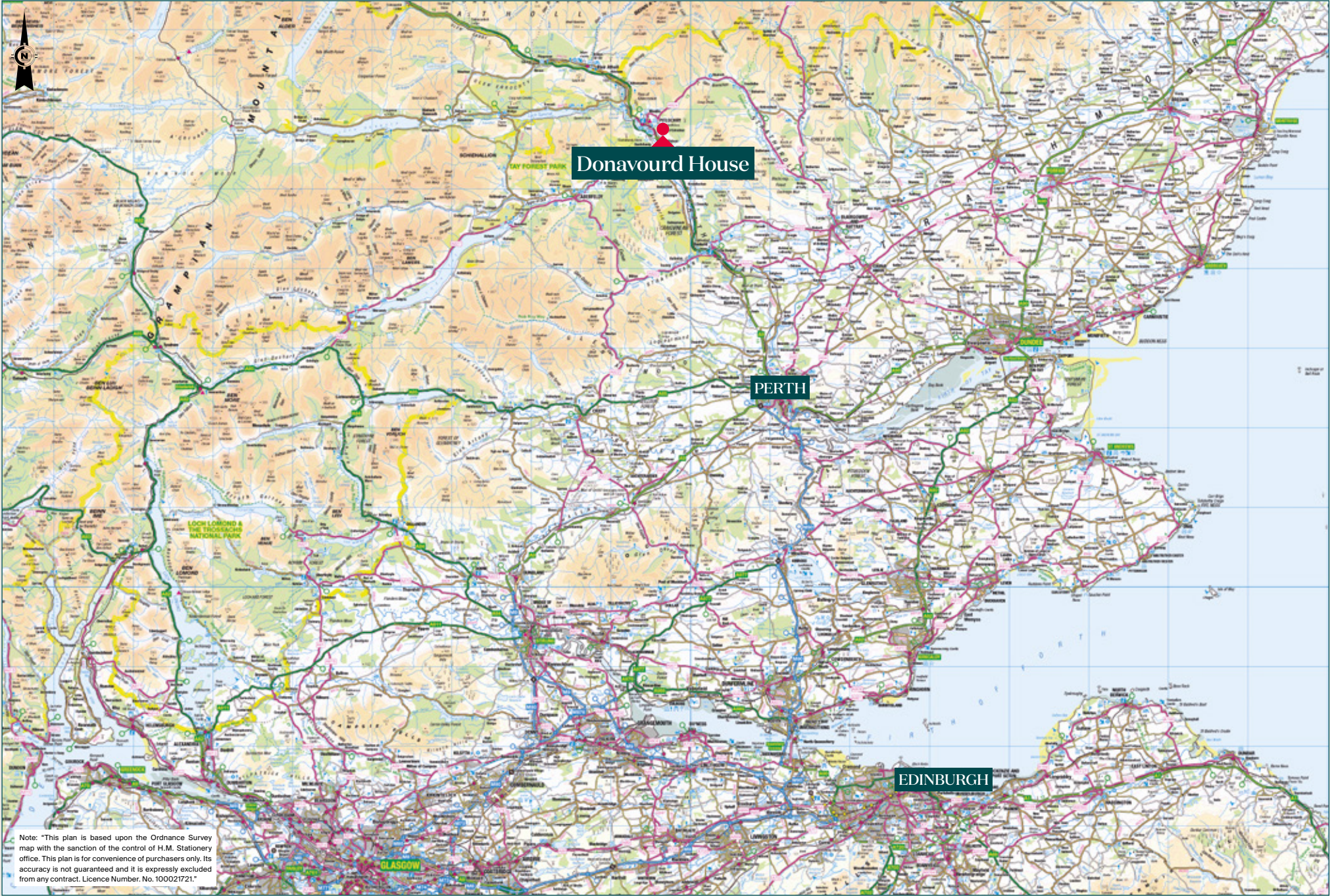
A closing date for offers may be fixed, and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept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



LOCATION



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KF Edinburgh
80 Queen Street
Edinburgh
EH2 4NF

Tom Stewart-Moore
0131 222 9600
tom.stewart-moore@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)