



Beechtree Cottage, Kirkmichael, Blairgowrie

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Kirkmichael Blairgowrie PH10 7NS

- Scenic rural location
- Three en-suite rooms
- Popular guest reviews
- Boutique accommodation business
- On-site Artisan studio / opportunity
- Large barn potential
- Private fishing rights
- Ample parking

Summary

Beechtree Cottage is a beautifully refurbished stone property in the scenic village of Kirkmichael, near Blairgowrie. Surrounded by Highland landscapes, it offers direct access to woodland walks, the Catheran Trail, and the Cairngorms National Park. Established as a boutique hospitality business, it includes three ensuite guest rooms with private courtyard entrances, a flexible studio, a large barn with development potential, and an honesty shop. The property blends modern comfort with business opportunity, creating an exceptional lifestyle investment in a thriving rural community.

Situation

Beechtree Cottage sits in the picturesque village of Kirkmichael, near Blairgowrie, surrounded by the scenic landscapes of Strathardle. The friendly community has a shop, café, pubs, and a well-regarded primary school, with secondary education available in Blairgowrie. Outdoor enthusiasts can enjoy nearby woodland walks, the Catheran Trail, and the Cairngorms National Park. Excellent transport links connect the area, with Blairgowrie and Pitlochry about 20 minutes away, offering amenities, rail connections, and regular bus services. Dundee and Edinburgh are both within easy reach, making the cottage ideally positioned for rural tranquillity with convenient city access.





The Business

Beechtree Cottage operates as an emerging boutique hospitality venture, designed to provide high-quality accommodation with a distinct sense of style and privacy. Its three ensuite letting rooms have quickly earned positive feedback for comfort, cleanliness, and attention to detail. Although in its early trading phase without formal accounts, early success and guest satisfaction indicate strong income potential.

The detached studio currently functions as a small artisan bakery but is highly adaptable—suitable for crafts, culinary production, or conversion into a self-contained holiday unit. Its layout lends itself to hands-on creative work or an additional revenue stream through short-term letting.

A 80m² stone barn adjacent to the courtyard extends the business potential significantly. With appropriate permissions, it could accommodate a workshop, leisure facility, or additional holiday lodging, appealing to visitors drawn to the area's outdoor pursuits.

The wooden honesty shop near the parking area further enhances Beechtree Cottage's reputation for charm and authenticity. Operated on trust, it showcases local goods and provides scope for retail or visitor engagement. Collectively, these assets offer an exciting platform for expansion and diversification within a thriving rural tourism market.



Property

Beechtree Cottage combines traditional stone architecture with contemporary interiors arranged around a central courtyard. Each of the three guest suites has its own courtyard entrance and ensuite facilities, providing independence and comfort for visitors. Two rooms are configured as doubles, and the third serves as a flexible family suite.

The main residence includes an open-plan kitchen and dining area, a contemporary bathroom, and an upper-level double bedroom. Doors lead to a private landscaped garden offering a peaceful spot for relaxation or outdoor dining.

Adjoining the house, the adaptable studio enhances the property's commercial appeal. Currently equipped for artisanal food production, it can readily transition to accommodate other enterprises, from creative studios to guest use. The nearby stone barn expands potential dramatically—its height and footprint allowing for imaginative conversion into functional or recreational spaces aligned with the property's hospitality vision.

Together, these elements create a rare combination of lifestyle comfort, aesthetic appeal, and scalable business potential, making Beechtree Cottage both a welcoming home and a strong investment prospect.



External

The exterior layout promotes both hospitality and comfort, featuring a central gravel courtyard with outdoor seating and attractive landscaping. To the rear, a private garden and small woodland add natural character and privacy.

A large forecourt provides ample parking and access to the honesty shop, which adds charm and potential for small retail trade. The property also enjoys fishing rights to a 100-metre stretch of the River Ardlie, enhancing its appeal as a distinctive and versatile rural property.



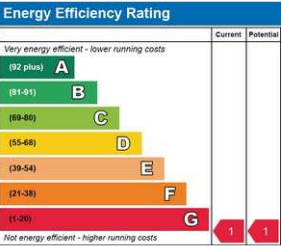






Tenure
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