

Beechtree Cottage, Kirkmichael, Blairgowrie

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Kirkmichael Blairgowrie PH10 7NS

- Scenic rural location
- Three ensuite rooms
- Popular guest reviews
- Boutique accommodation business
- On-site commercial bakery
- Large barn potential
- Private fishing rights
- Ample parking

Summary

Beechtree Cottage is an immaculately refurbished stone property in the picturesque village of Kirkmichael, near Blairgowrie, with superb access to woodland walks, the Cateran Trail, and the Cairngorms National Park. Operated as a boutique hospitality business, it offers three ensuite letting rooms—each with independent courtyard access—consistently praised on Airbnb for comfort and privacy. The property also features a commercial bakery in an adjacent studio using an honesty box system, as well as a large barn offering scope for further business or leisure development. The main residence blends modern living with rural character, complemented by private gardens and a flexible detached studio.

Externally, the well-kept gardens, spacious courtyard, picnic seating, and honesty shop enhance the guest experience, while exclusive fishing rights to the River Ardlie add unique appeal. The village of Kirkmichael has friendly amenities, including a shop, café, pubs, and a local primary school, with more services in Blairgowrie. Excellent transport links to Pitlochry, Edinburgh, and Dundee Airport make Beechtree Cottage a rare package of quality accommodation, business potential, and serene country living.





The Business

Beach Tree Cottage in Kirkmichael operates as a well-established hospitality and small-scale enterprise, with a robust reputation for professionalism and quality. At the heart of the business are three impeccably presented ensuite letting rooms, each independently accessed from the attractive courtyard, designed to offer guests a comfortable and private experience. These rooms, carefully curated and refurbished, appeal to holidaymakers seeking boutique accommodation with a personal touch, as evidenced by the positive guest feedback on platforms such as Airbnb.

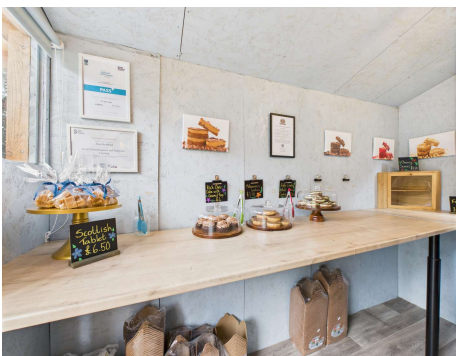
Complementing the hospitality strand, Beach Tree Cottage also utilises its adjacent studio space for a thriving bakery operation. This commercial bakery takes advantage of a well-equipped studio and uses an honesty box system, providing a welcoming, community-driven retail approach and inviting both guests and locals to enjoy artisan goods. The business is further enhanced by significant scope for diversification, notably in the form of a substantial c80m² barn currently used as storage but eminently suitable for alternative commercial or leisure ventures, subject to necessary consents. This flexibility allows for expansion into events, workshops, or further holiday accommodation, enabling Beach Tree Cottage to adapt to market demands while maintaining its attractive blend of hospitality, craft, and rural charm.

Property

Beach Tree Cottage in Kirkmichael is an immaculately refurbished property, exuding tasteful presentation and designed in a charming courtyard style configuration. The property features three individually accessed letting rooms positioned around the courtyard: two elegant double rooms and a spacious family suite, all of which are equipped with contemporary ensuite facilities, ensuring comfort and privacy for guests. The owners' accommodation is thoughtfully arranged, comprising an open plan kitchen and dining room and a modern bathroom on the ground floor, with a generous double bedroom located on the first floor. This area seamlessly connects to the courtyard and leads directly to a private, well-maintained garden. Adjacent to the owners' residence is a versatile workshop or studio space presently utilised as a commercial bakery, offering exceptional flexibility for a variety of alternative uses. A substantial stable block, currently serving as storage, presents further potential for conversion to suit individual requirements. The private garden also benefits from a charming detached studio, which could serve as an office or additional bedroom, constructed in wood to harmonise with the setting. At the front of the property stands a wooden shed currently operating as an honesty shop, adding to the appeal and commercial possibilities of the estate. Altogether, Beach Tree Cottage presents a unique and versatile opportunity, combining high-quality guest accommodation with attractive private living space and excellent scope for further business or creative ventures in an outstanding rural location.

External

The external setting of Beach Tree Cottage in Kirkmichael is both picturesque and functionally designed to enhance the distinctive courtyard operation of the property. At its heart lies a communal courtyard, attractively laid to gravel and adorned with well-tended borders, planters and vibrant hanging baskets, offering a welcoming hub from which every element of the property is accessed. Picnic tables provide alfresco seating, perfect for guests to relax or dine in the fresh air. To the rear, a generous expanse of rough ground and natural woodland creates a haven ideal for dog exercise and leisurely strolls. The owners benefit from a separate, beautifully landscaped private garden, maintained to an immaculate standard with a rustic artisan feel, featuring a covered seating area beside the barn and a discreet side entrance that leads to the front car park. The expansive front car park is predominantly gravel, offering ample parking and hosting the charming wooden honesty shop. A unique feature of Beach Tree Cottage is its private fishing rights, granting exclusive access to a 100-metre stretch of the River Ardlie as it passes in front of the Lodge, further enhancing the property's rural appeal.









Tenure

Scottish Equivalent of Freehold

Trading Information

Trading information released after formal viewing has taken place.



All appointments to view this or any of our other properties must be made through the vendors sole agents.

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.