

4 MAINS OF CAMNO STEADING

Meikle, Blairgowrie, PH12 8SP



Thorntons 
The right way to move

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WELCOME TO 4 MAINS OF CAMNO STEADING

Discover an incredible six-bedroom country villa promising impressive accommodation and surrounding garden grounds, as well as a much sought-after rural lifestyle in a spectacular setting by Meigle village.



PROPERTY NAME




4 Mains of Camno Steading

LOCATION

Meikle, Blairgowrie
PH12 8SP

APPROXIMATE TOTAL AREA:

297.3 sq. metres
(3200.2 sq. feet)

-  Ground Floor
-  First Floor
-  Annexe & Garage

The floorplan is for illustrative purposes.
All sizes are approximate.



A LUXURIOUS COUNTRY VILLA

PROMISING A SOUGHT-AFTER RURAL LIFESTYLE

This detached country villa is a luxurious six-bedroom family home with an amazing location. It forms part of an exclusive hamlet, and is surrounded by countryside as far as the eye can see, with breath-taking panoramic views at every turn. This stunning property offers a truly picturesque lifestyle and a sense of seclusion, whilst still being conveniently close to the major cities of Dundee and Perth, which can both be reached in about 30 minutes by car. Finished to exceptionally high standards, the family home is also in impeccable decorative order, offering a wealth of space and outstanding versatility to suit your requirements. It further boasts a self-contained annexe, extensive private parking, and beautiful landscaped gardens. Viewing is essential to truly appreciate this magnificent home.



GENERAL FEATURES

- A large and luxurious detached country villa
- Spectacular rural setting by Meigle village
- Breath-taking panoramic views at every turn
- High-end modern interiors throughout
- EPC Rating - B

ACCOMMODATION FEATURES

- Bright vestibule and reception hall with storage
- Triple-aspect living room with log-burning stove
- Open-plan breakfasting kitchen/dining room
- Large utility room with a built-in store
- Boot room with an adjacent pantry
- Landing with airing cupboard and sun pipe
- Principal suite with large walk-in wardrobe
- Four additional spacious double bedrooms
- Versatile sixth double bedroom/study
- Excellent storage and built-in wardrobes
- High-specification 4pc en-suite bathroom
- High-specification 4pc family bathroom
- Conveniently located ground-floor WC
- Gas central heating and double glazing

ANNEXE FEATURES

- Welcoming entrance hall
- Living room/kitchen with adjacent WC
- Bedroom/study with French doors

EXTERIOR FEATURES

- Impressive landscaped wraparound gardens
- Detached single garage and multi-car driveway



WELCOME INSIDE YOUR DREAM HOME

Enveloped by open countryside, this property has an inspiring approach, as well as a beautiful façade hinting at the wealth of accommodation therein. The front door opens to a bright porch and reception hall, offering understairs storage and a wonderful introduction.



A TRIPLE-ASPECT LIVING ROOM

Set against a backdrop of open countryside and rolling hills, the living room is an elegant reception area that makes the most of the panoramic views, with oversized triple-aspect windows and patio doors to the garden. It has generous dimensions for lounge furniture and a sophisticated minimalist-inspired aesthetic. Adding the final touch is a log-burning stove for cosy winter evenings.



OPEN-PLAN KITCHEN & DINING ROOM





A SUBSTANTIAL FOOTPRINT TO MEET EVERY OCCASION



Accessed from the hall or the living area (via a double pocket door), the breakfasting kitchen/dining room has a substantial footprint to meet every occasion. It accommodates a family-sized table and chairs, as well as comfortable seating; plus, it has a central island with a breakfast bar and it extends to outside via French doors. Enjoying wooden cabinets and solid granite worktops, this exceptional kitchen will be hugely popular with food lovers.



Next door, there is a boot room (with garden access), connecting to a pantry and a sizeable utility room, which effectively acts like a second kitchen with its built-in store, wealth of cabinets and sweeping black granite worksurfaces.





GENEROUS SLEEPING AREAS

OFFERING OUTSTANDING VERSATILITY



The home offers buyers a high degree of versatility with six double bedrooms. The four main bedrooms are on the first floor, off a landing with an airing cupboard and a sun pipe, bringing extra light into the residence. These bedrooms include the large principal suite, which boasts a walk-in wardrobe and a luxurious en-suite bathroom. Fronted by a Juliet balcony framed by oversized windows, this bedroom has the

most incredible outlook over the surrounding countryside. The remaining bedrooms all feature built-in wardrobes and all maintain the high standards. The two bedrooms on the ground floor are perfect for alternative uses as well. Currently, one is used as a dual-aspect study, with a lovely feature window overlooking the garden, whilst the other room could be used as additional living space, if desired.



THE MOST INCREDIBLE
OUTLOOK OVER
THE SURROUNDING
COUNTRYSIDE



HIGH-SPEC BATHROOMS

On the first floor, the principal bedroom's en-suite and the family bathroom are both finished to a high specification, incorporating similar fixtures and fittings. Complete with four-piece suites, they feature a toilet, a pedestal washbasin, a bath with a handheld shower, and a separate shower enclosure. In addition, a WC conveniently serves the ground floor. The home has double-glazed windows and gas central heating for year-round comfort.





THE ANNEXE

PERFECT FOR
CREATIVE USE

A separate outbuilding provides a home for independent family members and guests. Alternatively used as a private office or artist's studio, this fantastic space features a central hall connecting to a bedroom/study (with French doors opening out to delightful views), and a living room/kitchen, with a neighbouring WC.

IMPRESSIVE WRAPAROUND GARDENS

Ensuring an abundance of outdoor space, the home is enveloped by impressive wraparound gardens, with sweeping lawns framed by mature plants. Truly magical, the gardens enjoy the incredible panoramic country views; plus, they capture lots of daily sun and incorporate a patio for alfresco dining. Generous private parking is provided by a detached single garage and multi-car driveway.

Extras: all fitted floor and window coverings, light fittings, a range cooker, and an integrated dishwasher to be included in the sale. A fridge/freezer, a washing machine, a tumble dryer, and a chest freezer are available by separate negotiation.



MEIGLE

SITUATED IN THE PICTURESQUE
COUNTRYSIDE OF PERTH AND KINROSS



The scenic village of Meigle offers a rural lifestyle within an established residential area that is home to a Spar convenience store, charming cafes, and a local primary school. More extensive shopping with all the necessary local amenities can be found a short drive away in nearby Dundee, where there is also a train station connecting to the wider area.

Once a centre for the Picts, Meigle has a rich history and a fantastic museum (the Meigle Sculpted Stone Museum), which details Pictish society and houses one of the most important collections of early medieval sculpture in Western Europe. The A-listed Belmont Castle estate adds to Meigle's history, with its original tower (circa 1500) and stunning mansion (added in 1752). The estate is also home to Macbeth's Stone, a large standing stone with petroglyph cup-markings, which according to legend is where Macbeth made his final stand.

For outdoor activities, Meigle enjoys a wealth of countryside walks, a cricket club, and three golf courses within easy driving distance. Meigle Victory Park also provides large communal greens and idyllic walks. Secondary schooling can be found at nearby Blairgowrie High School and Webster's High School.



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