

Woodlands Stables
Woodlands Road, Rosemount, Blairgowrie PH10 6LD



A well-presented semi-rural property extending to about 16.5 acres with comprehensive equestrian facilities including stables, tack rooms and a Martin Collins riding arena. With easy access to the amenities in Blairgowrie.

Perth 18 miles, Edinburgh 60 miles, Glasgow 80 miles

3 public areas

Dining kitchen

Utility room

Conservatory

Orangery

4 double bedrooms (3 en suite)

Family bathroom

Integral double garage with planning consent

11 stables and 2 wash bays

Tack room and hay store

Range of staff facilities

About 16.5 acres in all



Viewing

Strictly by appointment with Bell Ingram Perth office - 01738 621121.

Directions

From Perth, travelling on the A93, pass the Dalmore Inn and take the next turning on the right onto Golf Course Road. Continue for approximately 0.8 miles before turning left onto Woodlands Road. Follow the road for a further 0.3 miles, where an attractive curved stone gateway on the left marks the entrance to Woodland Stables.

From Coupar Angus, after crossing the bridge over the River Isla, continue on the A923 for approximately 2 miles and turn left onto Golf Course Road. Follow the road for around 0.3 miles before turning right onto Woodlands Road. Continue as above, with the entrance to Woodland Stables situated on the left-hand side.

For viewers using the 'what3words' app, the entrance to Woodlands Stables is ///likes.huddle.musically

Situation

Woodland Stables is situated in the sought-after Rosemount area of Blairgowrie, a short distance from the renowned Rosemount and Lansdowne championship courses at Blairgowrie Golf Club.

Blairgowrie is a thriving Perthshire town with a wide range of everyday amenities, including supermarkets, independent shops, cafés, restaurants, medical centres and a community hospital. The cities of Perth and Dundee are both readily accessible, providing extensive retail, leisure and professional services.

The area is particularly well suited to those with an interest in outdoor pursuits. Blairgowrie Golf Club offers three courses, while additional golfing facilities can be found at nearby Alyth and Dunkeld. The surrounding countryside provides excellent opportunities for walking, cycling, riding and country sports. The beautiful Angus Glens and Glenshee Ski Centre are within easy reach, while fishing is available on a number of local rivers, including the Ericht, Isla and Tay.

Primary and secondary schooling is available in Blairgowrie, with a selection of respected independent schools within commuting distance, including Craigclowan, Glenalmond College, Strathallan School and The High School of Dundee.

Woodland Stables is well placed for travel throughout Scotland. The M90 at Perth provides access to Edinburgh and the south, while the A9 can be joined at Perthshire locations including Luncarty and Dunkeld for routes north and south. Railway stations at Perth, Dundee and Dunkeld offer regular services to major cities, and both Dundee and Edinburgh airports provide a range of domestic and international connections.

Description

Dating from the mid-1980s, Woodland Stables is a well-presented semi-rural property extending to about 16.5 acres of garden ground and comprehensive equestrian facilities including stables, tack rooms, a range of staff facilities, and a Martin Collins riding arena. Close by is access to hacking routes through fields and woodland, including a golf course track.

It is also well placed for a number of equestrian venues such as the premier international eventing competition at Scone Palace (18 miles), the well-established equestrian centre located at Netherton Farm, Aberargie, near Bridge of Earn (25 miles), and Bogenraith near Banchory in Aberdeenshire (52 miles), which hosts riding events and competitions.

The residential accommodation, which extends to about 314 sqm excluding the garage, has a number of public spaces including an orangery and conservatory, with most of the rooms having direct access out to the garden.

Accommodation

A sheltered entrance opens through a solid door with glazed side panel into a generous reception hall. Directly ahead is a spacious orangery with a tiled floor, glazed roof, full-height windows to two sides and two sets of patio doors opening to the garden.

To the left is a large utility room with a Belfast-style sink, plumbing for laundry and other larger appliances and coat and boot storage. A door leads to the integral double garage and then through to a storage area.

From the hall, two separate doorways lead into the dining kitchen, which forms the heart of the home. The bespoke Mark Wilkinson kitchen is fitted with an extensive range of traditionally styled larder, base and wall-mounted cabinetry, complemented by distinctive ironmongery and granite work surfaces. A window above the sink looks through the orangery and across the garden beyond. A substantial central island incorporates a butcher's block, integrated oven and Teppanyaki hotplate alongside the hob, while the opposite side provides wine racking and basket storage. Further appliances include a dishwasher, double ovens and a fridge freezer.

