



**OLD BARN**

OLD BARN, BRIDGE OF CALLY, BLAIRGOWRIE







## OLD BARN, BRIDGE OF CALLY, BLAIRGOWRIE

A delightful rural property with enormous potential as well as a 7 acre paddock and salmon and trout fishing on the River Ardle.

Blairgowrie 5.8 miles ■ Glenshee 11.5 miles ■ Perth 21.5 miles  
Edinburgh 65 miles

Offers Over £350,000

- 3 reception rooms. 3/4 bedrooms
- Lovely family home with flexible accommodation and great reception spaces
- Well maintained paddock with a lochan and wildlife pond
- Superb stretch of salmon and trout fishing on the River Ardle
- Additional Ski Hire business
- Great location close to Glenshee and Blairgowrie

**Galbraith**

Perth  
01738 451111  
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 OnTheMarket





### SITUATION

Old Barn lies in a great position in the village of Bridge of Cally in highland Perthshire. The popular town of Blairgowrie lies just 10 minutes drive to the south and offers a wide range of amenities including shops and supermarkets, primary and secondary schooling, a medical centre and a recreation centre. Perth can be accessed within 40 minutes and offers an extensive range of facilities including national retailers, cinema, concert hall, restaurants and both railway and bus stations. Dundee lies some 25 miles to the south-east and is thriving City with 2 universities, leisure centre, shopping centres and an airport with regular flights to London City. The City of Edinburgh is approximately 1 hour and 20 minutes by car and provides a range of big City amenities including an international airport.

Perthshire offers a superb range of activities for the outdoor enthusiast, the Cataran Trail runs through Bridge of Cally and there is a vast network of trails on the local hills suitable for walking and mountain biking. Blairgowrie is home to a championship golf course with further courses locally at Dalmonzie, Pitlochry, Dunkeld, Alyth and Strathmore. The Glenshee ski centre is approximately ½ hour by car to the north and there is a wide range of Munros within easy reach in the Cairngorm National Park.

### DESCRIPTION

Old Barn is a lovely traditional property of stone construction under a slate roof. The house provides superb flexibility with the potential for multi-generational living or to be a great family home. The building is entered via a cosy entrance hall/store which has a WC, stairs lead up to the first floor while a door leads through to the Ski Hire Room. The Ski Hire room is a super space which could provide an extra reception space or continue in its current use, detailed below. Also on the ground floor is a further sitting room and kitchenette, and a double bedroom with an ensuite. This connects to the main sitting room by a stairway which allows it to provide additional accommodation, or to be a self-contained unit for multi-generational living or potentially as a holiday let.



The main living spaces are on the first floor, there is a generous sitting room with a wood burning stove and a lovely picture window which overlooks the garden and paddock. Off this is a good-sized kitchen with ample natural light. There are two double bedrooms with integrated wardrobes as well as a family bathroom.

### ACCOMMODATION

Ground Floor: Ski Hire Space/Sitting Room, Entrance Hall/Store, WC, Sitting Room/Kitchenette, Double Bedroom with EnSuite.

First Floor: Sitting Room, Kitchen, two Double Bedrooms, Family Bathroom

### SKI HIRE

In addition to providing a lovely home, Old Barn currently operates a successful Ski Hire business which would be available by negotiation. Currently a ground floor room is given over to this business which provides a steady annual income. Further details are available from the selling agents.

### GARDEN AND GROUNDS

Old Barn enjoys a pretty garden which is mostly laid to lawn and runs down to the River Ardle. To the front of the house is further garden ground which is currently down to gravel. Adjacent to the house there is a set of timber outbuildings which have been used as stables and for storage. The property then opens up to a delightful paddock which has been well maintained by the current owner. Within the paddock there is a lovely lochan as well as a wildlife pond which provides a haven for biodiversity, the lochan is also great for swimming. Throughout the paddock the current owners have undertaken native tree planting and these trees will provide delightful maturity and structure in due course.







