



Rose Cottage & Coachhouse | Taybridge Road Aberfeldy | PH15 2BH

- RECEPTION ROOMS 4
- BEDROOMS 5
- BATHROOMS 6
- SEPARATE COACHHOUSE
- GARAGE & GATED DRIVEWAY
- 1 ACRE OF GARDEN GROUNDS



OFFERS OVER
£950,000

ROSE COTTAGE

Rose Cottage is a truly exceptional five-bedroom Grade C listed period home, dating from 1848, set within approximately one acre of beautifully maintained grounds.

Positioned discreetly within the grounds and complementing the main house, is a charming and highly successful one-bedroom Coach House, which pre-dates the main house. Currently operated as a thriving holiday let and subject to the necessary consents, this could be continued by a new owner.

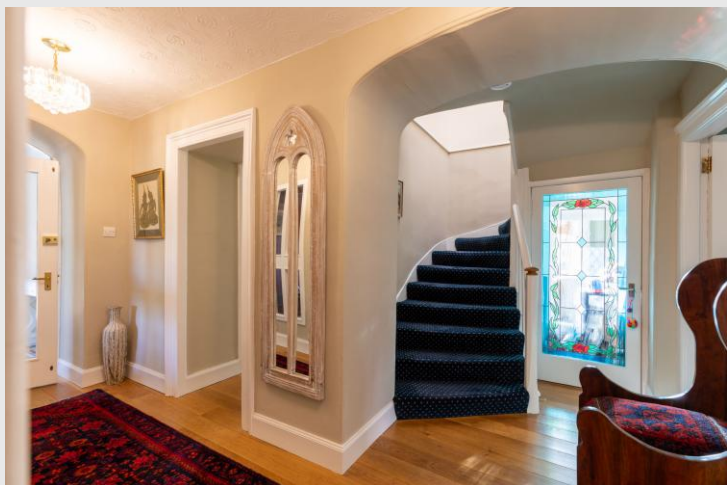
Equally, the combination of the two properties lends itself perfectly to multi-generational living, providing flexible and independent accommodation within a single setting.

The property has evolved thoughtfully over time, having been rebuilt and refurbished around 1900, with a sympathetic rear extension added in 2003.

Throughout the house, a wealth of original period features have been carefully preserved, including striking Victorian mosaic tiles within the vestibule and an elegant cupola above the main staircase, enhancing both character and natural light.

The ground floor opens into an inviting and spacious reception hallway, creating an immediate sense of arrival.

The principal living room is a particularly impressive space, featuring a striking fireplace, deep windowsills, and a dual aspect that allows natural light to pour in. There is a natural flow through to the dining room and onward into a bright conservatory, offering excellent spaces for both everyday living and entertaining.



ROSE COTTAGE

The modern dining kitchen is well-appointed and thoughtfully designed, centred around a substantial island and complemented by a separate utility room. A further snug/TV room, complete with a log burner, provides a cosy retreat.

A ground floor shower room and internal access to the garage add to the overall practicality of the layout.

Upstairs, within the original part of the house, there are four well-proportioned double bedrooms. Two benefit from en-suite shower rooms, while a third enjoys its own en-suite bathroom. A stylish family bathroom serves the remaining accommodation.

The extension provides a highly versatile upper floor space, currently arranged as a principal bedroom suite with an en-suite bathroom and adjoining home study, offering flexibility for a range of uses including private guest accommodation or workspace.

The gardens are beautifully designed and meticulously maintained, extending to approximately one acre and offering a wonderful sense of privacy and seclusion.

A combination of established Victorian hedging, sweeping lawns, a magnificent monkey puzzle tree, which possibly dates from around 1850, and thoughtfully arranged features create a varied and engaging outdoor environment. These include a pond, rockery, and a secluded "secret garden" area with mature planting, along with a greenhouse, log store, and garden shed.

The grounds provide an ideal balance of formal and informal spaces, perfectly suited to both relaxation and gardening enthusiasts.



THE COACHHOUSE

The Coachhouse has been beautifully converted into a luxurious self-catering cottage, finished to an exacting standard while retaining a number of original features, including the historic coach doorway, timber pillars from the former stalls, and decorative external ironwork.

The ground floor is arranged in an open-plan layout, with a fully tiled floor throughout. The contemporary kitchen is well-equipped with integrated appliances, including an electric oven, gas hob, and fridge. A partially vaulted ceiling above the entrance and dining area enhances the sense of space and light, while the living area is thoughtfully arranged to create a warm and inviting atmosphere. A stylish shower room, which also functions as a utility space, completes the ground floor.

Upstairs, a generous double bedroom benefits from rooflights and a Juliet balcony, allowing for excellent natural light. A beautifully appointed bathroom completes the accommodation.

