



The Rocks

Upper Drumcherry, Pitlochry, PH16 5QZ

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Introduction

Dating from the mid-1800s, The Rocks is a detached single storey stone built cottage with a corrugated tin roof. The accommodation also extends into the attached stone extension.

Planning Consent (22/00319/LAW) and a Building Warrant (22/00229/DOM4) have been granted to alter the internal layout of the cottage including structural works, and for the installation of roof windows to facilitate bedroom accommodation on the upper floor. The cottage has been mostly stripped out in preparation for the renovation works to commence.



The current layout of the accommodation begins with an entrance porch that opens into the main section of the cottage. This area has been completely stripped back to its original shell, retaining a Rayburn at one end and a wood-burning stove set on a slate hearth at the other. There are windows positioned at both the front and rear and the original staircase remains intact, providing access to a large floored attic above.

A short flight of steps leads up into the extension, where there is a bathroom with WC, bath and wash basin fittings in place. From here, a corridor opens into a large public room with exposed timber beams, a flagstone floor, large windows and a glazed external door set into the gable end. There is a second wood-burning stove, this time on a tiled hearth. A timber door leads through to the rear utility area, which includes a sink and a separate WC.

Outside

The mature woodland grounds extend to about 1.55 acres and include various timber outbuildings and a summerhouse/reading room.



General Remarks:

Please note that viewings are limited to external inspection only, however, an internal virtual tour is available. Due to the nature of the renovation required, mortgage finance may not be available from all lenders. As such, we anticipate that the eventual purchaser is likely to be a cash buyer.

Services:

The cottage has mains electricity; a private water supply and drainage is to a septic tank.

Council tax

The Rocks is Band C for Council Tax purposes. Perth & Kinross Council is the Local Authority







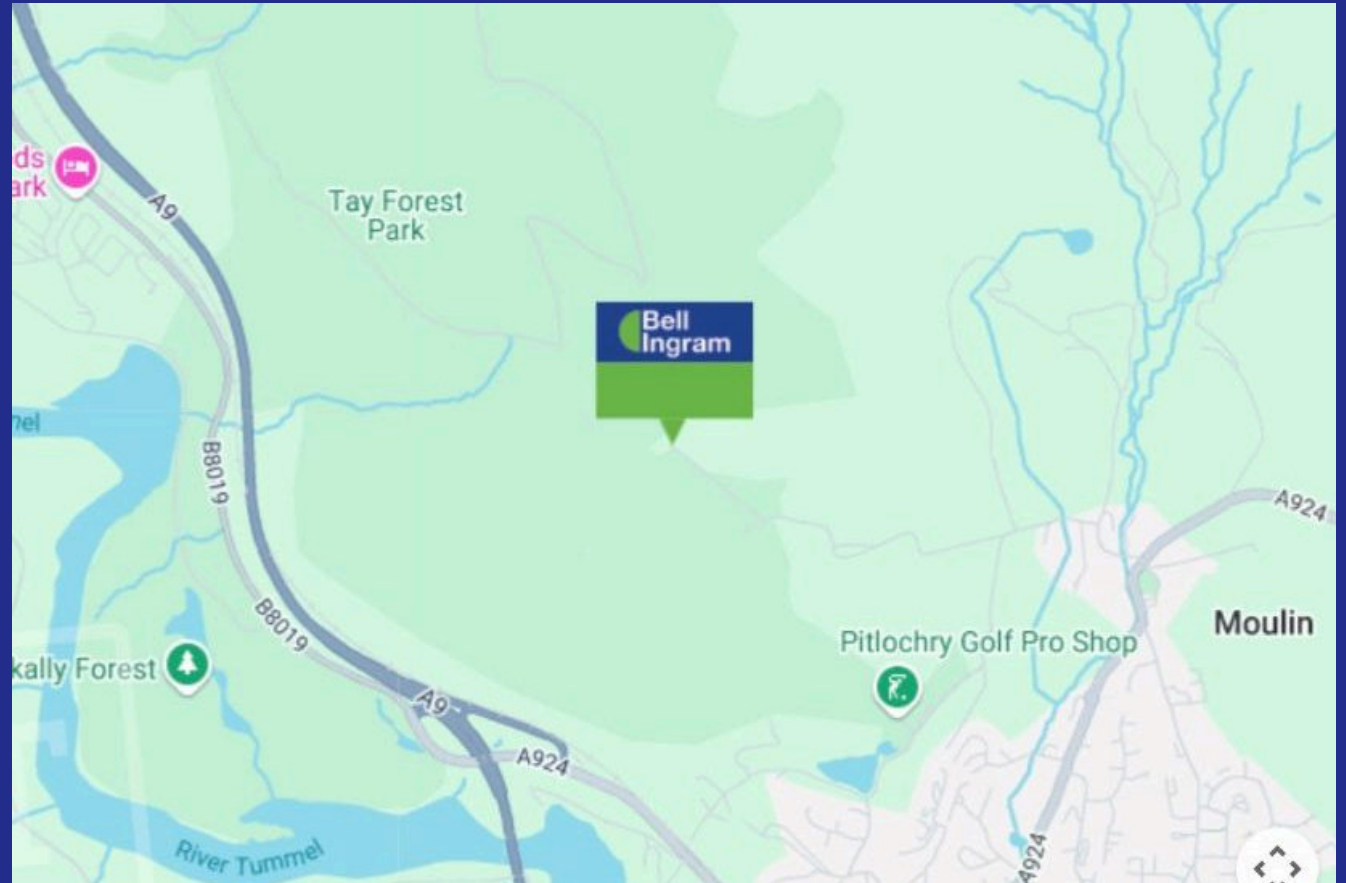
Location

The Rocks is in a quiet, wooded setting high above the town of Pitlochry and offers stunning views over the Tummel valley but is also within walking distance of both the town centre and the local golf course.