Running along the northern edge of the paddock is the River Arde, this beautiful stretch of water is a delightful asset to the property and provides a beautiful place to relax and enjoy nature. The biodiversity at Old Barn is superb with a fantastic range of species including otters on the river, pine martin, buzzards and red kites. Old Barn also benefits from single bank fishing rights on the south bank of the river along the full length of the paddock as well as an additional section further upriver.

Old Barn has the right to park up to four vehicles in the car park.

#### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Phone signal	Broadband
Mains	Mains	Private	Freehold	Oil	Band D	E	Yes	FTTC

#### DIRECTIONS

From Blairgowrie take the A93 heading north, after approximately 5.5 miles you will arrive in Bridge of Cally and Old Barn is on the right hand side.

#### POST CODE

PH10 7JJ

#### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///daffodils.wipes.rests

#### SOLICITORS

James & George Collie, 1-7 East Craibstone Street, Aberdeen, AB11 6YQ. T: 01224 581581

#### LOCAL AUTHORITY

Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD. T: 01738 475000

#### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

#### VIEWINGS

Strictly by appointment with the Selling Agents.

#### ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.





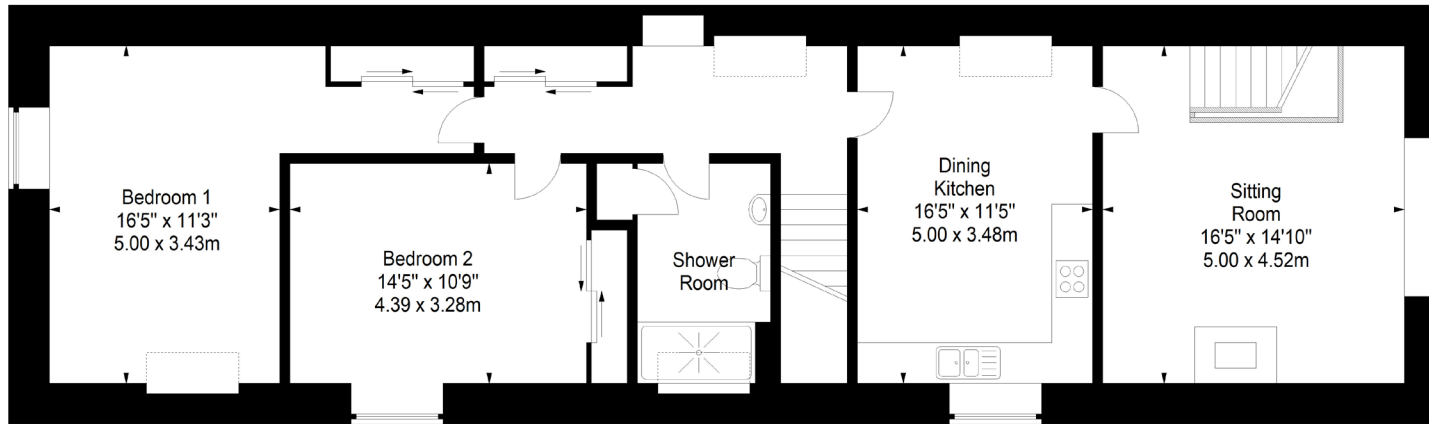




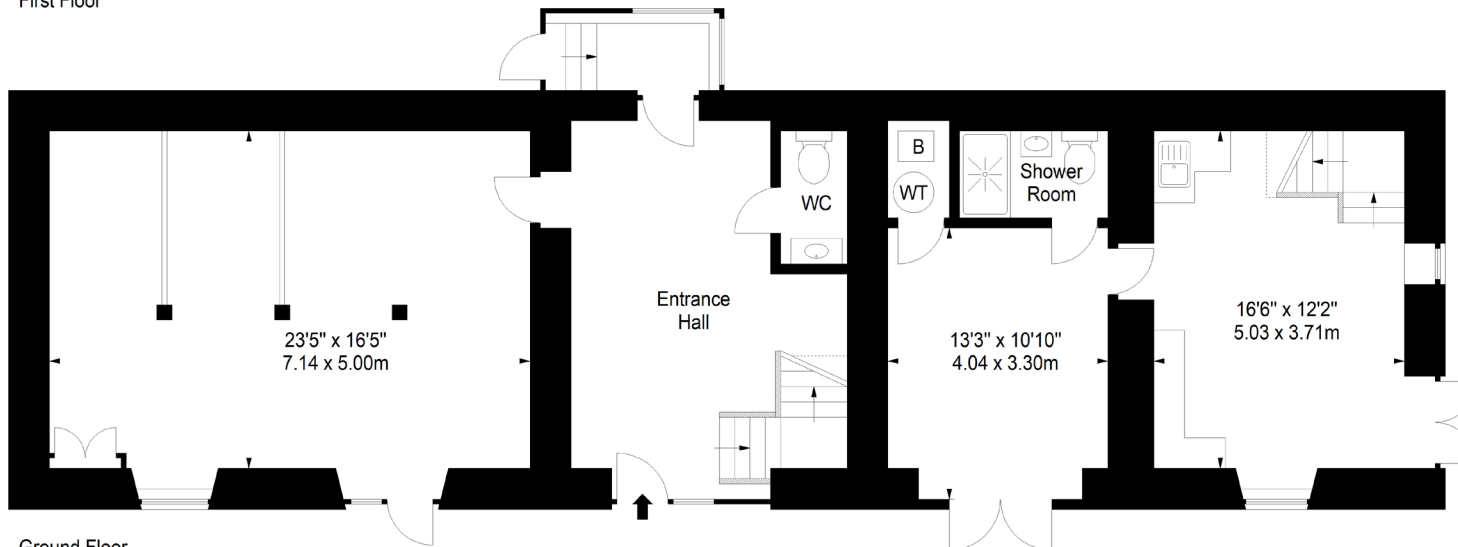
**Old Barn,  
Bridge of Cally,  
Blairgowrie,  
Perth and Kinross, PH10 7JJ**



Approx. Gross Internal Area  
2304 Sq Ft - 214.04 Sq M  
For identification only. Not to scale.  
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First Floor

