

THE STEADING

Kilry, Blairgowrie, Perth and Kinross PH11 8JA



Thorntons 
The right way to move

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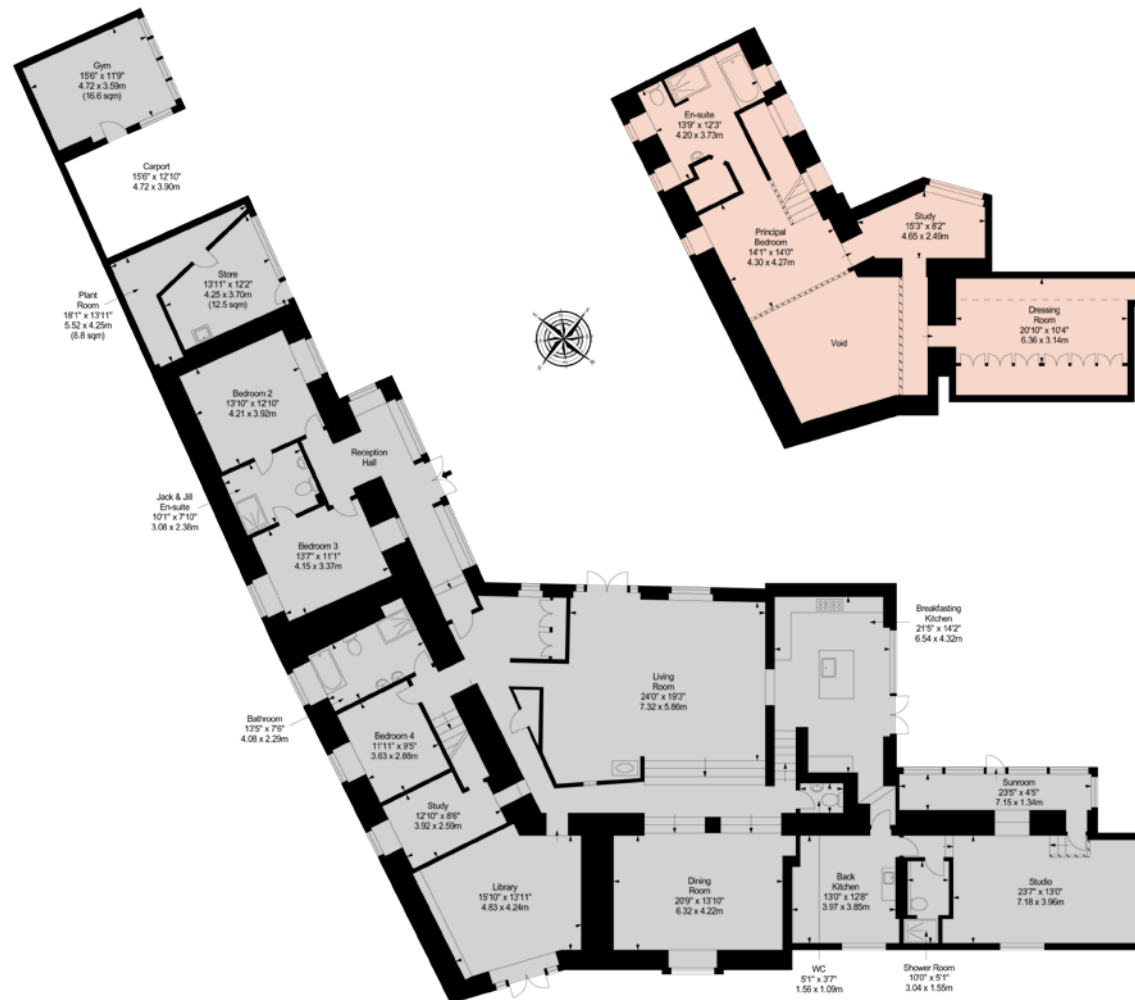
KILRY 44



WELCOME TO THE STEADING

Enjoy a luxurious country life in breath-taking rural surroundings at The Steading: a truly unique four-bedroom detached house with an approximate 2.3-acre plot and a wealth of outstanding features.