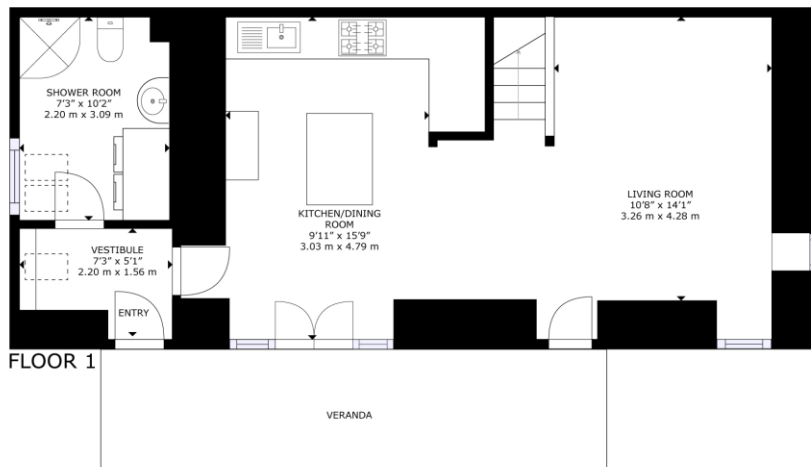
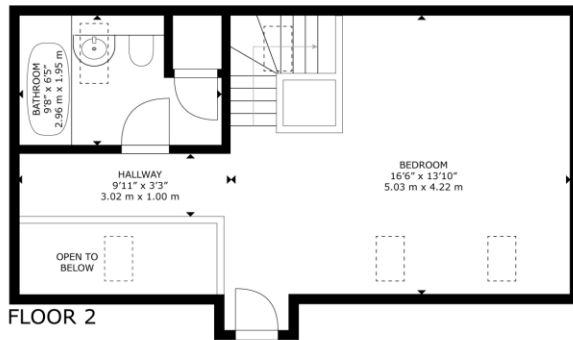
Externally, the Coachhouse enjoys its own private gravelled garden area, providing guests with a high degree of privacy, separate from the main residence.

Listed on holidaycottages.co.uk as Little Hideaway.

LOCATION

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.





The Coachhouse Taybridge Road Aberfeldy PH15 2BH

GROSS INTERNAL AREA
 FLOOR 1: 582 sq. ft, 54 m², FLOOR 2: 332 sq. ft, 30 m²
 TOTAL: 914 sq. ft, 84 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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.



DIRECTIONS

From The Square in Aberfeldy head along Bank Street and at the traffic lights turn right onto Taybridge Road. You will find the property on your right after the Church of Scotland.

FIXTURES & FITTINGS

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

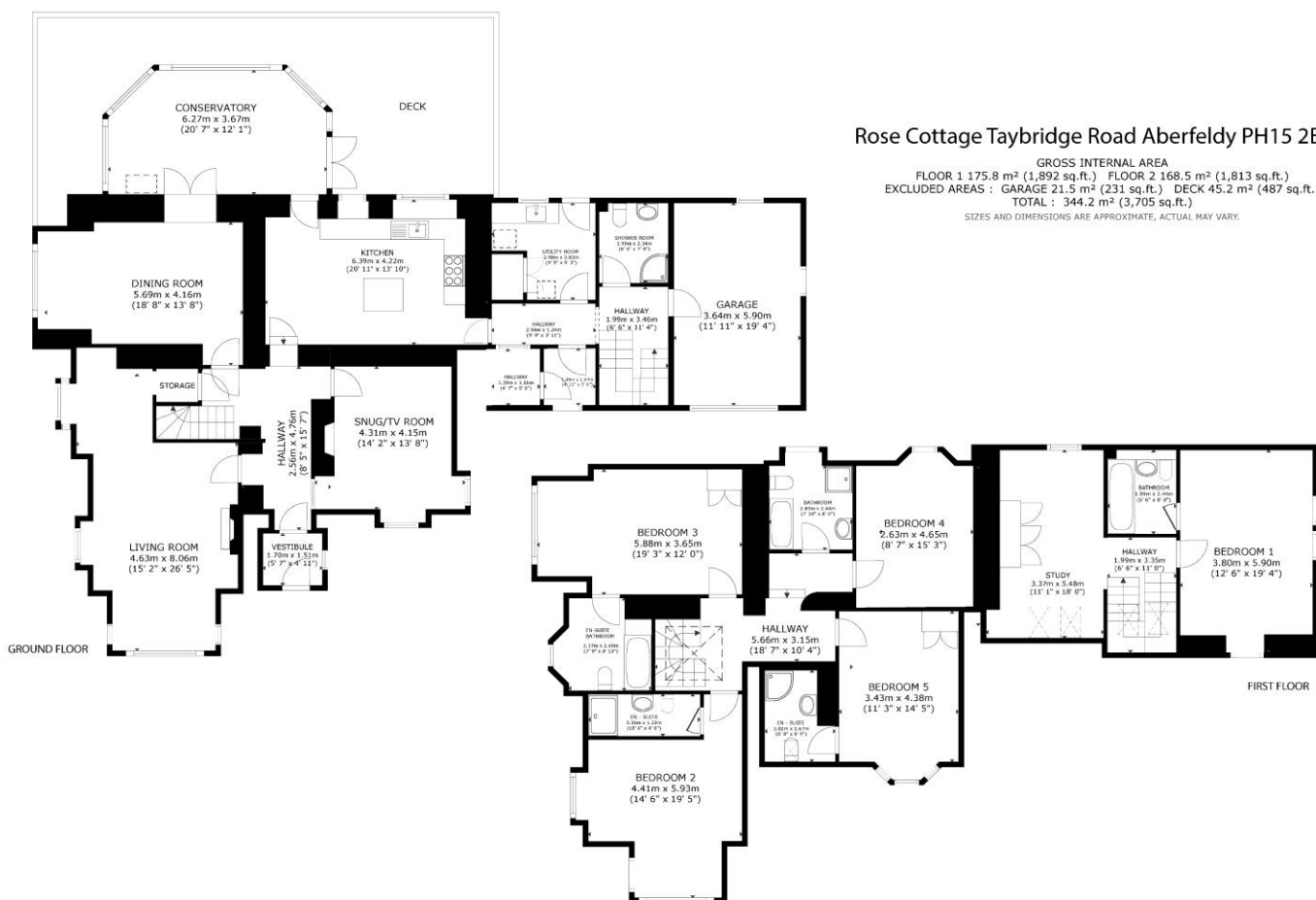
VIEWINGS

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

01796 472606 | property@jandhmitchell.com | www.jandhmitchellproperty.co.uk

EPC RATING D

COUNCIL TAX BAND G



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