



Allyn House

Seven Acres, Methven, PH1 3SU

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Introduction

The secluded grounds of Allyn House span over half an acre, beautifully landscaped with mature trees, vibrant shrubs, and a rich variety of plants, offering a remarkable sense of privacy and tranquillity. The accommodation is tastefully appointed and thoughtfully designed to provide both comfort and functionality.

A timber entrance door opens into a welcoming vestibule, leading through to a lovely upper reception hallway. This space features glazed balustrades that overlook the sitting room below, creating a sense of openness and light. To the left, the formal dining area enjoys views over the south facing garden.

A glazed door leads into the well-appointed kitchen, which has an extensive range of base and wall units, along with generous space for a breakfast table and chairs. Integrated appliances include a double oven, ceramic hob with extractor hood, fridge/freezer, and dishwasher.



The kitchen flows seamlessly into a relaxed family area, with a returning door and steps descending to the sitting room on the one side and sliding doors opening into the conservatory on the other. Adjacent to the kitchen is a practical utility room, complete with a sink, mixer tap, and space for both a washing machine and tumble dryer. There is a convenient WC and an external door providing access to the side garden and garage.

From the upper reception hall, three steps lead down to the main sitting area, where full-height windows and sliding doors open onto a paved patio with a charming water feature. This space is perfectly positioned to enjoy views of the mature rear garden. A timber and tiled surround frames the open log-burning fireplace, adding warmth and character to the room.

The bedroom wing comprises four generously sized double bedrooms, two of which have mirrored wardrobes. The master bedroom includes bespoke wooden mirrored wardrobes and an en suite shower room. The family bathroom includes a WC, wash basin, bath, and a corner shower, with a window providing natural light from the side.



Allyn House is accessed via a private driveway shared with just two neighbouring properties, enhancing its sense of exclusivity and seclusion. The mature, landscaped grounds extend to over half an acre, offering multiple tranquil seating areas among vibrant planting—perfect for relaxation or entertaining. A permanent gazebo provides an ideal space for outdoor gatherings, sheltered yet open to the beauty of the garden.

Running along the original walled garden is a charming, south-facing curved greenhouse, home to a mature grapevine, apricot, fig and other soft fruits, which then leads through to a brick-built store. To the front of the greenhouse there are dedicated vegetable plots.

In the front garden, a detached home office offers a peaceful and productive workspace, fully equipped with power, lighting, heating, and high-speed internet.

Additional features include a detached double garage with EV charger, a spacious carport and ample parking for several vehicles, ensuring both convenience and practicality.







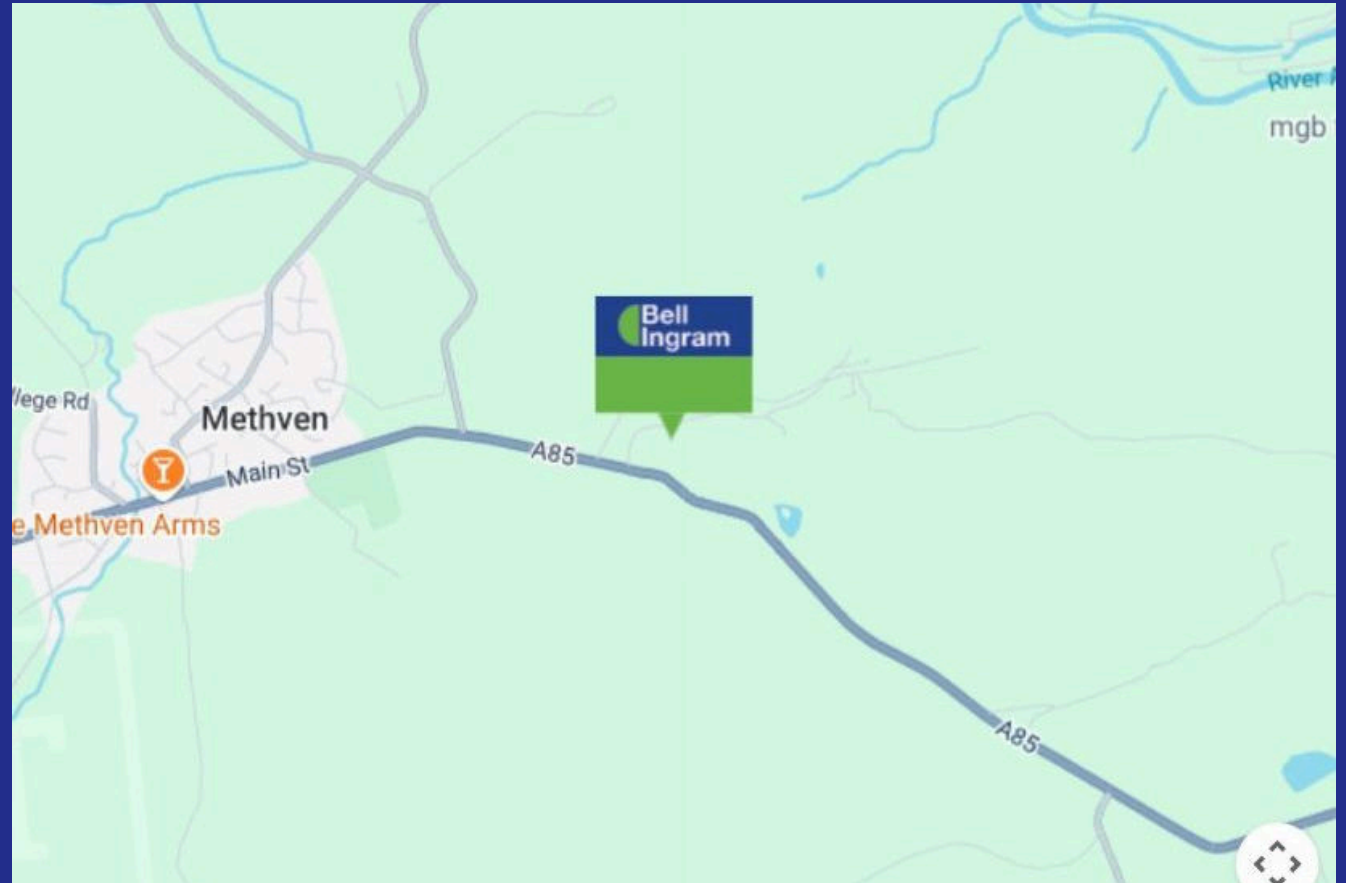
Location

Allyn House enjoys a tranquil setting within the historic walled garden of Methven Castle, a site rich in heritage. The castle itself dates back to the 15th century and was once the ancestral home of Margaret Tudor, daughter of Henry VII.

Located near the small village of Methven, there is a range of everyday amenities including a Post Office, newsagent, chemist, general store, restaurant, hotel and a garage. The nearby city of Perth offers an excellent selection of high street shops, supermarkets, professional service and cultural attractions. The town of Crieff, home to the popular Crieff Hydro and Community Campus, also provides a vibrant mix of independent shops, cafés, and leisure facilities.