ONE-OF-A-KIND DETACHED HOUSE

ORIGINALLY BUILT IN THE 18TH CENTURY AND LATER CONVERTED INTO A MODERN HOME



The Steading covers over 5220 square feet providing abundant accommodation, as well as approximately 2.3 acres of garden grounds. Impressively designed, this home combines traditional character with flawless contemporary appeal, the current owners having completed significant work on the property.

It further boasts multiple reception areas, two kitchens, four large bedrooms, two studies, and high-spec bathroom facilities, alongside lots of standout features, original highlights, and potential for a self-contained annexe.



*A STUNNING FAMILY HOME
THAT OFFERS A DREAM
RURAL LIFESTYLE IN AN
EXCLUSIVE HAMLET.*

Set in an elevated position amongst the spectacular Angus countryside with panoramic views at every turn, it enjoys a real sense of the remote while remaining well-connected to neighbouring towns and villages.





GENERAL FEATURES

A one-of-a-kind detached house covering 5220 sq. ft.
Impressive surrounding plot of approximately 2.3 acres
Breath-taking rural location in an exclusive hamlet
Elevated position with spectacular panoramic views
Outstanding potential for a self-contained annexe
EPC Rating - C

ACCOMMODATION FEATURES

Reception hall with cloak storage and full-height windows
Huge living room with log burner and original plaster art
Large dining room with a bespoke hand-crafted bar
Library with double-height ceiling and French doors
Substantial breakfasting kitchen and a back kitchen
Sunroom with full-height windows
Large studio for storage and creative pursuits
Impressive dual-aspect principal suite with a:
Generous four-piece en-suite bathroom
Meditative study known as the 'zen room'
Long dressing room lined with wardrobes
Three further spacious double bedrooms and a study
Three-piece Jack-and-Jill en-suite shower room
Additional shower room with a two-piece suite
High-specification five-piece family bathroom
Underfloor heating, triple-glazing, and solar-panelled roof

EXTERNAL FEATURES

Beautiful mature gardens with decked areas and large lawns
Generous store with a plant room, and a private gym
Private driveway and a carport providing ample parking



A DISTINCT FAMILY HOME IN A

SUBLIME LOCATION

The home's reception hall knows how to make an entrance. Lined with floor-to-ceiling windows, it brings the magnificent front garden inside, creating an inspired introduction. Further along, there is practical cloak storage and a WC as well.





DESIGNED TO IMPRESS

Spanning 463 square feet and with a double-height ceiling, the living room exemplifies the property's striking design principals. It offers exceptional space and style, enjoying exposed stonework and neutral decoration – a sophisticated aesthetic found in many rooms. A log burner brings additional cosiness, while an original plaster artwork by the current owner (beautifully depicting a cherry blossom tree) adds further charm.

From here, steps lead up to open archways which flow through to the dining room. Original stonework brings rustic charm to this expansive space, as a custom-made (hand-crafted) bar forms another highlight in a home filled with distinctive features.





Additionally, there is a library, offering a quiet retreat for book lovers. It boasts a double-height ceiling and French doors to the garden, with further glazing above to capture the imagination and the views beyond.



SUMPTUOUS

DESIGN AND ENDURING STYLE

In a raised position gazing out across the living area, the breakfasting kitchen enjoys a sociable arrangement and a substantial footprint. It features a central island with a breakfast bar and polished concrete worktop, alongside abundant cabinetry in an on-trend hue and additional wooden worksurfaces.



WITH OUTSTANDING PRACTICALITY

It is a sumptuous design that promises outstanding practicality and enduring style, coming complete with French doors to outside for summer get-togethers.





Extras: all fitted floor and window coverings, light fittings, an electric range cooker, a fridge/freezer, and an integrated dishwasher to be included in the sale.

