

TOMTAYEWAN, BY ABERFELDY, PH15 2EE





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A particularly rare opportunity to purchase a detached 2/3 bedroom cottage set within 2.5 acres, boasting a stunning elevated outlook amongst the stunning scenery of the Tay Valley, only 1.5mls from the every popular Perthshire village of Aberfeldy. The cottage requires refurbishment and sits alongside the long deserted 'farm town' of Tomtayewan, the remains of which lie within the grounds. A private, newly improved access track leads to the property, which comprises on the ground floor; PORCH, DINING ROOM, LOUNGE, FAMILY ROOM/BEDROOM 3, KITCHEN, SHOWER ROOM & BATHROOM. On the upper floor there are TWO further DOUBLE BEDROOMS (one with EN-SUITE W.C.).

There are large south-facing areas of grass, with mature planting, and the land rises on the west site of the site offering breath-taking views down the valley. There are useful stone-built stores, & a timber stable block and parade ground.

For buyers looking for an accessible rural lifestyle, this is a wonderful, unique opportunity to develop a characterful home and grounds, located in one of Perthshire's most idyllic areas.

Viewing Strictly by appointment on 01887 822722.

Energy Performance Rated 'E'

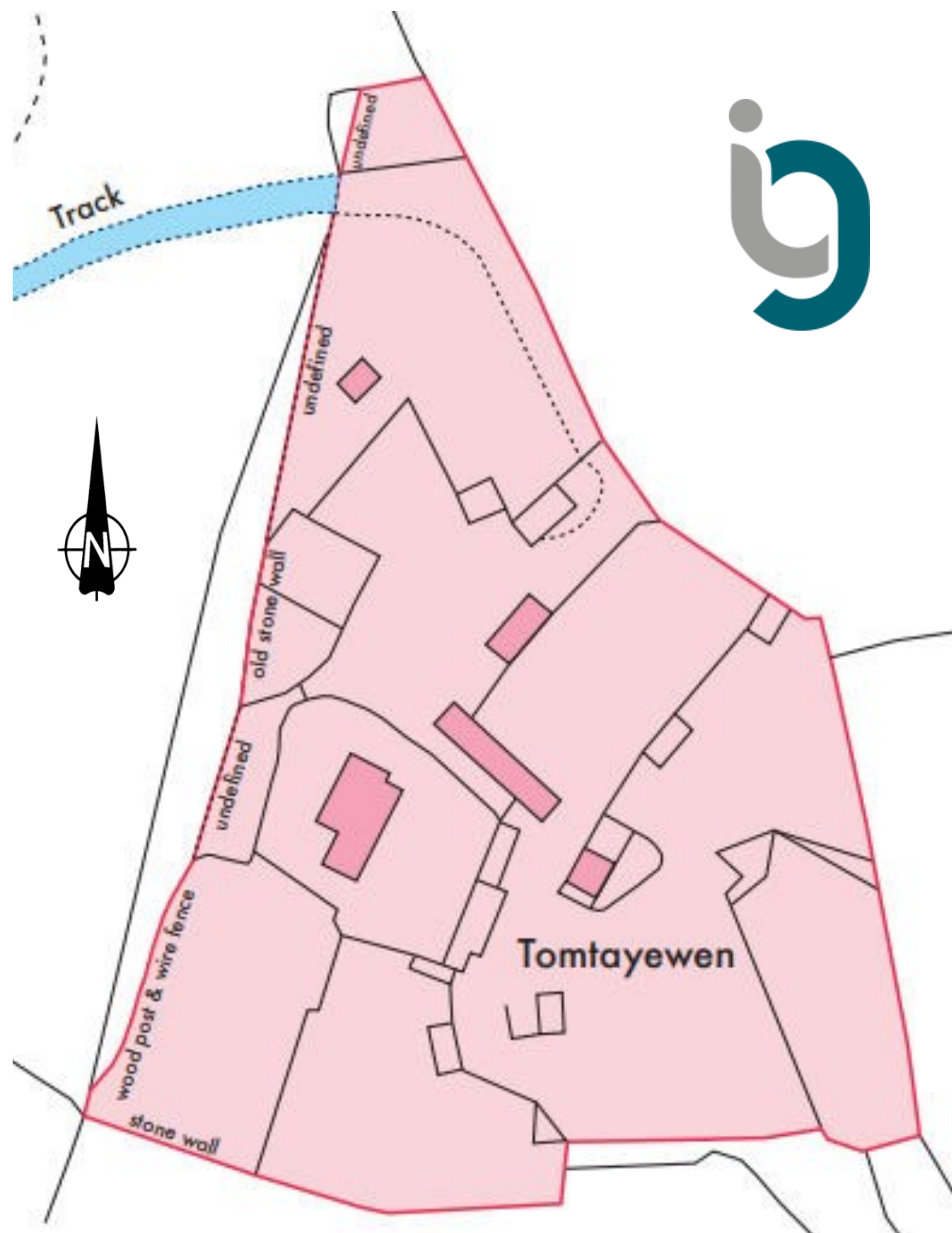
Services Mains electricity & water, private drainage.

