



Coshievile House

Coshievile, Aberfeldy, Perthshire, PH15 2NE

Location

Set in the heart of stunning countryside, Aberfeldy has long been popular with tourists and outdoor enthusiasts as immortalised by the Bard;

“The braes ascend like lofty wa’s, The foaming stream deep-roaring fa’s, O’erhung wi’ fragrant spreading shaws. The Birks of Aberfeldy.”

Robert Burns, circa 1787

Burns would still recognise the Birks today although he may find the network of footpaths and bridges easier to traverse. The paths climb for almost two miles up to the Falls of Moness, giving wonderful



“The braes ascend like lofty wa’s, The foaming stream deep-roaring fa’s, O’erhung wi’ fragrant spreading shaws. The Birks of Aberfeldy.”

views. Aberfeldy offers myriad country and outdoor sporting opportunities. All local amenities for day to day living can be found here and schooling at both primary and secondary levels with the new campus at Breadalbane.

Coshieville has had a building on its site for more than 1000 years. The name originates from Coedhi, a monk who travelled from the Isle of Iona to Coshieville and used the former inn as a resting place. In the 18th Century, General Wade’s Army also used Coshieville as a barracks for his soldiers when he was building the road from Aberfeldy to Rannoch.

Coshieville House 4



Coshieville House 5





Property

Coshieville House is a 300-year-old former inn, which boasts tons of character and history. Nestling in the glory of Schiehallion, one of Scotland's finest Munro's, yet easily accessible.

It is difficult to find the right words to express the sheer joy that owning a home like this could offer so I have asked our clients, who have run this home as a successful guest house for many years, to tell you about their adventure here.



"We have been at Coshieville House for 16 years during which time our children have grown up and left the local school in Aberfeldy for university. Our love of the area has never diminished. We still get the wow factor when we look out at the stunning views from our doorstep. We go out each day to take our dogs (Angus and Dougal) on a variety of stunning walks close by. Ian's passion is cycling and climbing Munros while Kathy's speciality is bird & wildlife watching. Our neighbourhood is one massive playground! The variety of walks are usually enjoyed without seeing another soul. On wet days there's plenty to do with Castles, distilleries & galleries and main touring routes to undertake by car."

