

An aerial photograph of a large, two-story stone house with a grey slate roof and two chimneys. The house features a central glass-enclosed porch. It is surrounded by a well-maintained green lawn, several large trees (including a prominent weeping tree on the left and a tall conifer on the right), and a stone wall in the foreground. In the background, there are rolling green hills under a blue sky with scattered white clouds.

Clashiegar

Logiealmond, Perth, PH1 3TB
bellingram.co.uk

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Introduction

Clashiegar dates from the mid-1800s. It is a traditional stone built farmhouse with impressive, detached stone barn and steading buildings and mature garden grounds.

The commonly used entrance is from a spacious porch/boot room. This opens into an inner hallway and a well appointed utility room, complete with base and wall mounted units and an inset Belfast style sink, and a generous walk in larder. Also off the hallway is a shower room. From the utility area, the original maid's staircase leads to a fourth bedroom, offering a unique character feature.

Off the inner hall is a versatile home office, with a vaulted ceiling, two Velux windows, an additional window, and a glazed door opening to the south facing garden. A double cupboard houses the Worcester gas boiler, while built in base units and shelving provide ample storage and workspace.



Double doors open into a spacious family room, also with a vaulted ceiling and Velux windows, creating a bright and airy atmosphere.

The kitchen is fitted with a range of base and wall units, woodblock worktops, an inset stainless steel sink, plumbing for a dishwasher, a built in double oven, gas hob, and an extractor hood. It flows seamlessly into the dining area, which features a wood burning stove.

A second public room is accessed from the inner hall, complete with an open fireplace, and it could easily serve as a ground floor bedroom if required.

From the hallway, double doors lead into a lovely conservatory with a stone dwarf wall and a pitched polycarbonate roof, opening through French doors to the south facing garden.

Upstairs, there are two further double bedrooms, both featuring open fireplaces. The family bathroom includes a WC, wash basin, freestanding clawfoot bath, an antique towel rail, a clothes pulley, and a window overlooking the courtyard.



The traditional stone barn and steading forms a series of exceptional and versatile spaces, offering a wealth of potential uses including garage or machinery storage, studio space, home office, and workshop facilities. Meticulously maintained, the structure is in excellent condition, having been re-roofed in the 1990s. The barn section is double height with a powered roller door, and a 7kW EV charger; an adjoining craft room makes a comfortable workspace. The next two areas offer further flexibility, and a dedicated dry store continues the theme of practicality. A larger workshop is divided into two zones making it ideal for more substantial projects. A single garage is accessed from a rear courtyard where there is additional parking.

The grounds extend to approximately 0.75 acres with a beautifully mature garden enclosed by a traditional stone wall, including vegetable beds, a generous lawn interspersed with vibrant planting and established trees. A section of the garden has been thoughtfully maintained as a wildlife-friendly area, encouraging biodiversity and supporting local bird and insect life.