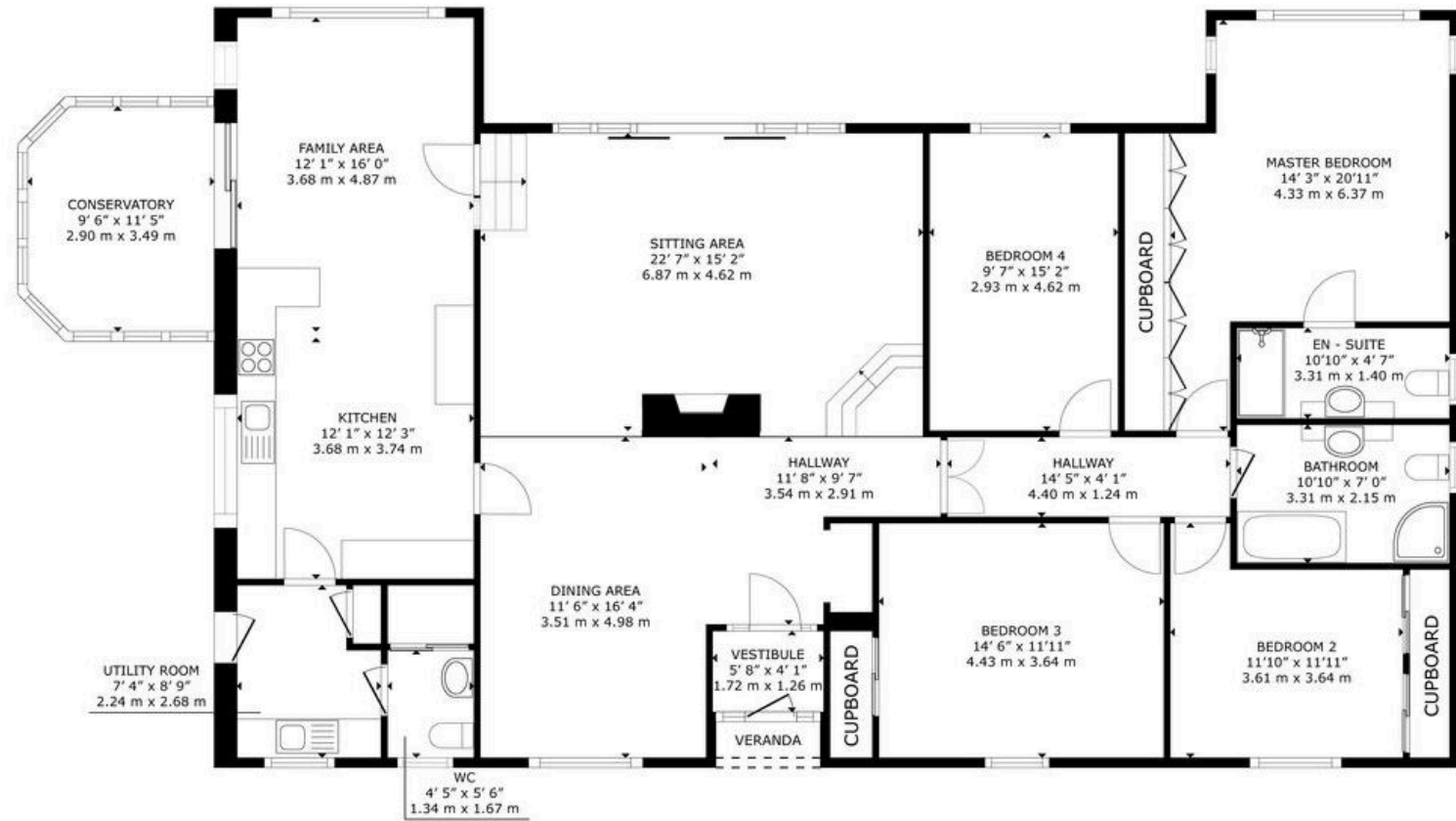
For those who enjoy outdoor pursuits, the area is a haven. The prestigious Gleneagles Hotel and Country Club, approximately 19 miles away, features three championship golf courses, an equestrian centre, and a shooting school. The surrounding countryside offers a wealth of activities including hill walking, climbing, fishing, water sports at Loch Earn, and skiing at Glenshee.

Allyn House is ideally situated for commuters, with Dundee, Stirling, Edinburgh and Glasgow all within comfortable driving distance. The airport at Dundee has regular flights to London Heathrow. The area is also well-served for education, with a primary school in Methven, several secondary schools in Perth, and a choice of respected private schools including Glenalmond College, Morrison's Academy, Strathallan and Craigclowan.



Plans

305 sqm (2,208 sqft)



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GROSS INTERNAL AREA
FLOOR PLAN 205.1 m² (2,208 sq.ft.)
EXCLUDED AREAS : GARAGE 32.3 m² (348 sq.ft.) VERANDA 0.9 m² (10 sq.ft.)
TOTAL : 205.1 m² (2,208 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Details

Local Authority

Perth & Kinross Council

Council Tax

Band = G


Tenure

Freehold

EPC

EPC Rating = C

Allyn House

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		92
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Services & Additional Information

DIRECTIONS:

From Perth, head west on the A85 towards Methven. After passing the turnoff for Almondbank on your right, continue for approximately 1.5 miles. The entrance to Seven Acres will appear on your right, clearly signposted "Castle Farm." Follow the driveway for about 180 metres, and the entrance to Allyn House will be on your right.

For viewers using the 'what3words' app, the location of Allyn House is [///treble.distracts.producers](https://www.what3words.com/#!/en/3w://treble.distracts.producers)

The property is connected to mains water, electricity, and gas-fired central heating. Drainage is to a shared bio-disc treatment system, serving three properties in total, which is professionally maintained and serviced on an annual basis.

The sale includes all fitted flooring, integrated kitchen appliances, and the garden's water feature. Garden equipment and the tractor may be available by separate negotiation.

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Offers Over £500,000



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