360 Aerial View

https://momento360.com/e/u/2afd74ecdd4c444490f642923e93bbbe?utm_campaign=embed&utm_source=other&utm_medium=embed&heading=15.78&pitch=-30.63&field-of-view=75&size=medium&display-plan=true

Directions Heading east from Aberfeldy on the Dunkeld Road (A827). Passing the Aberfeldy Distillery, the access track is located a further 1 mile & is signposted 'The Lagg, Distillery Cottage, Tomtayewan, Lundin'. Taking the track for c.600m the private access is located on the left hand side, signposted 'Tomtayewan'.

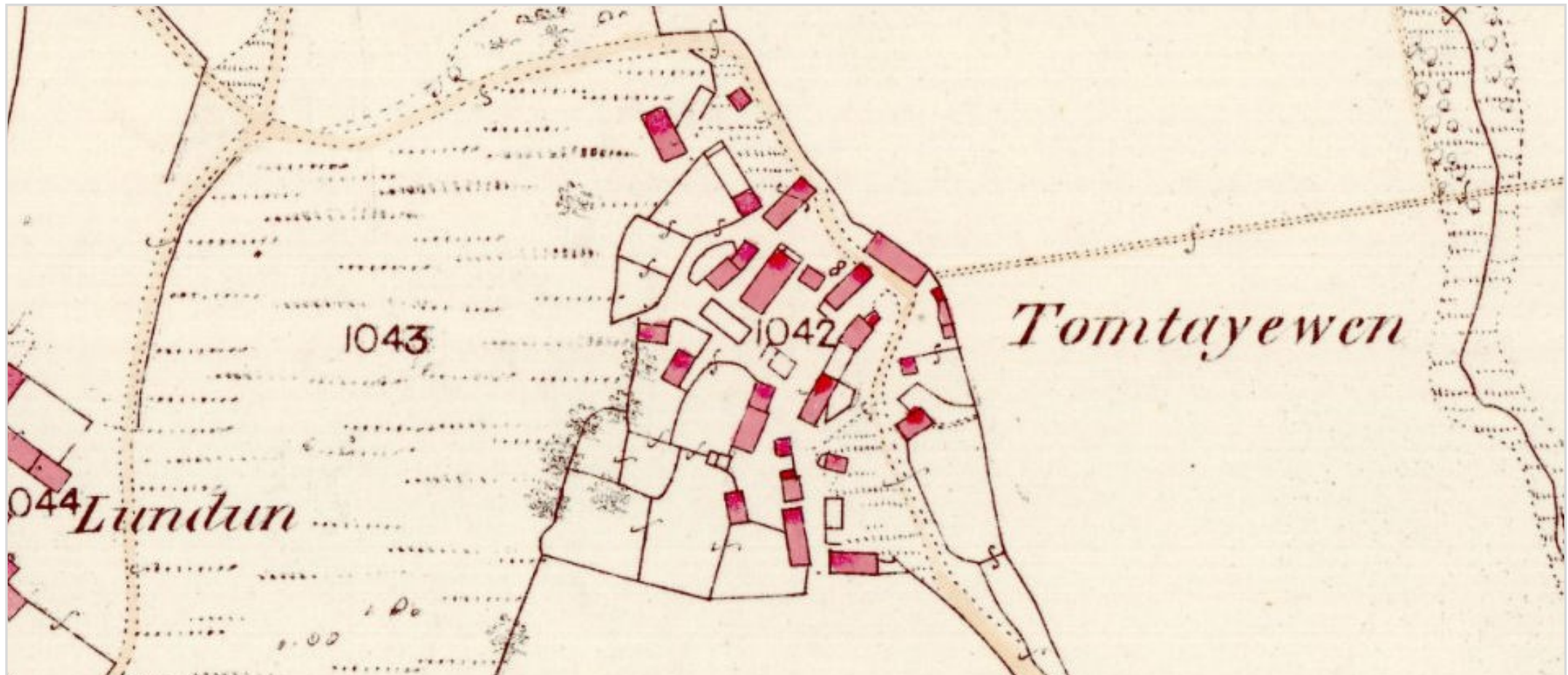
Aberfeldy has a modern community campus offering infant to secondary schooling, library, swimming pool and sports facilities. There are numerous independent shops, restaurants, hotels and a cinema. For those interested in outdoor pursuits are well catered for with a large public park, cricket ground, tennis and bowls club, golf course & woodland walks. There is a railway station at Pitlochry (13 miles) providing daily services to Edinburgh and Glasgow as well as services to London including a sleeper train. Pitlochry also provides a range of facilities including the renowned Festival Theatre. The city of Perth is 30 miles away and offers all the amenities and professional services expected.