Coshieville House 8



DINING ROOM



Coshieville House 10



Coshieville House 11



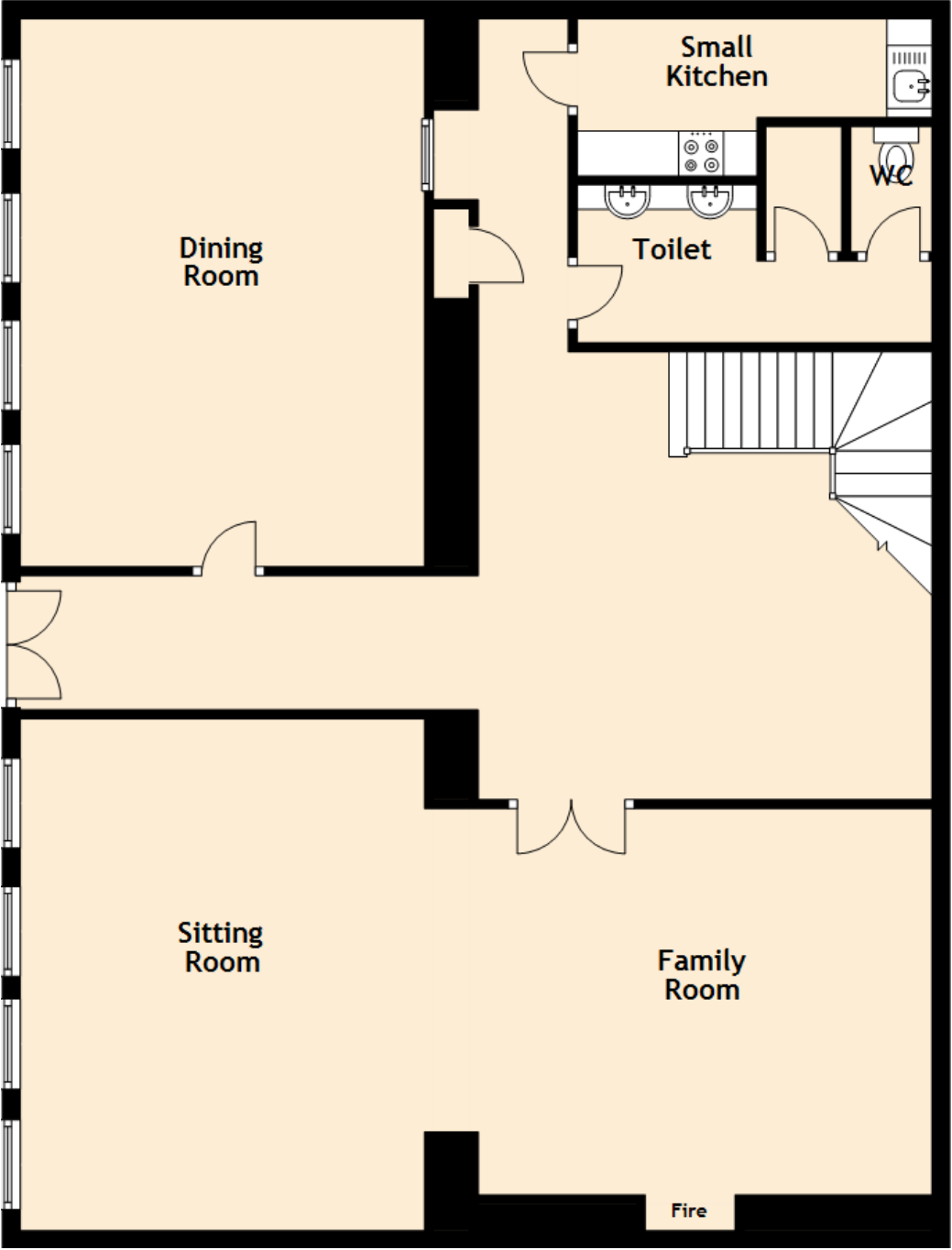
Hallway
Family Room
Sitting Room
Small Kitchen

Coshieville House 12



Approximate Dimensions
(Taken from the widest point)

Dining Room	6.10m (20') x 4.50m (14'9")
Sitting Room	5.70m (18'8") x 5.40m (17'8")
Family Room	4.90m (16'1") x 4.30m (14'1")
Small Kitchen	3.95m (13') x 1.75m (5'9")



The Lounge



Coshieville House 16



Balcony View



Coshieville House 18



Coshieville House 19

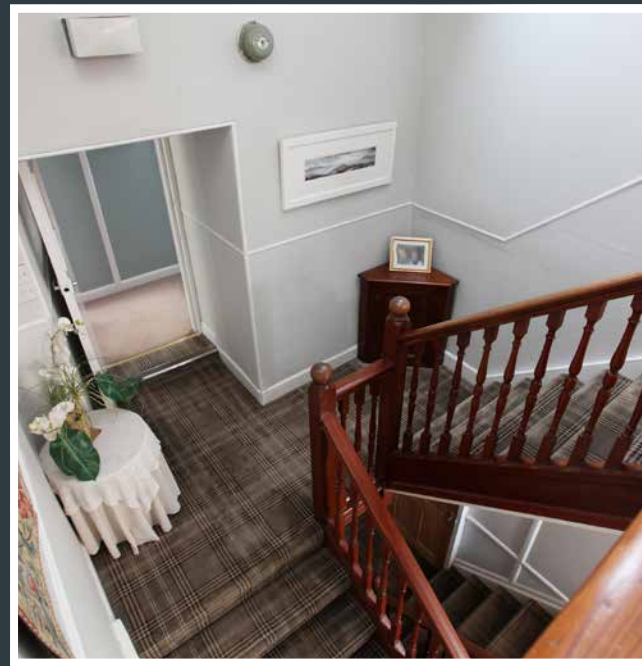


Kitchen
Office
Pantry
Kitchen Store



Approximate Dimensions
(Taken from the widest point)

