



Old Moulin | Manse Road | Moulin Pitlochry | PH16 5EP

- RECEPTION ROOMS 4
- BEDROOMS 6
- BATHROOMS 3
- DRIVEWAY
- QUIET RESIDENTIAL AREA
- UNINTERRUPTED VIEWS



OFFERS OVER
£750,000

OLD MOULIN

A Georgian gem, Old Moulin is a listed building in the conservation village of Moulin. It was built around 1820 and was extended in the 1880's. It served as the residence for the minister of the Parish of Moulin until 1958 when it was converted into a home for retired missionary nurses and re-named 'Manseholm'.

Nestled in a tranquil and picturesque location, with far-reaching southerly views, this impressive detached residence offers timeless elegance with generous proportions for family living.

Set in mature gardens and accessed via a private drive with ample parking, this unique home combines historic character with modern comfort.

Upon entering, a spacious hallway leads to a series of beautifully appointed reception rooms. The drawing room and dining room both have double aspect windows, flooding the interiors with light.

Off the dining room there is an inner hallway with a green baize door leading to the butler's pantry and a second door leading through to the library and a separate study. The dining room and library both feature striking Tilt marble fireplaces.

Focused around a classic Aga the spacious dining kitchen is the heart of the home, ideal for family life and entertaining.

Adjoining the kitchen are an office, utility room and cloakroom with WC.



OLD MOULIN

Upstairs the accommodation continues with six well-proportioned bedrooms including a generous master bedroom with built-in wardrobes, box room and a private bathroom. Three further double bedrooms have wash-hand basins and there is an additional single bedroom plus an upstairs sitting room or sixth bedroom. A family bathroom, a shower room and a laundry room complete the upper floor.

Outside, the garden is laid mainly to lawn, established borders and vegetable beds. There is a large external store, a greenhouse, log store and garden shed. The setting is peaceful and private.

This is a rare opportunity to acquire a substantial period home, full of character.

£50,000 under the home report value

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.





DIRECTIONS

From our office in Pitlochry head up Bonnethill Road, when you reach the junction at the top, turn right on to West Moulin Road. Continue uphill passing over a mini-roundabout and a red telephone box on your left. Turn right at the Moulin Hotel and travel along Manse Road. You will find Old Moulin second from the end on your right.

FIXTURES & FITTINGS

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

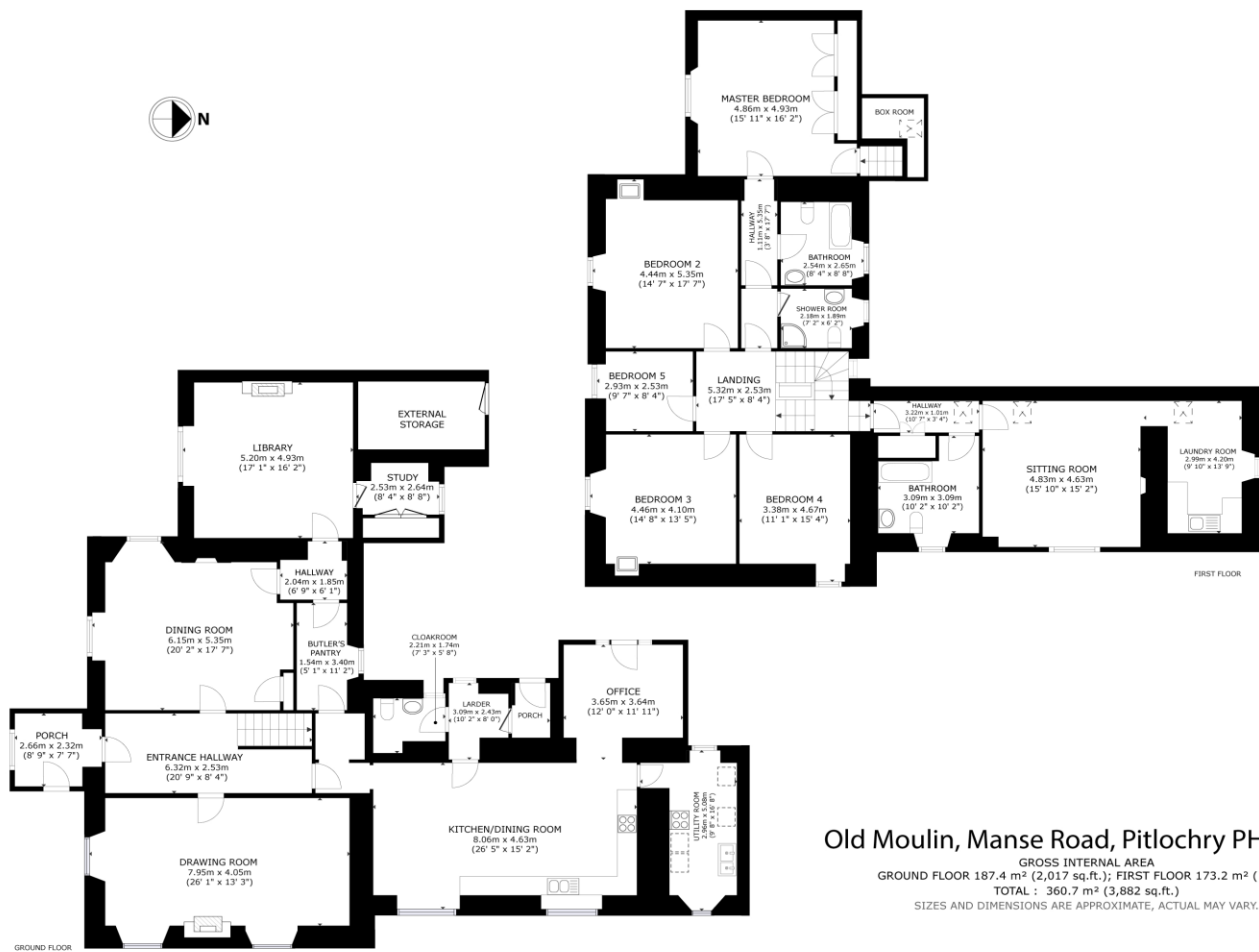
VIEWINGS

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

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EPC RATING F

COUNCIL TAX BAND G



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.