Location

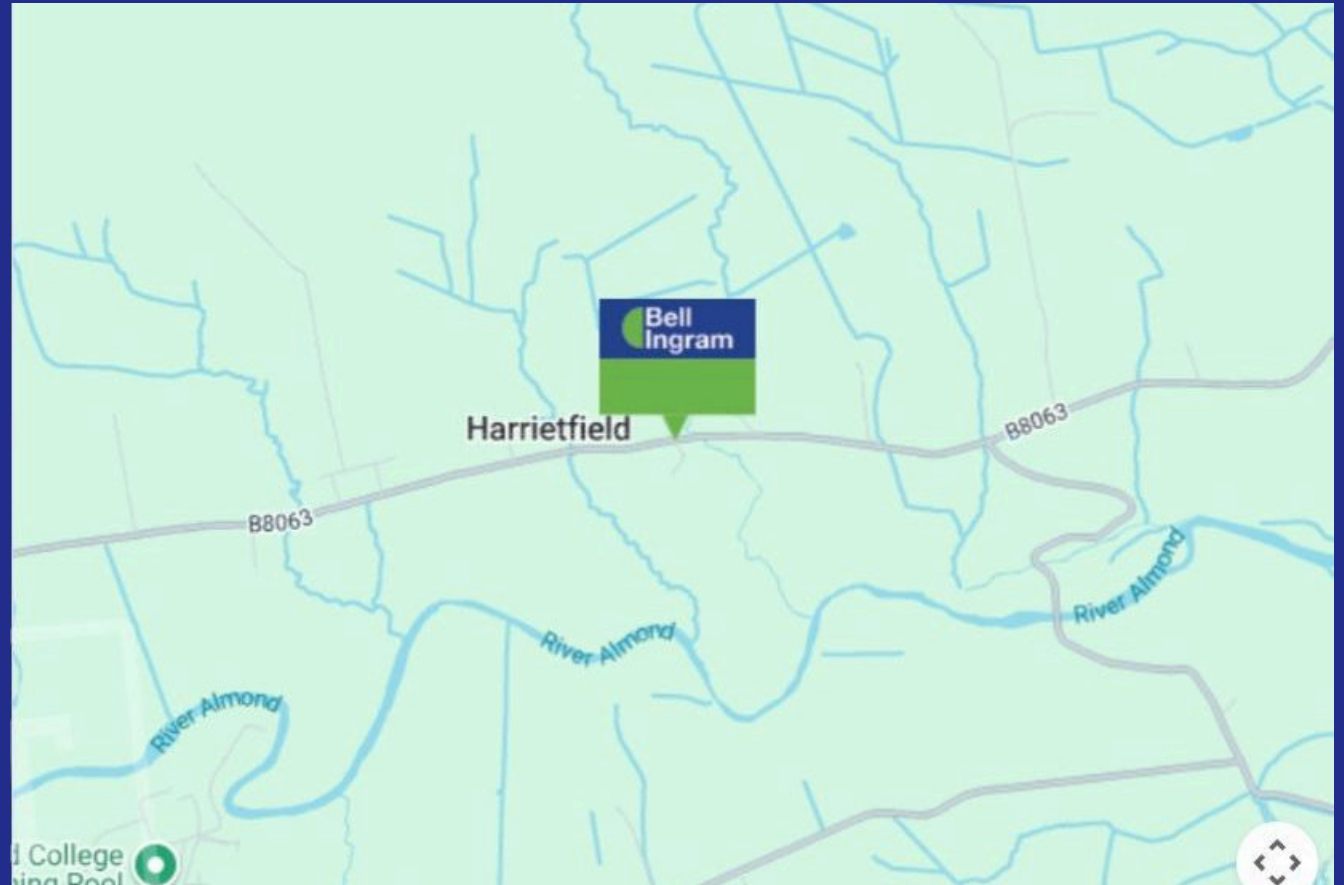
Clashiegar lies close to Harrietfield, a small peaceful village in scenic countryside about 9 miles northwest of Perth.

Clashiegar sits above the River Almond in the Glenalmond valley with far reaching views over the surrounding farmland, ideal for those seeking a slower pace of life amid natural beauty.

The village of Methven, which is just under five miles away, has a general store, post office, primary school, a restaurant and a garage. Perth offers a comprehensive range of high street shops, cultural opportunities, restaurants, professional services and travel links.