Lounge	5.70m (18'8") x 4.40m (14'5")
Kitchen	5.10m (16'9") x 4.40m (14'5")
Pantry	4.65m (15'3") x 3.45m (11'4")
Utility	3.75m (12'4") x 2.20m (7'3")
Office	3.95m (13') x 3.40m (11'2")
Bedroom 1	5.70m (18'8") x 3.85m (12'8")
En-suite 1	2.00m (6'7") x 1.60m (5'3")
Bedroom 7	4.30m (14'1") x 3.25m (10'8")
Wet Room	1.75m (5'9") x 1.10m (3'7")



Coshievile House 21



Coshieville House 22



Coshieville House 23



Bedrooms & Bathrooms

- Twin room with adjoining single bedroom and shared bathroom
- Single bedroom with en-suite shower
- 2 double bedrooms - both with en-suite showers – one with balcony
- 1 twin room with en-suite shower over bath
- 2 twin or double rooms with en-suite shower over bath or shower only
- Family bathroom with bath & shower above

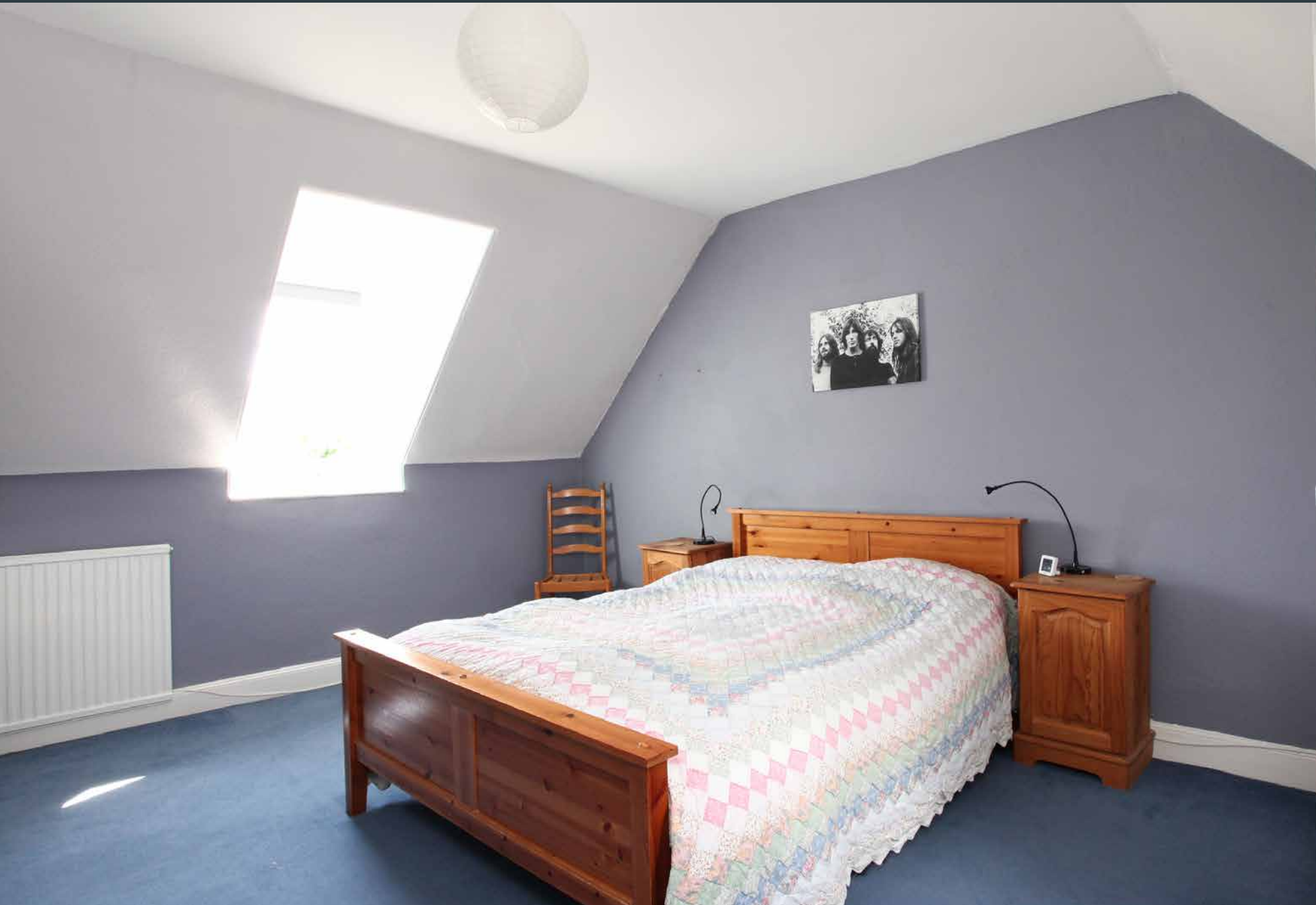
Coshieville House 24



