



# Loanhead House

Kilry, Glen Isla, PH11 8HX

[bellingram.co.uk](http://bellingram.co.uk)

 **Bell  
Ingram**

# Introduction

Loanhead House is a large, south facing, family home nestled in the Angus hills. Arranged in an L-shape, around a courtyard, with a sizeable gardens and parking area. The house offers ideal accommodation for a family or holiday accommodation.

An entrance porch serves both the Loanhead House and Wheelwright Cottage, with ample space for coats, boots and outdoor wear. From here, the accommodation opens into a beautiful kitchen, fitted with an extensive range of base and wall units, complemented by colourful tiled splashbacks. Bespoke sculpted wooden worktops continue around the room, and are matched with a central island, incorporating additional storage and breakfast bar seating.



A large, shelved utility room is adjacent to the kitchen and offers excellent capacity for larger appliances. This continues through to a ground floor shower room fitted with a shower, WC, wash basin and Belfast style sink. A timber staircase rises from the kitchen to the upper floor, where there are four bedrooms and a family bathroom.

Double doors from the kitchen lead into the living area, which comfortably accommodates a dining table and chairs. With three windows and sliding patio doors opening directly onto the garden, the room is filled with natural light. A log burning stove, set on a tiled hearth with a tile surround, provides a focal point.

A timber staircase rises from the kitchen to the upper floor, where there are four bedrooms and a family bathroom. The upper hallway, bedrooms and bathroom are all naturally lit by Velux windows. The family bathroom is lined with timber panelling to dado height and comprises a bath, wash basin and WC.



The Wheelwright Cottage is also accessed from the front porch and opens into a welcoming hallway. The main living space has exposed original beams and is arranged in an open plan layout incorporating the sitting, kitchen and dining areas. A log burning stove, set on a slate hearth is flanked by built in shelved bookcases.

The kitchen area is fitted with a good range of base and wall units with timber worktops, an electric oven and hob, and an extractor hood above. Five windows flood the space with natural light. The accommodation is completed by a double bedroom with built in wardrobe storage and a shower room comprising a shower, WC and wash basin.

Outside, a gated entrance opens into a courtyard, providing parking for a number of vehicles. The outbuildings include a single garage (5.29m x 3.20m), a coal shed (4.80m x 3.20m) and a wood store (5.54m x 3.15m). The grounds extend to approximately 0.4 acres, with the garden largely laid to lawn and enclosed by mature trees and established boundary hedging. The gardens also have an outdoor pizza oven and children's "tree house" with climbing wall.







## Location

Loanhead House is in a peaceful rural setting at the foot of Glen Isla, surrounded by open farmland and native woodland. To the north lie the Angus Glens and the Cairngorms National Park, and the nearby River Isla travels from Glen Isla over the spectacular Reekie Linn waterfall, and meets the River Tay south of Blairgowrie.

Glen Isla is one of the most scenic of the Angus Glens, with the surrounding glens offering outstanding walking routes and breathtaking scenery and is particularly well suited to outdoor pursuits, including skiing at nearby Glenshee, hillwalking and mountain biking, trout fishing on local lochs and reservoirs, birdwatching at Lintrathen and Kinnordy nature reserves, and salmon fishing on the Rivers Isla and Erich. Golfers are well catered for with courses in Alyth and two championship courses in Blairgowrie.