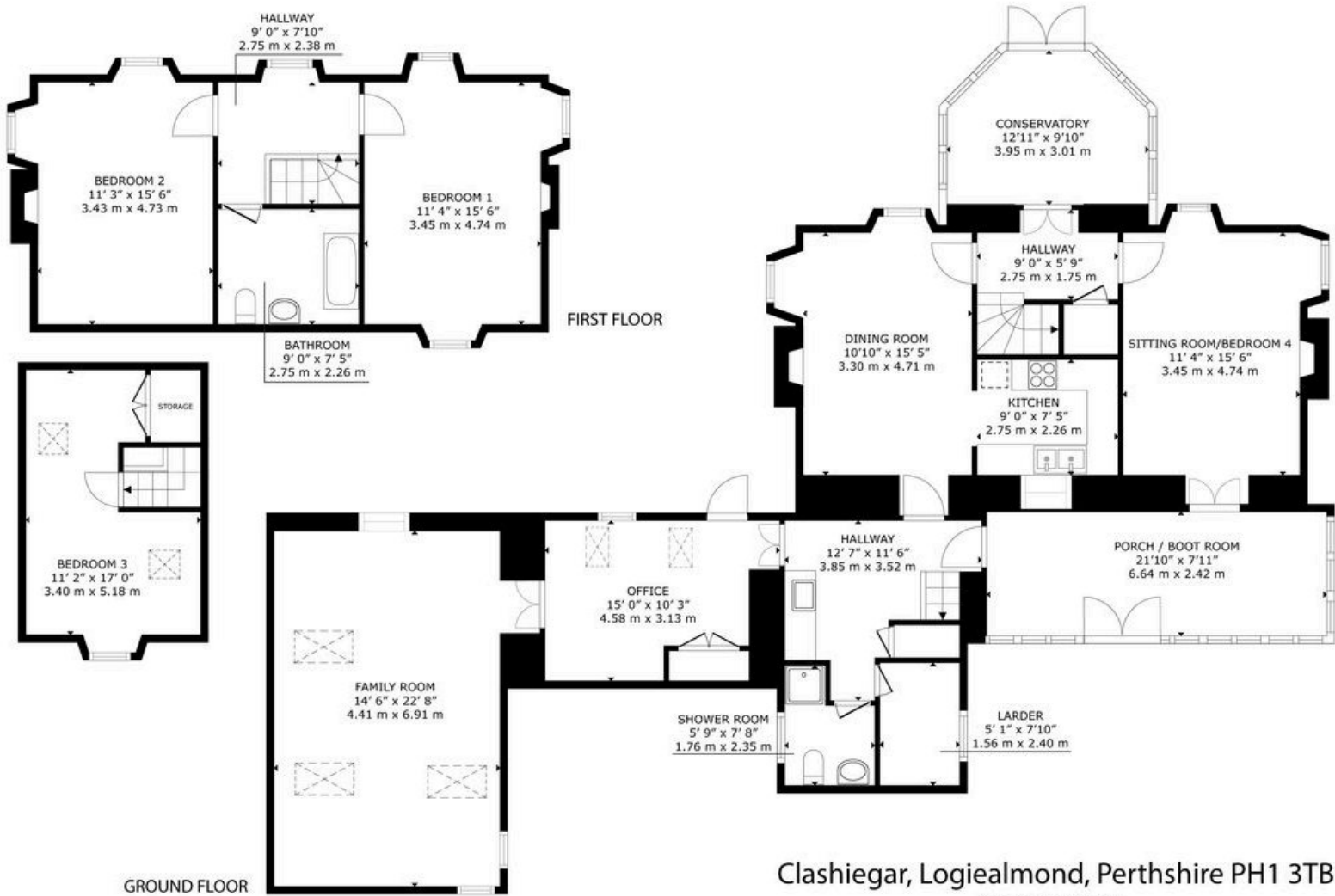
In addition to the local primary schools at Logiealmond and Methven, and secondary schools in Perth, there are a number of private schools in the area including Glenalmond College which is four miles away, Ardvreck and Morrison's Academy, both in Crieff, and Strathallan.

Some of the finest salmon and sea trout fishing is available on the River Tay system, on the Almond, the Ericht, the Isla, the Tummel and the Tilt. There are numerous golf courses nearby including the 18-hole courses at Pitlochry and Perth, and the world famous courses at Gleneagles which are only 20 miles to the south. Amongst some of the major annual local events in the area are several meetings at Perth Racecourse, the Perth Agricultural Show and the Scottish Game Fair at Scone Palace.



Plans

204 sqm (2,198 sqft)



Clashiegar, Logiealmond, Perthshire PH1 3TB

GROSS INTERNAL AREA
FLOOR 1 137.3 m² (1,478 sq.ft.) FLOOR 2 66.9 m² (720 sq.ft.)
TOTAL : 204.2 m² (2,198 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Details

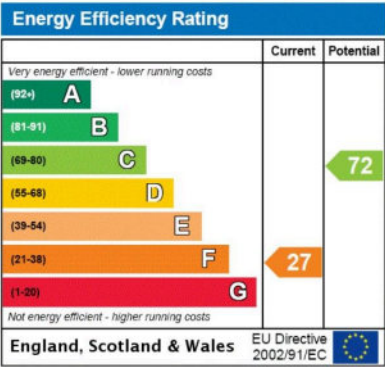
Local Authority
Perth & Kinross Council

Council Tax
Band = E

Tenure
Freehold

EPC
EPC Rating = F

Clashiegar



Services & Additional Information

Directions
Leave Perth on the A85 travelling west. Just before reaching the 30 mph speed restriction at the village of Methven, turn right, signposted Glenalmond and Harrietfield. Continue on this road for 3.75 miles, and at the T junction with the B8063 turn left towards Harrietfield. After a further half mile, the entrance to Clashiegar is on the left.

For viewers using the 'what3words' app, the entrance to Clashiegar is at [///bath.grew.upstarts](#)

Services
Mains water and electricity, a septic tank serving only Clashiegar, LPG central heating system, one wood burning stove and three open fireplaces.

Logiealmond, Perth, PH1 3TB

Offers Over £675,000



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