



Chaplain's House | Dall Rannoch | PH17 2QH

- RECEPTION ROOMS 1
- BEDROOMS 4
- BATHROOMS 1
- LARGE DRIVEWAY
- LOCH ACCESS
- RURAL LOCATION



OFFERS OVER
£250,000

CHAPLAIN'S HOUSE, DALL

Nestled among mature trees and just a stone's throw from the beautiful Loch Rannoch, this charming detached property offers an exceptional opportunity to enjoy tranquil Highland living in a sought-after rural setting.

The accommodation comprises four bedrooms, including three spacious double rooms with built-in wardrobes, and a fourth smaller bedroom ideal as a nursery, home office or guest room.

A welcoming entrance leads into a central hallway, providing access to the bedrooms and family bathroom, along with a separate WC for added convenience.

At the heart of the home is a bright and spacious open-plan living and dining area, complete with wood flooring throughout and patio doors that open out to the garden, creating a seamless connection between indoor and outdoor living.

The property benefits from oil-fired central heating, septic tank drainage and a private water supply, for which a modest annual charge of £90 is payable to Dall Estate.

Residents also enjoy gated boat access to Loch Rannoch via secure coded entry, perfect for boating, kayaking or simply embracing the stunning natural surroundings.

This is a rare opportunity to acquire a delightful home in an idyllic lochside location, ideal as a permanent residence, or holiday retreat.

LOCATION

Dall is located on the south shore of Loch Rannoch, in a clearing in the Black Wood of Rannoch. 5 miles east of Dall is the village of Kinloch Rannoch, which has a range of amenities including a medical centre, café, general store, hotels, a gallery and a primary school.



LOCATION

Pitlochry is a popular tourist destination in the heart of Highland Perthshire.

Located just off the A9, it is easily accessible by road and rail with good bus services and direct train services to London and Inverness including the Caledonian Sleeper Service.

The town benefits from a good variety of shops, restaurants and cafes, a medical centre, community hospital, veterinary surgery, town hall, leisure centre and an all-through school from 2-16 years, plus many attractions including Pitlochry Festival Theatre, The Dam Visitor Centre and Salmon Ladder and a good network of walking & cycle routes.

Aberfeldy is the geographical heart of Scotland situated on Scotland's longest river, the River Tay and is home to the Birks Cinema and Dewar's Distillery. You will also find a good selection of local shops, a golf course, community campus housing the library, swimming pool and sporting facilities as well as primary and secondary schools. The area is renowned for outdoor activities including white water rafting, abseiling, gorge walking, canyoning, and mountain biking.





DIRECTIONS

From Pitlochry head north on the A9 towards Inverness for approx. 10 miles. Take the exit for House of Bruar B8079 on the right and take the immediate left turn onto B847 towards Calvine and on to Kinloch Rannoch. Follow the signs to the south shore and after approx. 5 miles take the road on the left at the sign for Dall Estate and follow the road round to the left where you will find the driveway to Chaplain's House on your left.

FIXTURES & FITTINGS

All fixtures and fittings are included in the sale unless otherwise stated.

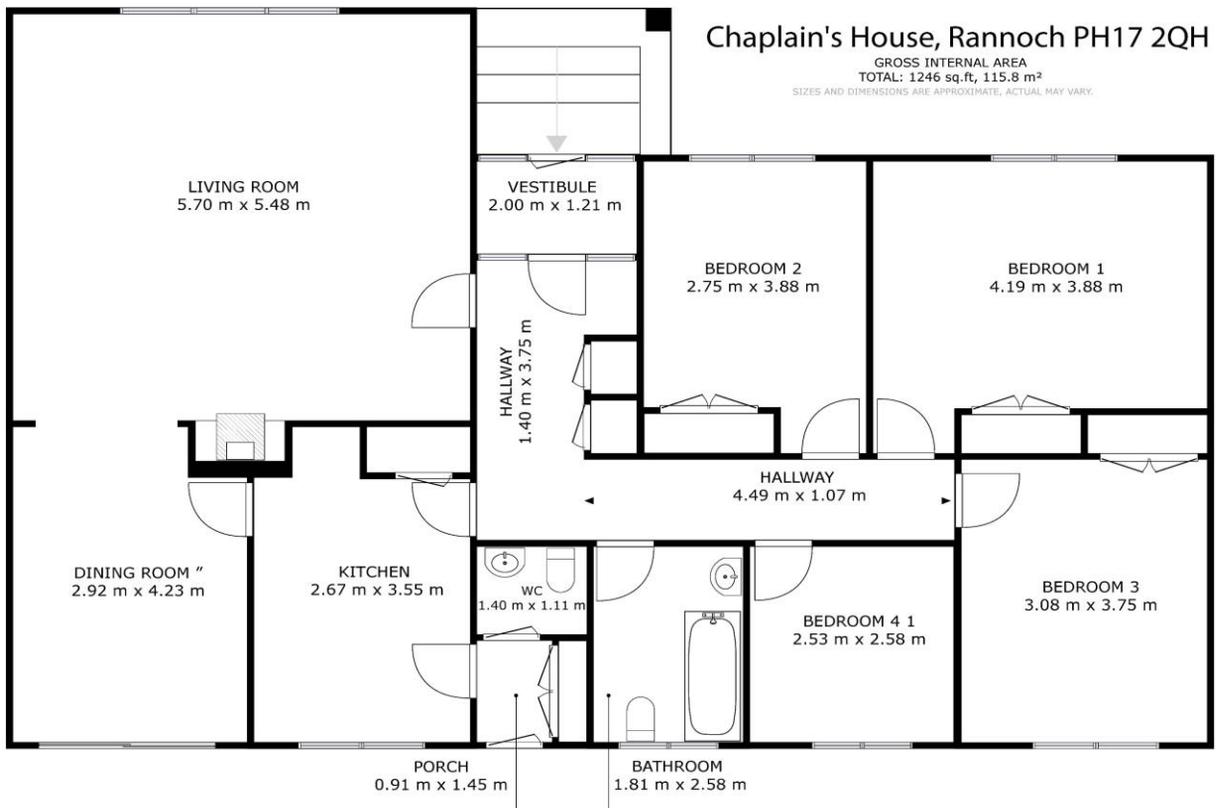
VIEWINGS

By appointment with J & H Mitchell Solicitors & Estate Agents.

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EPC RATING D

COUNCIL TAX BAND F



Whilst every attempt has been made to ensure the accuracy of the details in these sales particulars, any measurements of doors, windows, rooms, other items and distances are purely for illustrative purposes and should be taken as a guide. Nothing in these particulars is a statement as to the structural condition of the property, poor or otherwise, nor that any services, appliances, facilities or equipment are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase.