

# Pilgrim Lodge

KILRY, BLAIRGOWRIE, PH11 8HU



*An exceptional country residence offering a substantial main home with a self-catering lodge or flexible additional living space, set within generous grounds*



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# THE PROPERTY

Pilgrim Lodge is an exceptional and characterful country residence set within approximately 0.7 acres of beautifully maintained grounds in the heart of the picturesque Perthshire countryside. This impressive two-level home seamlessly blends traditional charm with modern comfort, offering a rare opportunity to acquire a substantial and versatile property with breathtaking rural views.



The property immediately impresses with its sense of space, quality, and natural light. Large windows are a defining feature throughout, flooding the interiors with daylight and framing the surrounding landscape. A warm and welcoming entrance hallway sets the tone, leading into the principal living areas.



## THE LIVING ROOM

At the heart of the home lies a truly stunning living room. Thoughtfully opened up to enhance both space and light, one wall has been replaced with floor-to-ceiling glazing, creating a spectacular retreat with uninterrupted views across rolling hills and open fields. The room is further enhanced by an impressive log burner and original exposed ceiling beams, combining contemporary living with timeless character. Electric Venetian blinds add both convenience and style.





## THE DRAWING ROOM

A standout feature of the property is the striking circular room, an architectural centrepiece with large panoramic windows and underfloor heating, offering a unique and tranquil space to relax while enjoying the surrounding countryside.

# THE LIBRARY

The library room provides another generous and flexible living area, forming a natural link between the main house and the cottage.



This space also benefits from a staircase leading to additional upper accommodation, enhancing the home's versatility.



## THE KITCHEN

The kitchen is both grand and welcoming, presented in excellent condition and designed for modern family living. It offers ample space for dining, a central island with extensive storage, a range cooker, and all kitchen appliances included within the sale. An original staircase adds further character, leading to the upper bedrooms.

# THE UTILITY





# THE WC



## THE BEDROOMS

The main house comprises three spacious double bedrooms, including a well-appointed principal bedroom with en-suite facilities, alongside two additional bathrooms.





# THE COTTAGE

## LIVING / DINING / KITCHEN AREA

The adjoining cottage, currently operated as a successful self-catering unit, offers excellent income potential and is available as a going concern, with the appropriate planning permissions already in place. Alternatively, it provides ideal additional accommodation for extended family or guests.



The cottage comfortably accommodates up to four guests and features two well-proportioned bedrooms, two bathrooms, a fully equipped kitchen, and a generous open-plan living, dining, and kitchen area with beautiful garden views. A wood burner enhances the cosy atmosphere, while separate boiler programming ensures independent control from the main house. Linked smoke alarms are also installed for added safety.





*“...comfortably accommodates up to four guests and features two well-proportioned bedrooms...”*

# THE GROUNDS

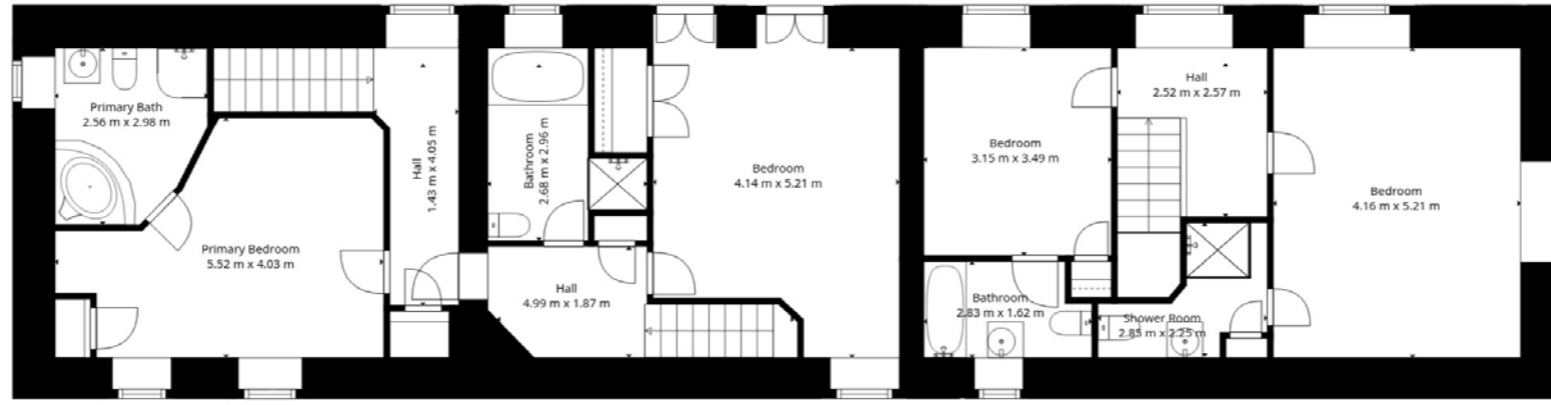
Externally, the grounds are equally impressive. A private driveway leads to the property, which is surrounded by scenic countryside, woodland, and a nearby river. The gardens include a peaceful pond area with paved land, a greenhouse, and a charming life-sized chessboard, creating a unique outdoor lifestyle offering. Additional features include an outhouse, further paved areas, and a substantial triple garage with electricity.

Pilgrim Lodge benefits from modern efficiencies, including double glazing throughout, comprehensive insulation, a floored attic space, and Starlink internet with access points installed across the property. The property is currently configured as a main residence with an attached self-catering cottage, but can easily be adapted to suit a variety of lifestyle needs, including multi-generational living or a private annex. Included within the sale are all kitchen appliances in the main house, along with curtains throughout.

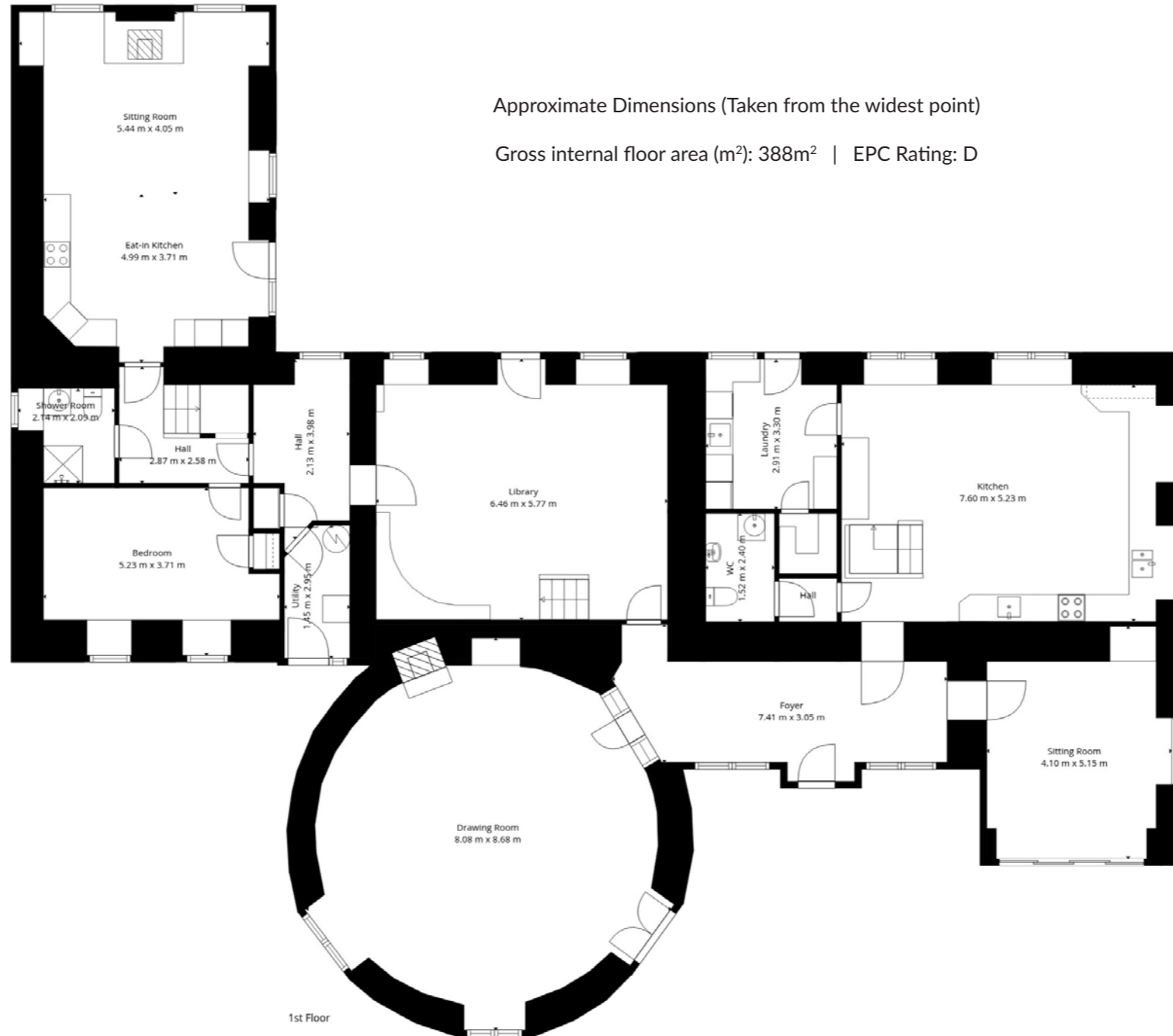


Pilgrim Lodge represents a rare opportunity to acquire a distinctive and versatile country home offering space, privacy, and exceptional views in one of Perthshire's most desirable rural locations.

# THE FLOOR PLAN



2nd Floor



1st Floor

Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 388m<sup>2</sup> | EPC Rating: D

# THE LOCATION

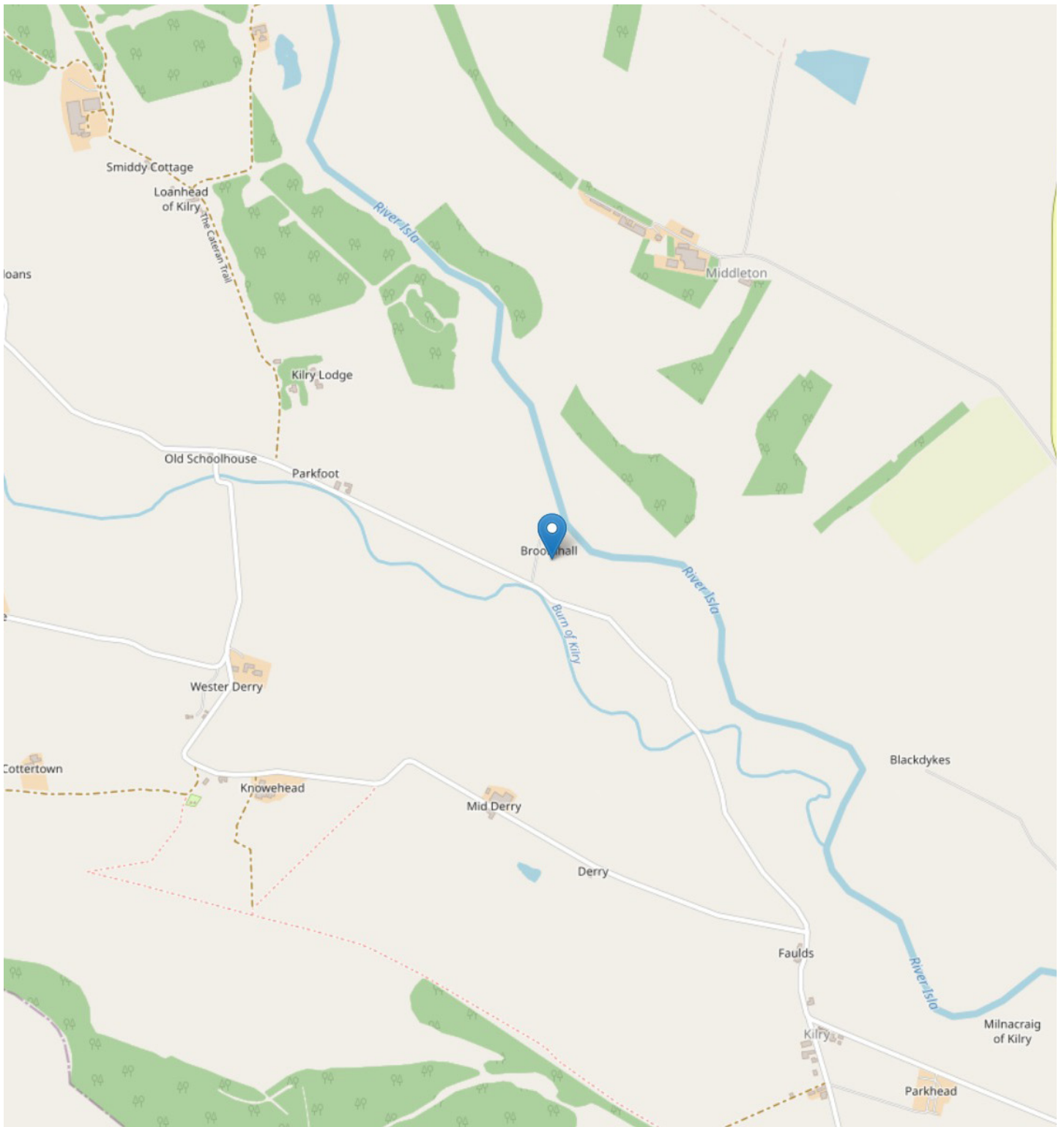
Pilgrim Lodge enjoys a superb setting within the peaceful rural hamlet of Kilry, just a short drive from the highly sought-after town of Blairgowrie. Nestled in the heart of the Perthshire countryside, the area is renowned for its outstanding natural beauty, offering a tranquil lifestyle surrounded by rolling hills, woodland, and riverside walks.

Blairgowrie provides a wide range of local amenities, including independent shops, supermarkets, cafés, restaurants, and well-regarded primary and secondary schooling. The area is particularly popular with those seeking an active outdoor lifestyle, with easy access to walking, cycling, fishing, and golf, as well as proximity to the Cairngorms National Park for more extensive leisure pursuits.

Despite its idyllic rural setting, the property remains well-connected. Dundee is within comfortable commuting distance, offering a broader range of retail, leisure, and cultural facilities, along with mainline rail links. Perth and major road networks are also easily accessible, making this an ideal location for those seeking a balance between countryside living and convenience.

Kilry itself offers a sense of privacy and exclusivity, making it a perfect setting for those looking to enjoy a quieter pace of life while still benefiting from nearby amenities and transport links.





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