At the far end of the kitchen is a comfortable family area with a wood-burning stove and windows to two sides. The adjoining conservatory has a vaulted timber-lined ceiling, decorative glazed gable and patio doors on all sides, creating a bright space with direct access to the garden.

Beyond the kitchen, an inner hallway with a door to the garden leads to three double bedrooms. The principal bedroom includes fitted mirrored wardrobes, an en suite bathroom with separate shower, and a comfortable seating area with doors opening directly to the garden. The family bathroom serves the remaining two bedrooms in this wing.

Returning to the reception hall, where full-height windows flood the area with natural light, is a fourth double bedroom with an en suite shower room.

The remaining accommodation comprises a spacious dining room which opens into the living room. With windows to three sides and several patio doors providing access to the garden, these rooms are particularly bright and well connected to the garden grounds beyond. A wood-burning stove set on a slate hearth, with decorative surround and mantel, provides a lovely focal point.

Outside

A curved stone wall marks the entrance to the property, opening onto a mature tree-lined driveway which winds through the grounds to a gravel courtyard with ample parking. An integral double garage and adjoining store provide further practical accommodation. Planning Consent (Ref. No. 23/00481/LAW) was granted in 2023 for the conversion of the garage to ancillary living accommodation.

The garden grounds surrounding the house are predominantly laid to lawn and are interspersed with mature trees, fruit trees, established shrubs and seasonal planting, creating an attractive and private setting. A boules court is also within the garden grounds.

Equestrian facilities

The property's established equestrian amenities, from which it takes its name, centre around a 40m x 20m Martin Collins riding arena together with an extensive range of equestrian accommodation comprising 11 stables arranged, a timber foaling box, tack rooms and ancillary staff facilities. In addition, there are two wash bays. There is CCTV coverage throughout the stables, including within the three internal loose boxes, together with an alarm system serving the barn and tack room.

The adjoining land is divided into nine fenced paddocks, together with dedicated grazing and exercise areas. The yard provides generous space for the parking and manoeuvring of horseboxes, trailers and lorries.

Services

Mains electricity, water and drainage with gas fired central heating.

Council tax

Woodland Stables is Band G for Council Tax purposes. Perth & Kinross is the Local Authority

EPC rating -

Fixtures and fittings

The fitted floorings, blinds and integrated appliance are included in the sale.

Mortgage Finance

Bell Ingram are approved agents for the Agricultural Mortgage Corporation (AMC) who provide loan funding for farms and rural businesses at competitive rates. We can provide assistance in securing finance for various purposes including purchase of land and property, restructuring existing debt, working capital, funds for diversification projects or farm building improvements. If you would like to find out more or discuss your proposals in confidence, please call Malcolm Taylor on 01307 462516 or email malcolm.taylor@bellingham.co.uk

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession

Vacant possession and entry will be given on completion.

Purchase Price

Within 7 days of the conclusion of the missives, a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at a rate of 5% above Bank of Scotland base rate.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set. In addition the seller reserves the right to not accept the highest or indeed any offer.

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.

Important Notice

Bell Ingram, their 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.













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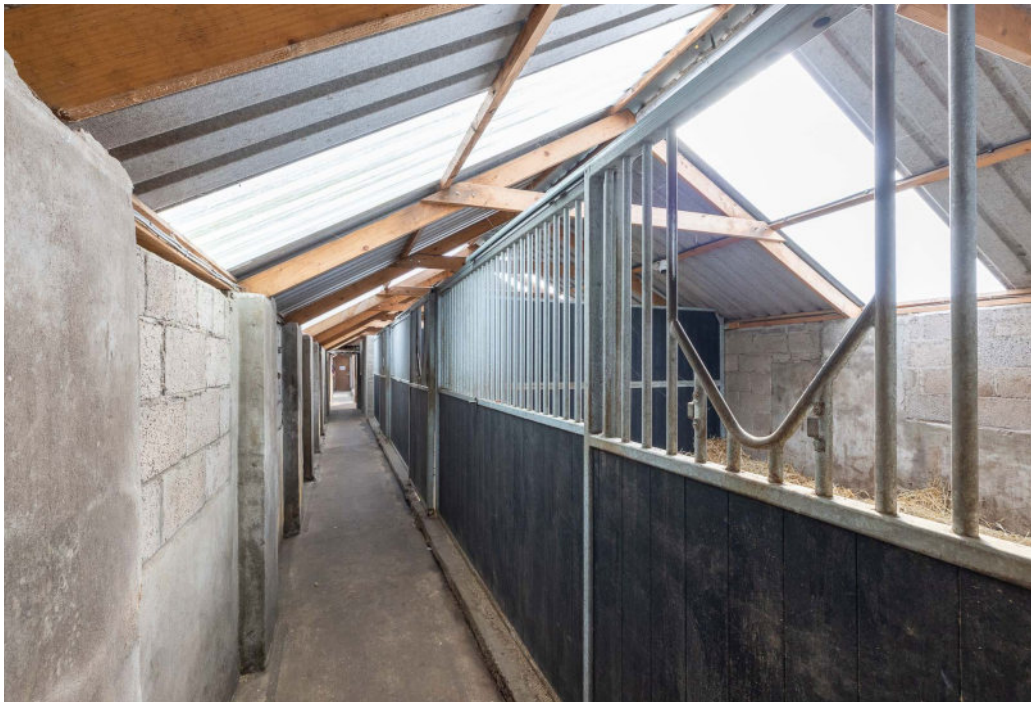
GROSS INTERNAL AREA

FLOOR PLAN 313.9 m² (3,378 sq.ft.)

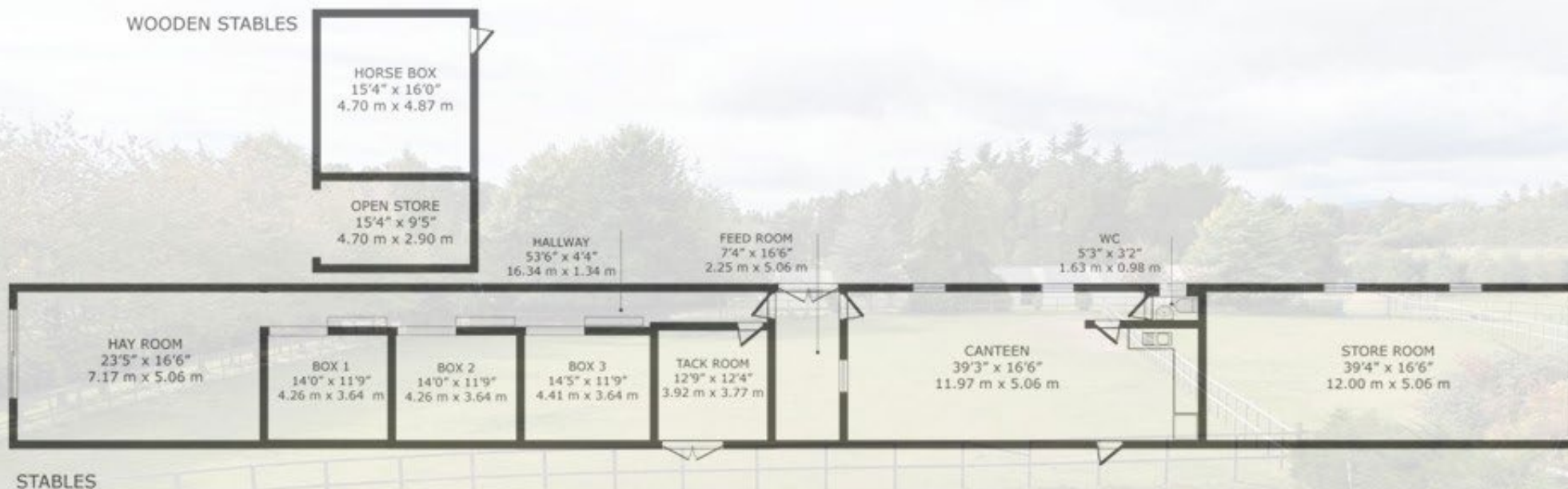
EXCLUDED AREAS : GARAGE 32.3 m² (347 sq.ft.)

TOTAL : 313.9 m² (3,378 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







Woodlands Stables, Woodlands Road, Rosemount PH10 6LD - equestrian stables

GROSS INTERNAL AREA
TOTAL: 2822 sq.ft, 262.2 m², EXCLUDED AREAS: WOODEN STABLES 393 sq. ft, 36.5 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



STABLES 1



STABLES 2

Woodlands Stables, Woodlands Road, Rosemount PH10 6LD - stables

GROSS INTERNAL AREA
STABLES 1: 874 sq.ft, 81.2 m², STABLES 2: 413 sq.ft, 38.4 m²
SIZES AND DIMENSIONS ARE APPROXIMATE / ACTUAL MAY VARY



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