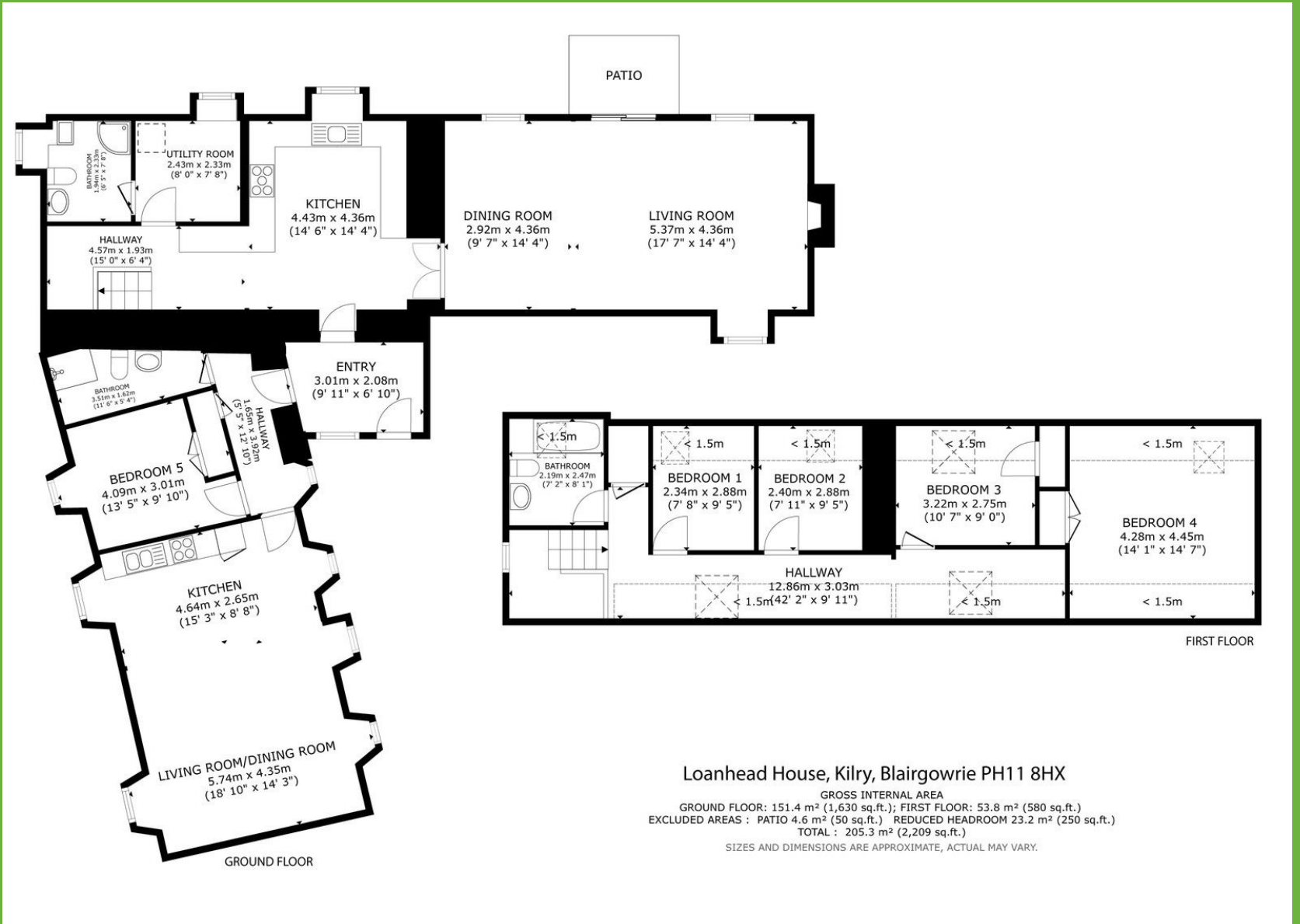
The nearest village is Kilry, home to a church, village hall and a welcoming, predominantly farming community. Alyth provides a good range of everyday amenities including a butcher, Co op, Post Office, chemist, ironmonger and health centre. A wider selection of shops and supermarkets can be found in Blairgowrie and Kirriemuir, while Perth and Dundee offer extensive retail, professional services and cultural attractions.

Local schooling is at Isla Primary School, with secondary education in Kirriemuir and Blairgowrie. The independent schools of High School of Dundee, Craigclowan, Strathallan and Glenalmond, are all served by bus routes from Alyth and Blairgowrie. Dundee Airport offers daily flights to London.



# Plans

205.3 sqm (2,209 sqft)



# Details

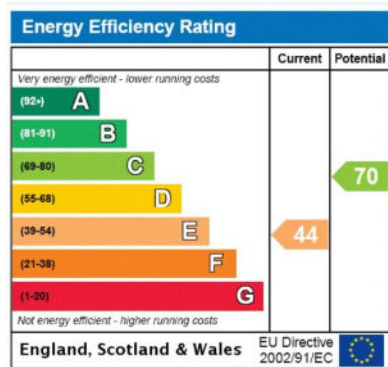
Local Authority  
Angus Council

Council Tax  
Band = E

Tenure  
Freehold

EPC  
EPC Rating = E

Loanhead House



## Services & Additional Information

Mains electricity is connected, with oil fired central heating, a private septic tank and a private water supply with filtration. Loanhead House has a substantial solar photovoltaic array which has ten years to run on its index linked Feed-in-Tariff contract.

### Fixtures and fittings

Included in the sale are all fitted floor coverings and integrated kitchen appliances, together with the outdoor pizza oven on the patio and the timber climbing frame, summer house and garden play equipment. The seller gives no undertaking as to the condition or working order of any appliances remaining at the property.

Right of Access: Loanhead House has a right of access over the private road from the Alyth to Glen Isla public road. Responsibility for maintenance is shared between thirteen homes (which pay half) and a private company, each having access rights.

### Anti-Money Laundering Compliance

Under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the selling agents are required to undertake due diligence on property purchasers. Once an Offer has been accepted, the prospective purchaser(s) will need to provide proof of identity and source of funds before the transaction can proceed.

Kilry, Glen Isla, PH11 8HX

Offers Over £370,000



Carl Warden

Perth

01738 621121

carl.warden@bellingram.co.uk



View Digital Brochure



Property Search



View on Website

Viewing strictly by appointment

Published: May 2026

Property Ref: PER260040

powered by  
**FluxPro**

Important Notice: Bell Ingram, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bell Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Free Market Appraisal



Tax Calculator