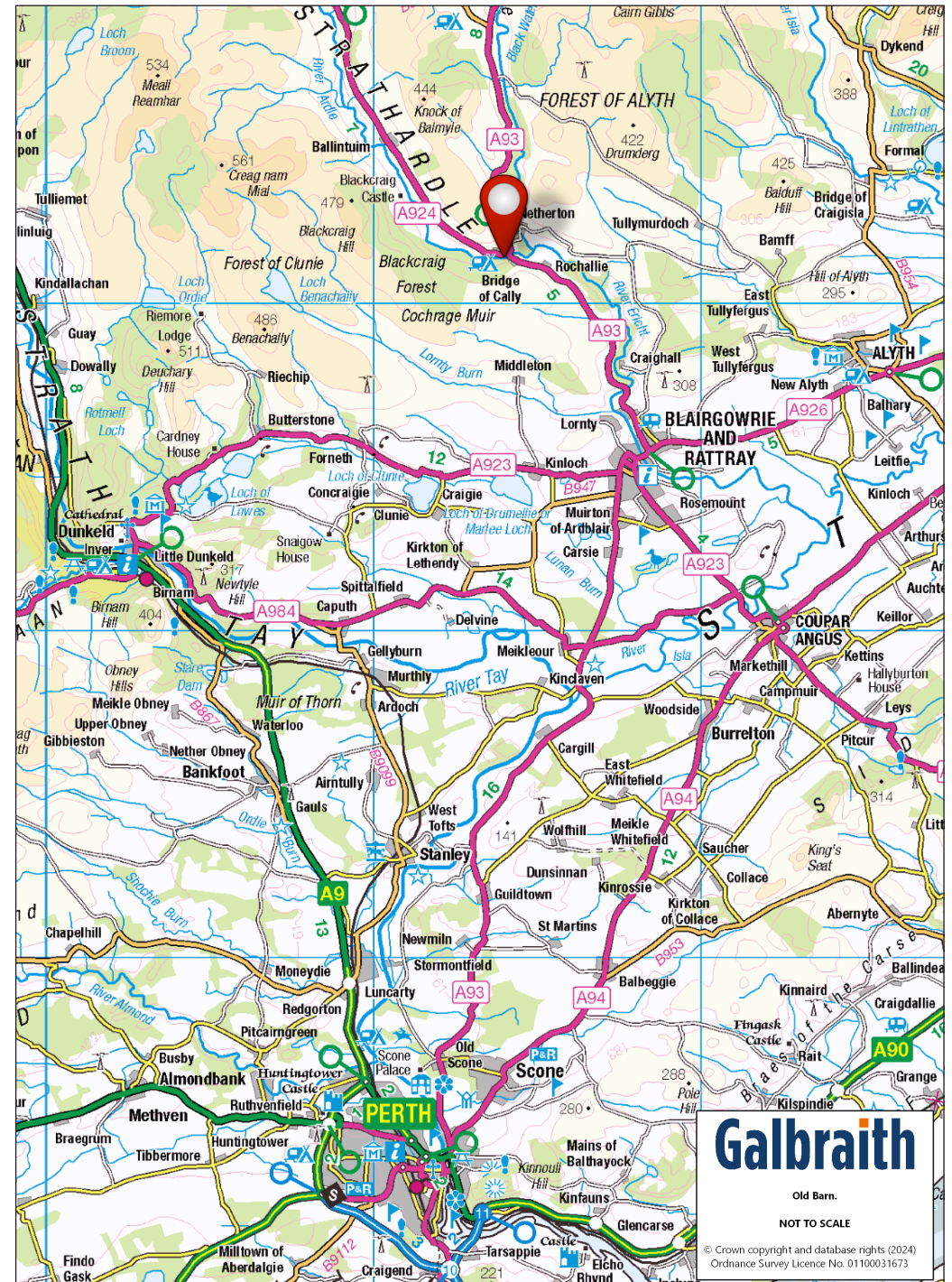
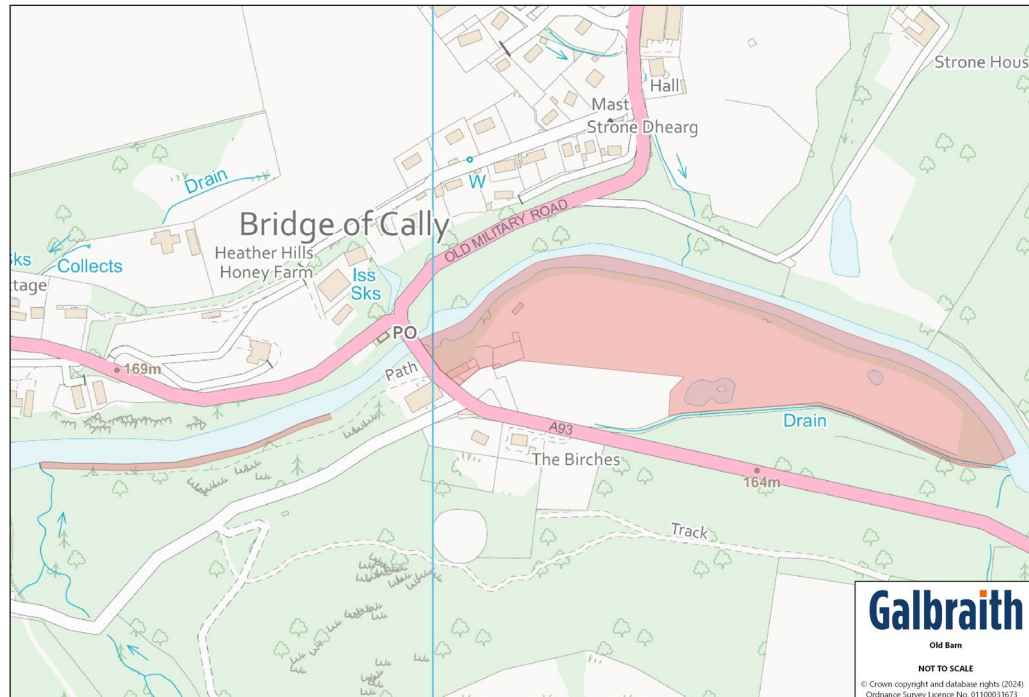


Ground Floor



### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in April 2024







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