Coshieville House 25



Bedroom 8
Bedroom 9
Office
Family Bathroom

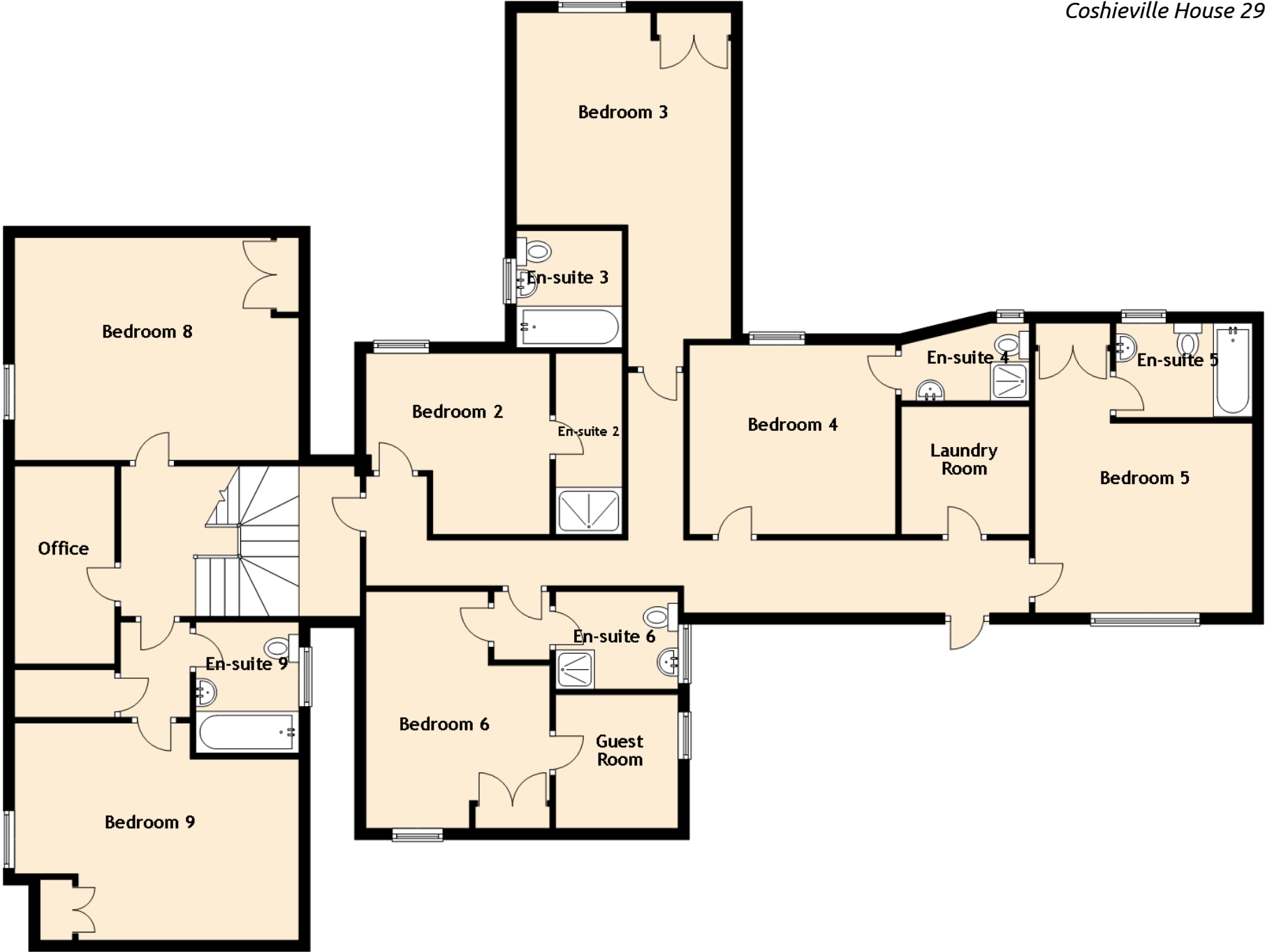




Approximate Dimensions (Taken from the widest point)	
Bedroom 2	3.30m (10'10") x 3.25m (10'8")
En-suite 2	3.25m (10'8") x 1.20m (3'11")
Bedroom 3	5.86m (19'3") x 3.85m (12'8")
En-suite 3	2.10m (6'11") x 1.90m (6'3")
Bedroom 4	3.70m (12'2") x 3.40m (11'2")
En-suite 4	2.30m (7'6") x 1.40m (4'7")
Bedroom 5	5.20m (17'1") x 3.90m (12'10")
En-suite 5	2.45m (8') x 1.70m (5'7")
Bedroom 6	4.25m (13'11") x 3.30m (10'10")
En-suite 6	2.20m (7'3") x 1.75m (5'9")
Guest Room	2.40m (7'10") x 2.20m (7'3")
Bedroom 8	5.10m (16'9") x 4.00m (13'1")
Bedroom 9	5.10m (16'9") x 3.90m (12'10")
En-suite 9	2.35m (7'9") x 1.85m (6'1")
Office	3.55m (11'8") x 1.80m (5'11")
Laundry Room	2.30m (7'6") x 2.30m (7'6")

Gross internal floor area (m²): 492m²
EPC Rating: E

Coshievile House 29



Guest Reviews



Now that the family have flown the nest, Ian and Kathy are reluctantly downsizing. I also want to share with you what Ian and Kathy's guests have said in some of their many great reviews. This is the kind of narrative no estate agent could generate but it delivers heart-felt messages from guests who have stayed at Coshieville over the years and will offer you an insight into what it could be like for you as the new owner and custodian of this wonderful home.

Beds comfy & warm, slept well. Love the peaceful location.

EXCEPTIONAL, Been there many times

Our room was spacious, clean and comfortable, and enjoyed superb mountain views. Breakfast was beautifully prepared and very tasty! High standards were the order of the day, and well-attained. Well done folks