AN ASTOUNDING

PRINCIPAL SUITE

Occupying the entire first floor with an exquisite mezzanine-style layout that overlooks the library, the principal suite is an astounding space. This large, dual-aspect bedroom includes a generous four-piece en-suite bathroom and a long dressing room with wall-to-wall wardrobes and fitted drawers.





THE MEDITATIVE STUDY

The principal suite even has a meditative study with a skylight and internal balcony, which challenges the library as The Steading's most tranquil space.

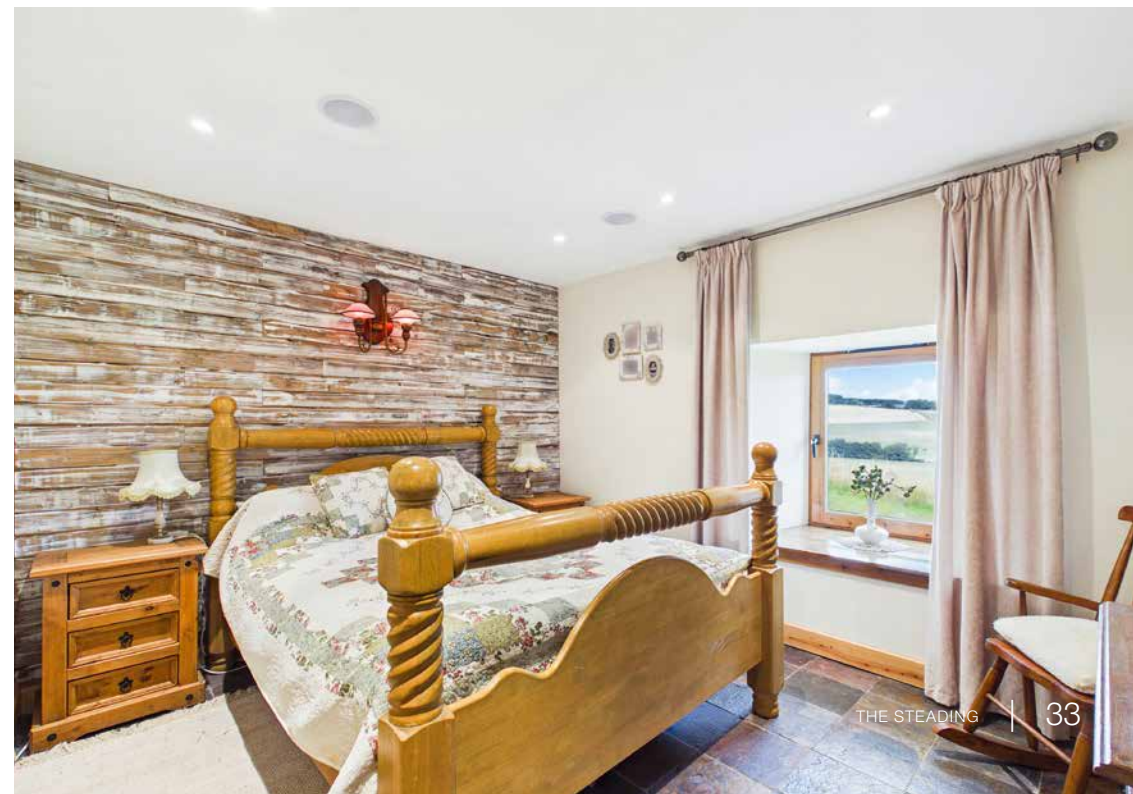
Known as the 'zen room,' it more than lives up to its namesake.



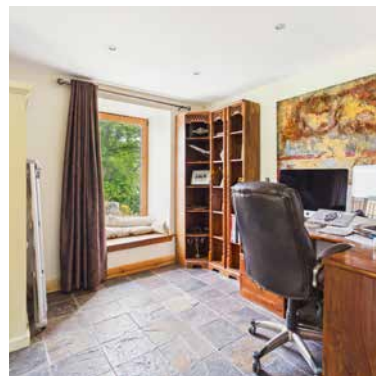
FURTHER DOUBLE

BEDROOMS

AND A STUDY



On the ground floor, the three remaining double bedrooms are all large, light-filled spaces that maintain the impeccable standards. Bedrooms two and three share a modern Jack-and-Jill en-suite shower room, while bedroom four and another study beside the library provide further flexibility.





