



Blackcraig Farmhouse , Ballintuim, Blairgowrie, PH10 7PX

Offers Over £350,000

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ESTATE & LETTING AGENTS

# Buying with Next Home

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Blackcraig Farmhouse , Ballintuim, Blairgowrie, PH10  
7PX

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Next Home's  
Buying Guide



Next Home  
Open Days

# About the Area

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Blackcraig Farmhouse enjoys a truly idyllic rural setting in the heart of Perthshire, nestled amongst rolling farmland just outside the small hamlet of Ballintuim.

Surrounded by open fields and working agricultural land, the property offers an exceptional level of peace, privacy and uninterrupted countryside views, making it ideal for those seeking a tranquil lifestyle away from the hustle and bustle of town living.

Despite its secluded feel, the property remains well connected. The nearby villages of Kirkmichael and Bridge of Cally provide everyday amenities, while the larger towns of Blairgowrie and Pitlochry offer supermarkets, independent shops, cafés, restaurants, healthcare facilities and schooling.

The surrounding area is renowned for its outstanding natural beauty, with excellent opportunities for walking, cycling, fishing, shooting and other country pursuits. Convenient access to the A9 also provides straightforward links to Perth, Dundee, Inverness and the wider central belt.





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# Property Summary

Next Home are delighted to bring to the market Blackcraig Farmhouse, an exceptional detached country cottage occupying a stunning rural position within the sought-after Blackcraig Estate. Surrounded by rolling farmland and breathtaking Perthshire countryside, this charming home has been extensively upgraded by the current owners, successfully blending traditional character with high-quality modern finishes. A particular feature of the property is the traditional stone bothy, currently utilised as a useful storage area but offering exciting potential for conversion into guest accommodation, a holiday let, home office or studio, subject to the necessary planning consents.

The accommodation offers a welcoming entrance hall leading to a spacious lounge, where a newly installed Jøtul wood-burning stove and granite hearth create an impressive focal point. The beautifully appointed country-style kitchen, redesigned in February 2026, features a new Rangemaster 110cm range cooker, quality cabinetry, stylish tiling and a refurbished wood-burning stove that has been overhauled and repositioned centrally on the hearth. The kitchen provides ample space for family dining, while a practical utility room and a modern family bathroom complete the ground floor. Throughout the ground floor, tongue and groove oak flooring adds warmth and character.

The first floor comprises two generous double bedrooms, one benefitting from built-in storage, together with a contemporary shower room fitted with new sanitaryware, shelving and a modern shower enclosure.

The quality of improvements extends far beyond the cosmetic. The property benefits from hardwood shutters fitted to all windows (excluding the dormers), a new Worcester LPG boiler with a 10-year warranty, new radiators and pipework throughout, and two fully renovated chimneys which have been relined, insulated and fitted with new cowls, with HETAS certification provided. CCTV with battery backup, outdoor lighting and three new brass outdoor taps have also been installed.

Externally, the property sits within generous garden grounds that have been thoughtfully transformed. Extensive landscaping has created a wonderful mix of established planting and colourful borders, including David Austin roses, peonies, tulips, daffodils, narcissus, iris, thalictrum and astilbe. A newly laid limestone patio provides the perfect space for outdoor entertaining, while a mini orchard has been established near the field gate. A new wood store complements the property's country lifestyle, and the private driveway provides ample parking for multiple vehicles.



# Key property features

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- ✓ Beautifully renovated detached farmhouse
- ✓ Stunning rural Perthshire setting
- ✓ Brand new kitchen (2026)
- ✓ Two wood-burning stoves
- ✓ New Worcester boiler (10-year warranty)
- ✓ Landscaped gardens & limestone patio
- ✓ Hardwood shutters & oak flooring
- ✓ Renovated chimneys with HETAS certification
- ✓ Ample parking & useful outbuildings
- ✓ Mini orchard & countryside views













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An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring gardens and driveways. The overall scene is a typical suburban housing estate.

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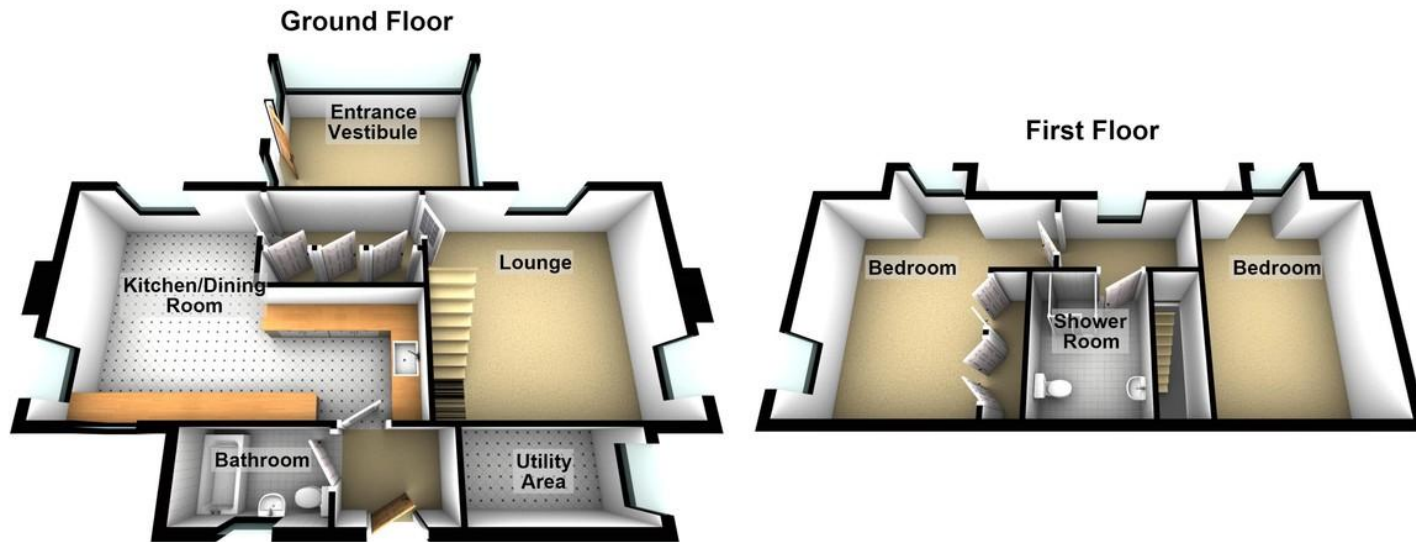


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# Floorplans

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# Property Room Sizes

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**ENTRANCE VESTIBULE**

**HALL**

**LOUNGE**

*15' 11" x 14' 11" (4.85m x 4.55m)*

**KITCHEN/DINER**

*19' x 15' 2" (5.79m x 4.62m)*

**UTILITY ROOM**

*12' 6" x 5' 4" (3.81m x 1.63m)*

**BATHROOM**

*7' 11" x 5' 5" (2.41m x 1.65m)*

**BEDROOM**

*14' 4" x 11' 11" (4.37m x 3.63m)*

**BEDROOM**

*15' 1" x 14' 4" (4.6m x 4.37m)*

**SHOWER ROOM**

*8' 3" x 5' 10" (2.51m x 1.78m)*

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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