A Short History

Tomtayewan village lies one mile east of Aberfeldy. The site has evidence of bronze age fortifications, with the planned settlement (c1775-1825) built by the Earl of Breadalbane, for those displaced by the highland clearances. The village comprised 17-19 houses & an inn. The houses were built without mortar & thatched with turf. Tomtayewan functioned as a centre of smuggling with local hills dotted with illicit stills, & recorded incidents of confrontations with excise officers, & infamous in local folklore for a gruesome event known as the "Tomtayewan Murder". With industrial revolution and mass emigration, by 1900 the population had collapsed from 19 families to 3 & the houses fell into disrepair, and by the 1930s it was virtually deserted.

Courtesy of the Perth & Kinross Perth & Kinross Archive



1861 map reproduced with the permission of the National Library of Scotland



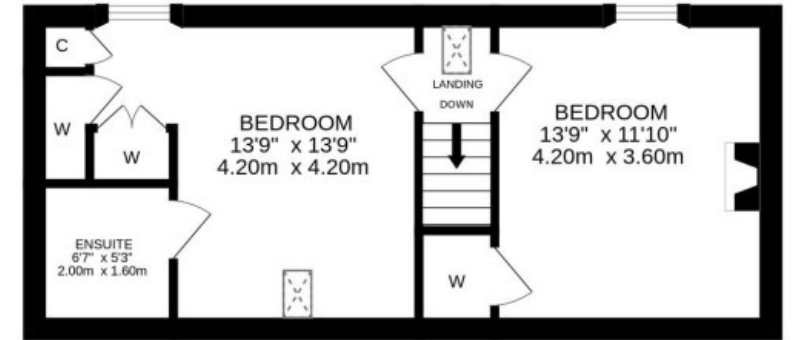
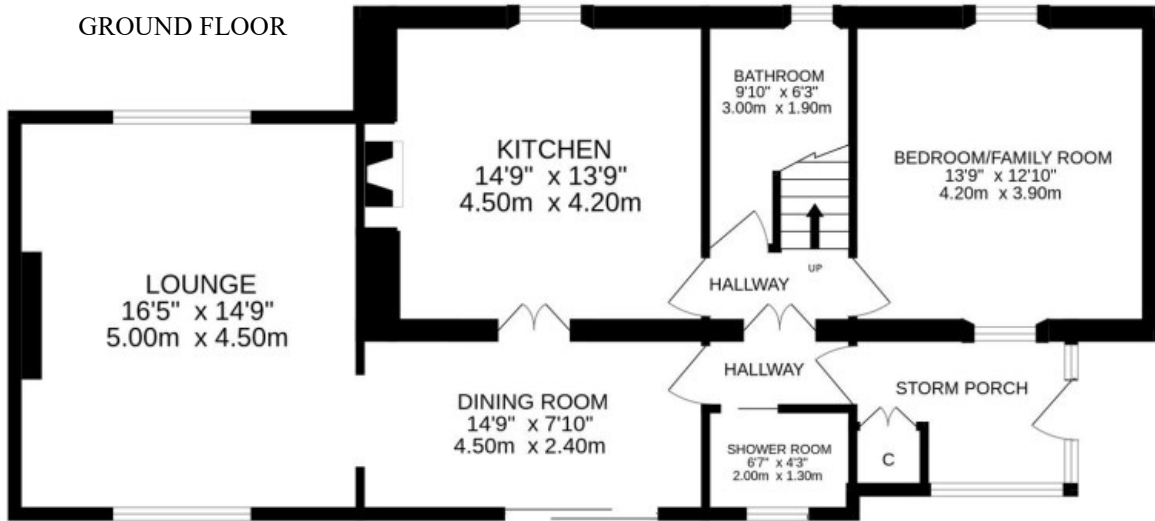