MULTI-GENERATIONAL LIVING AND HOLIDAY POTENTIAL

The Steading has a neat arrangement of rooms (just off the breakfasting kitchen) which offer superb potential for a self-contained annexe. These include a sunroom with full-height windows, a large studio (currently used for storage and creative pursuits), a sizeable back kitchen, and a two-piece shower room. Using the studio as an open-plan reception area and bedroom, it would be easy to make this cluster of rooms into private accommodation for independent family members or the holiday rental market.



GENEROUS BATHROOM

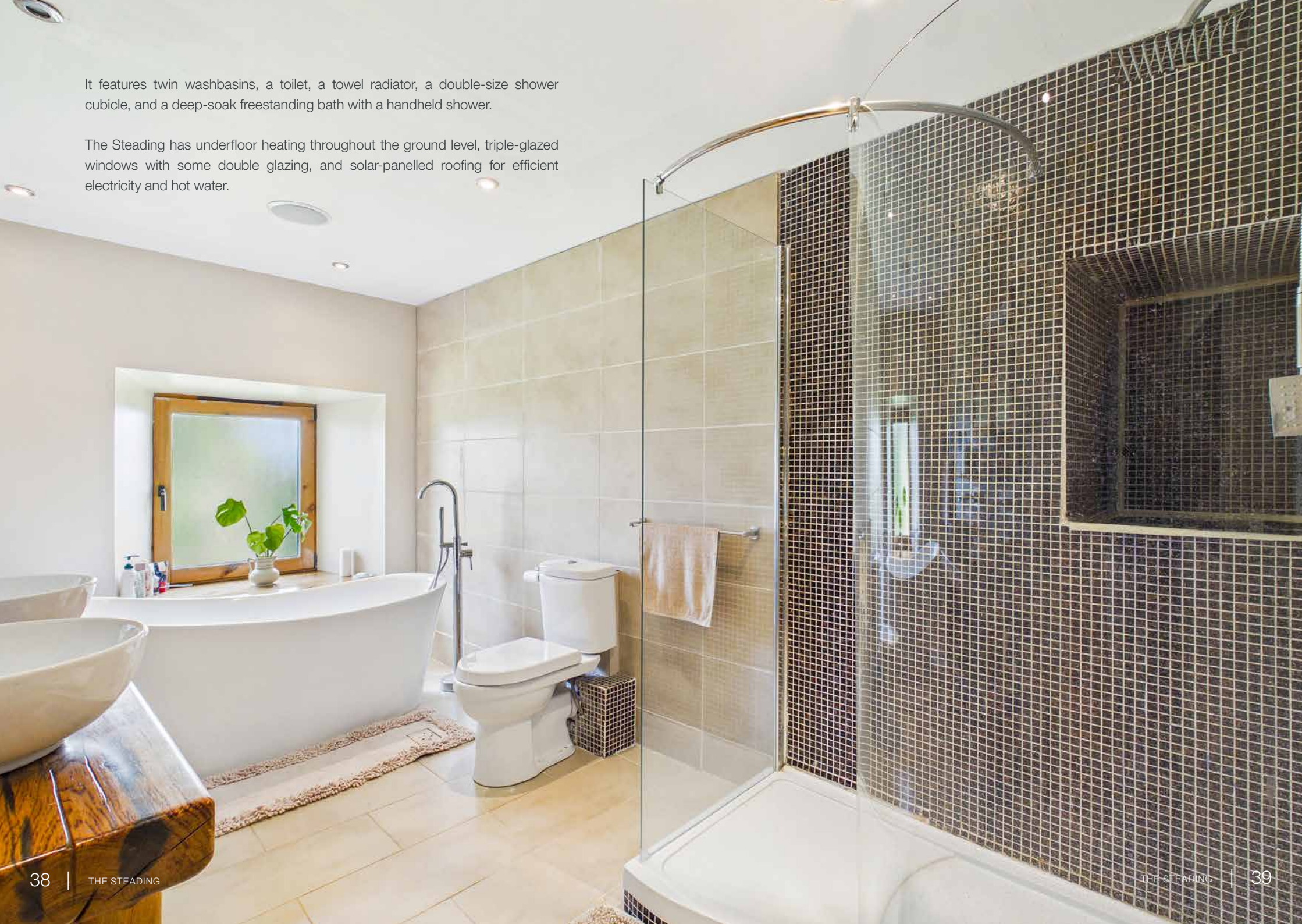
FACILITIES LOCATED BESIDE THE BEDROOMS



In addition to the WC, two en-suites, and shower room, this property also boasts a high-specification family bathroom conveniently located beside bedroom four. With premium tile work and a five-piece suite, this bathroom offers style and luxury.

It features twin washbasins, a toilet, a towel radiator, a double-size shower cubicle, and a deep-soak freestanding bath with a handheld shower.

The Steading has underfloor heating throughout the ground level, triple-glazed windows with some double glazing, and solar-panelled roofing for efficient electricity and hot water.



ACRES OF LAND

WITH BEAUTIFUL
MATURE GARDENS
AND UNINTERRUPTED
COUNTRY VIEWS





Externally, the home's grounds extend to around 2.3 acres, incorporating beautiful mature gardens, sweeping lawns, an established woodland, and more than enough space to raise livestock. Decked areas also allow for comfortable alfresco dining and sun worshipping, set amongst the scenic backdrop of the patchwork countryside and rolling hills, with uninterrupted views extending for miles up to The Cairngorms. Additional features accessible from outside include a large store with a plant room, a private gym, a carport, and a private driveway offering ample parking space.

For directions to the property please use
What3Words: [steams.ultra.phantom](https://www.what3words.com/steams.ultra.phantom)

KILRY

SET AT THE FOOT OF THE ANGUS GLENS NEAR GLEN ISLA, KILRY IS A SMALL AND EXCLUSIVE HAMLET THAT OFFERS A TRUE SENSE OF ESCAPE, SURROUNDED BY FAR-REACHING COUNTRYSIDE AND ROLLING HILLS.