Pitlochry is a vibrant tourist and recreational hub, renowned for its character and surrounded by spectacular Highland scenery. The area offers a wealth of outdoor pursuits including hillwalking, golf, fishing, and curling, along with a wide range of other leisure activities. The town is also home to the acclaimed Pitlochry Festival Theatre, which hosts an impressive programme of plays and cultural events throughout the year.

The town provides all essential amenities, including a doctor's surgery, supermarket, independent shops, banking facilities, an indoor leisure centre, veterinary services, and both primary and secondary schools.

Transport links are excellent, with a mainline railway station with regular services on the Inverness to London route. The nearby A9 trunk road ensures convenient access to Glasgow, Edinburgh, and other major destinations across central Scotland.

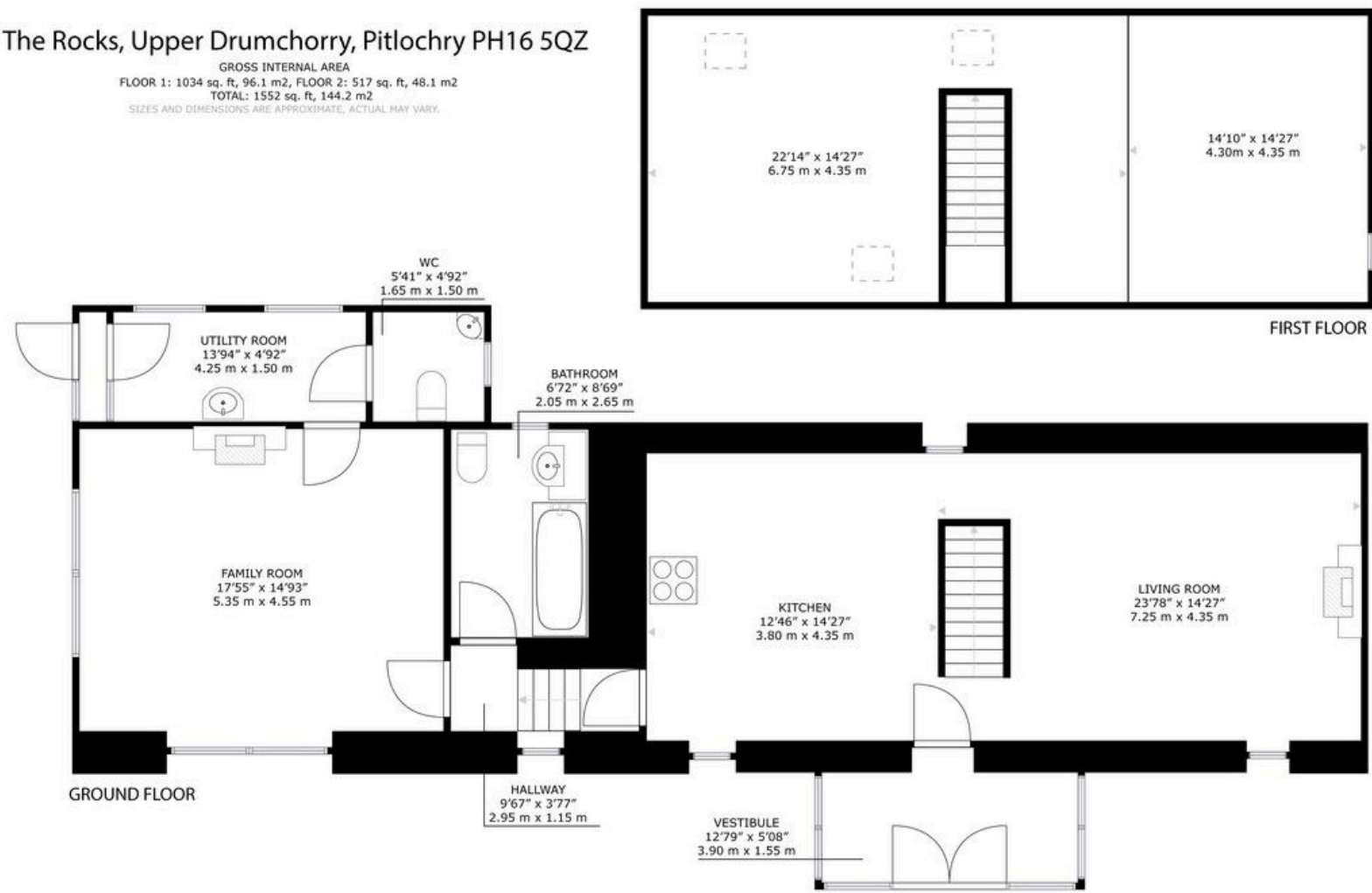


Plans

144.2 sqm (1,555 sq ft)

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GROSS INTERNAL AREA
FLOOR 1: 1034 sq. ft, 96.1 m2, FLOOR 2: 517 sq. ft, 48.1 m2
TOTAL: 1552 sq. ft, 144.2 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Details

Local Authority

Perth & Kinross Council

Council Tax

Band = C

Tenure

Freehold

EPC

EPC Rating = EXEMPT

Services & Additional Information

Directions:

From Atholl Road, the main street running through Pitlochry, continue north until you pass The Auld Smiddy Inn on your right. Shortly after, turn right onto Larchwood Road. Follow this road for approximately 0.78 miles as it merges into Golf Course Road.

At the T-junction at the top, turn left, following the sign for "Craigower." Continue for another 0.6 miles, passing between the 5th and 6th greens of the golf course. The Rocks is located at the top of the track, backing onto mature woodland.

For viewers using the 'what3words' app, the location of The Rocks is [///good.procures.relate](#)

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Offers Over £250,000



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