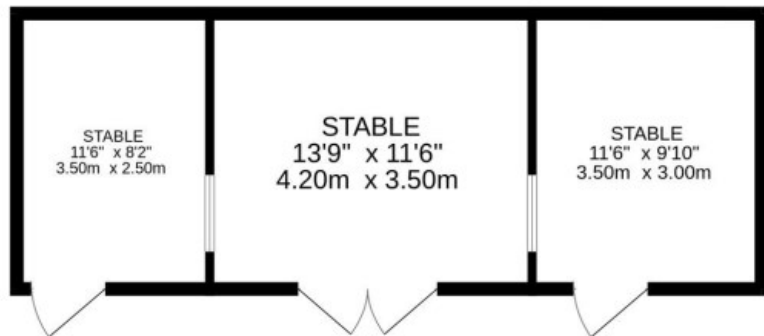
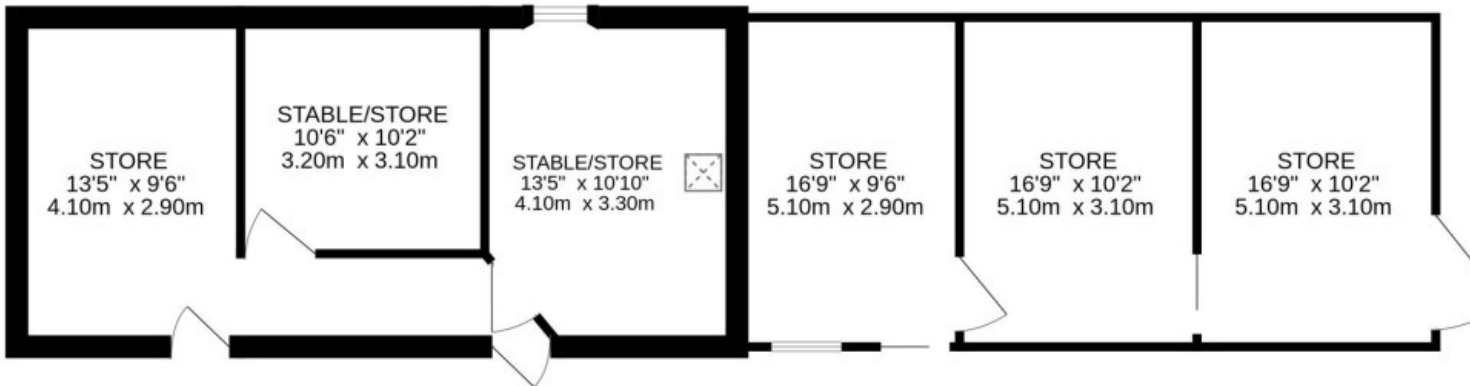




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