This spectacular scenery envelopes the area as far as the eye can see, promising a natural haven and an abundance of outdoor activities. Nestled beside the hamlet, the River Isla offers salmon and trout fishing, while nearby Balduff Hill boasts uninterrupted panoramic views across the entire region from its summit. Additionally, the nearby Cairngorms National Park offers endless walking and cycling opportunities, including the chance to bag over 50 Munros! Glenshee, the largest snowsports area in the UK, is only 30 minutes away by car as well, providing dozens of skiing and snowboarding runs for the adventurous. Several renowned golf courses are within easy driving distance too, for those who prefer a more leisurely paced activity. Unsurprisingly, the remote beauty enveloping Kilry hosts diverse wildlife, with fantastic bird and animal watching opportunities, including the chance to spot golden eagles, red deer, and red squirrels. Importantly, while Kilry promises outdoor excitement and the secluded rural lifestyle many dream of, it also remains well connected to neighbouring towns and villages.



Alyth is only 10 minutes by car, while Blairgowrie and Kirriemuir are 20 minutes, and Forfar is roughly 30 minutes. It means homeowners enjoy easy access to an excellent range of amenities, from large supermarkets, to independent stores, bars, restaurants, and cafes. These neighbouring areas also provide essentials, such as banks, libraries, pharmacies, and leisure centres, as well as cultural attractions and further activities for outdoor enthusiasts. In addition, the cities of Dundee and Perth are both approximately a 45-minute car journey away, placing a wider range of shopping and leisure facilities at your disposal. For education, the local primary schools is a five minutes' drive away, while secondary education is on offer at Kirriemuir and Blairgowrie, alongside independent schools in and around Dundee and Perth.



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All sizes are approximate.