

Many steading conversions lack appeal but this one ticks all the boxes, writes **Jenny Shields**

# From barn to luxury rural idyll



In good stead: Clachan View is a successful blend of old and new

**P**ERTSHIRE can lay claim to being one of Scotland's most beautiful and appealing counties but not much of it falls within 'commuter-friendly' distance of the country's biggest cities.

While this is fine if you work from home or want a rural lifestyle, it does not suit everyone. However, a new development that has just been brought to the market ticks so many boxes that it is bound to appeal to a very wide variety of house-hunters.

Situated at Bridge of Earn, surrounded by very pleasant countryside, Clachan View is a small development of only 12 properties – a compact size likely to attract those people who want to buy a new home but find the

prospect of living on a housing estate unappealing.

Another plus point is the location. Sited close to the M90, and only minutes from Perth and the railway network, commuters will be able to reach Dundee, Stirling or Edinburgh with reasonable ease.

Then there is the quality of the build itself. Time after time, steading developments disappoint.

This is because too few developers work with the old agricultural buildings, and instead impose their own ideas on the structure – often resulting in disjointed, unattractive properties.

Not so here. The architects have taken infinite care to make the best of this lovely old steading while making homes that are perfect for 21st century life.

The 12 four or five-bedroom properties

have been laid out in a range of styles. Some have balconies leading off the kitchen/family rooms, while others have private terraces leading from the master bedrooms. Two have fabulous circular living rooms.

All have double glazing, gas central heating and under-floor heating in the bath/shower rooms, private gardens as well as access to the communal gardens, central courtyard and garaging.

Although the properties are now on the market – and there is a furnished show home to look around – buyers can choose their own kitchen units and worktops.

The developers took the view that, rather than offer the properties for sale off plan, they would wait to finish all 12 before bringing them to the market.

Eddie Henderson, whose company of chartered surveyors is marketing the devel-

opment, said he was bowled over by Clachan View. 'It's very easy to get this sort of development wrong – but here there has been a lot of care taken with the layout, the use of glass and the size of the communal courtyard,' he added.

Mr Henderson believes the properties should have a wide appeal. The area is especially popular with expatriate Scots looking to buy an investment property, which could also serve as a 'bolthole' if they need to return quickly to the UK.

With four or five bedrooms, the homes are certainly big enough for families and, given the idyllic surroundings, could also attract people who want a second home in the country.

Prices at Clachan View start from £399,950. More details from Hendersons chartered surveyor in Milnathort, Kinross.

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