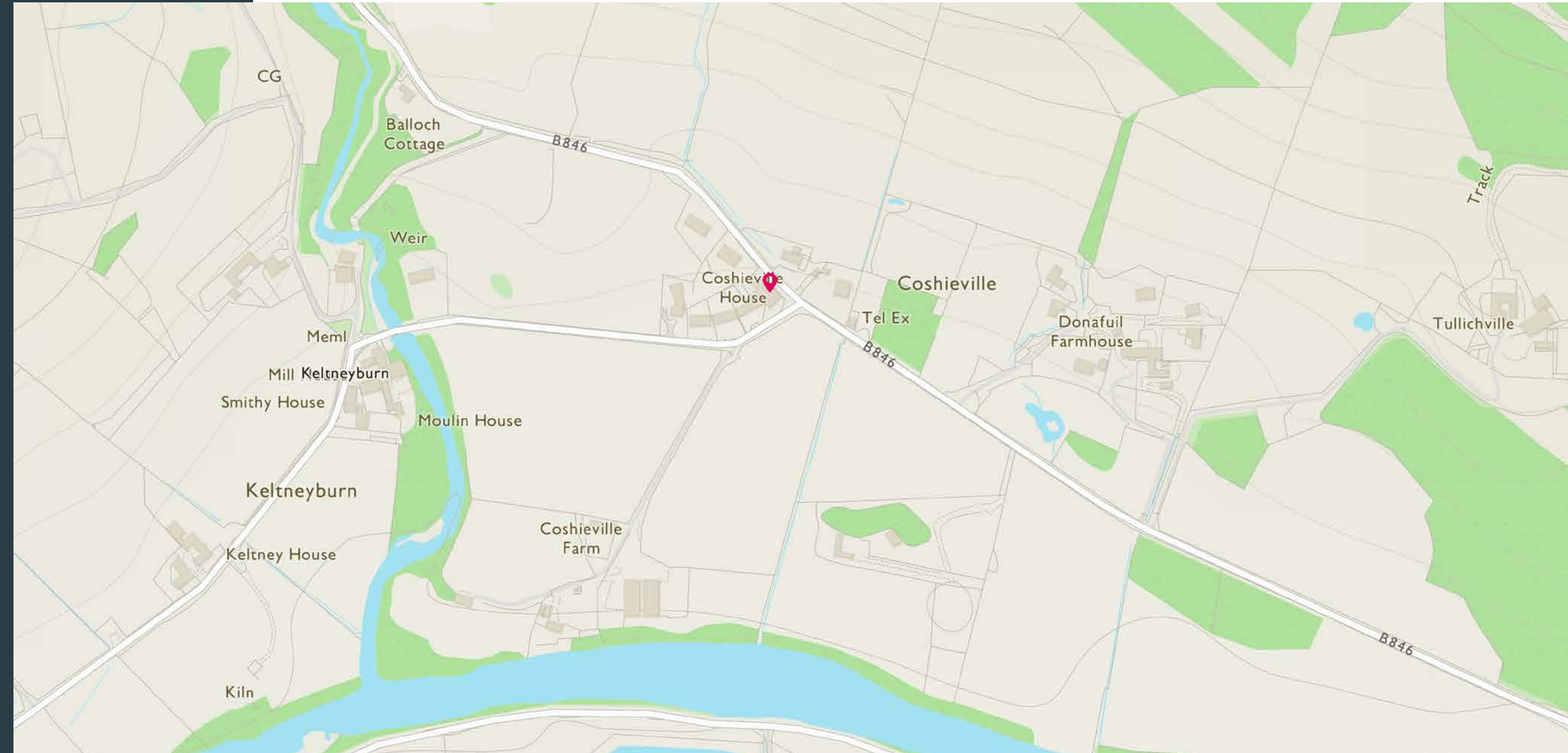
Lovely location and very well presented spacious accommodation ...Rooms were very comfortable and warm ... Can't recommend highly enough.

Quality & choice of breakfast (all sourced locally), bright & clean surroundings, pleasant walks, central (by car) for many natural attractions. A very relaxing stay.

Overall style was lovely. The shower was powerful and the towels super soft, lots of thoughtful toiletries. The tea and coffee making was great with sweeties and homemade banana loaf-yes! The lounge with the log burner was a fantastic bonus, loads of interesting books and a great C.D. and D.V.D. collection. Breakfast choice was excellent and beautifully prepared. A fantastic location with very convenient private parking. We thoroughly enjoyed our stay and meeting the very friendly owners. See you again.

Everything excellent. Lovely hosts, great breakfast, comfy bed, very dog friendly. It was a pleasure watching the wild birds feed as we ate breakfast. One of the best bed and breakfasts we have stayed in

“We stayed here because it is close to friends we were visiting. The room was sufficiently comfortable that we overslept! I had forgotten what a Scottish breakfast is like and was extremely pleased to have one. The parking is very handy. We didn’t appear on time for breakfast which may have been an inconvenience for our hostess. However, we never expected to oversleep and that we did was a compliment to the quietness and comfort of the accommodations.”



The Exterior





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01738 500 655
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
JAYNE SMITH
Surveyor



Professional photography
LEIGH ROLLO
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer