

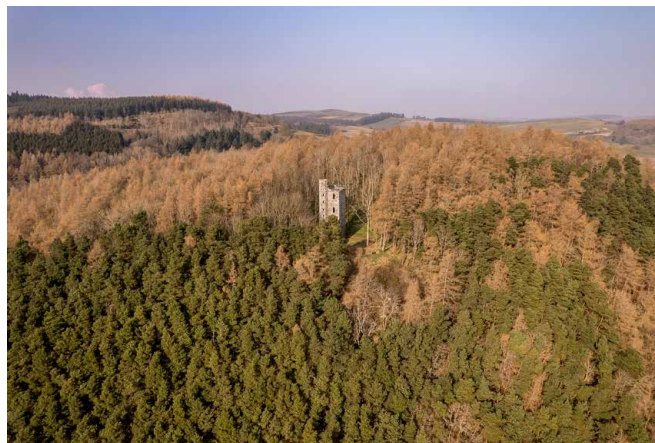
**Thorntons**   
The right way to move



**Binnhill Tower, Binn Hill, Kinfauns, Perth, PH2 7LJ**

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## A truly rare & unique purchase opportunity

*The B-listed Binnhill Tower is a stone-built, four-storey, Gothic tower (circa 1813) with a stunning hilltop location in the picturesque village of Kinfauns, surrounded by mature woodlands, and with spectacular panoramic views over the River Tay to the Lomond Hills. This prominent landmark represents a truly rare and unique opportunity for anyone seeking a historic and romantic building that is ripe for a Grand Designs-style transformation.*

The castellated tower was built by Francis Gray, the 14th Lord Gray, as an observatory and focal point within the luscious estate grounds of Kinfauns Castle, an imposing A-listed Gothic mansion. The tower has lapsed planning permission to be restored and converted into a dwelling, and it comes with a small footprint of land.

## Features

- Gothic, B-listed, Binnhill Tower (circa 1813)
- Lapsed planning permission to convert to a dwelling
- Prominent landmark in Kinfauns village
- A truly rare & unique purchase opportunity
- A historic & romantic, four-storey building
- Built by Francis Gray, the 14th Lord Gray
- Spectacular hilltop setting by mature woodlands
- Stunning panoramic views over open countryside
- Castellated roof terrace with all-round views
- Includes a small footprint of land
- Parking layby at the foot of the tower's approach





Spectacular hilltop setting  
by mature woodlands





*The square-shaped tower is reached by a beautiful woodland approach, just a short distance from the nearest road, with the arched front door opening into a ground-floor space that would be easy to imagine as a homely living area. From here, an octagonal spiral staircase brings additional charm, leading up to the first floor.*

This level is almost identical in size, and has the benefit of a southwest-facing gothic window to capture the sublime vista that unfolds below the tower. One could easily envision a modern kitchen here and cooking under the inspiration of the far-reaching views. The spiral staircase continues to the second floor, which mirrors the first, and up to the third floor, which has windows at all four walls to capture the idyllic panorama. This floor would be perfect as a bedroom, especially as it provides access to the tower's roof terrace – a magnificent vantage point with all-round views as far as the eye can see, encompassing woodlands, open countryside, and the rolling banks of the River Tay. Recently, the property has undergone some repair work, including the replacement of joists and the addition of a roof to make it water tight from the top.

Externally, Binnhill Tower comes with a footprint of land that is perfect for admiring the lavish landscape. In addition, there is a parking layby by the tower's approach, with the track leading up to the tower.





Castellated roof terrace  
with all-round views



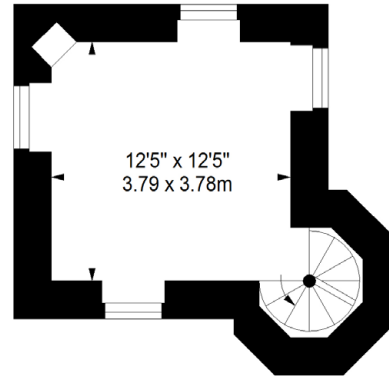


## Kinfauns, Perth

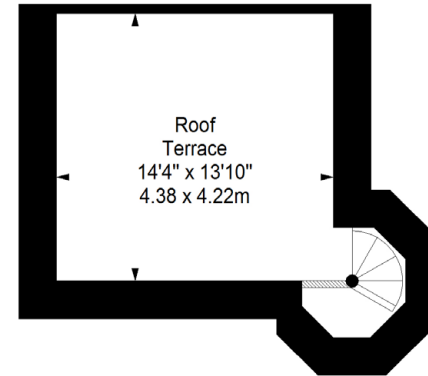
*Positioned near the River Tay, the village of Kinfauns offers a scenic and well-connected rural lifestyle, surrounded by open countryside. In addition to Binnhill Tower, the area is home to another historical landmark: the spectacular, A-listed, Kinfauns Castle (1825). Ripe for exploration, Kinfauns also offers a wealth of outdoor opportunities, whether walking, cycling, or horse riding. Furthermore, the village is just a short ten-minutes' drive from Perth and a 30-minute car journey to Dundee, both providing exceptional amenities.*

The neighbouring city of Perth is a vibrant hub in central Scotland, known as the 'Gateway to the Highlands'. The historic county town and former Royal Burgh has long been the commercial and cultural centre of Perthshire; however, it was finally granted city status on 6 July 2016 as part of the Queen's Diamond Jubilee celebrations. Perth attracts tourists all year round, with no shortage of activities to suit every taste: exploring ancient castles and palaces, conquering the surrounding hills and mountains, or sampling first-class food and drink at local restaurants, pubs, and distilleries. World-famous Scone Palace – the crowning place of Scotland's kings – is on the outskirts of the city. Perth is served by a number of primary and secondary schools, and there are also several independent schools in and around the city. Perth provides excellent road and rail links for travel across central Scotland and into the Highlands. The M90 allows convenient travel southwards and connections for Edinburgh and Glasgow, while Perth station offers frequent services to all major cities in Scotland, as well as a Caledonia Sleeper service to London.

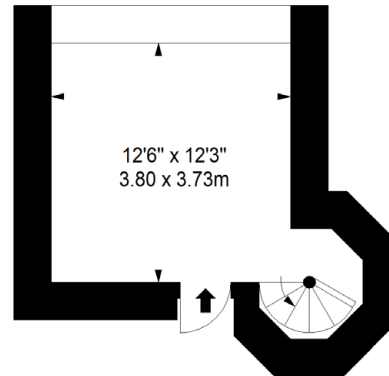
Third Floor  
Approx. 18.1 sq. metres (194.8 sq. feet)



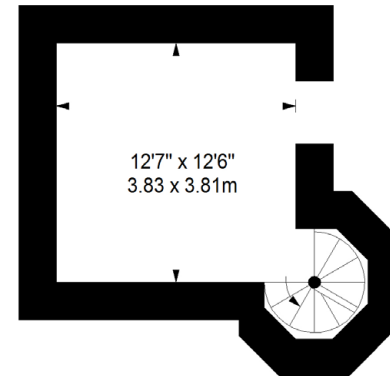
Roof Terrace  
Approx. 20.8 sq. metres (223.9 sq. feet)



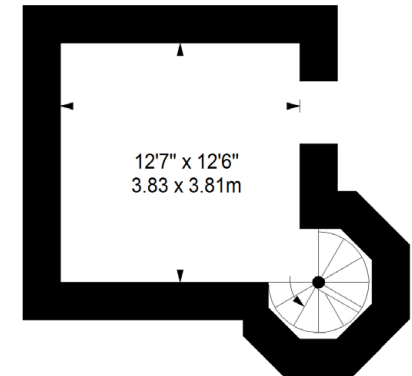
Ground Floor  
Approx. 16.5 sq. metres (177.6 sq. feet)



First Floor  
Approx. 16.5 sq. metres (177.6 sq. feet)



Second Floor  
Approx. 16.5 sq. metres (177.6 sq. feet)



Total area: approx. 88.4 sq. metres (951.5 sq. feet)