



Organic Welltree, Kirklands, St Martins, Perth, Perth and Kinross

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Organics Welltree
Kirklands
St. Martins
Perth

Rural Perthshire setting
Four acre grounds
Character B-listed property
Three letting rooms
Two luxury yurts
Room to expand
Strong online presence
Expansion potential

Organic Well Tree B&B is a beautifully presented, B-listed country property set within approximately four acres of mature grounds in a peaceful rural location near Perth. Offering a highly desirable lifestyle business, the property combines elegant owner's accommodation with three well-appointed guest bedrooms and two popular glamping yurts. The house is arranged over three levels, featuring a welcoming lounge with open fire, spacious country kitchen, conservatory and private owner's suite. The upper floor provides further flexible accommodation, suitable for guest use or self-catering. Externally, the grounds include a range of useful outbuildings and a former swimming pool with potential for reinstatement. Trading successfully via multiple online platforms, the business offers excellent scope for growth and further development.





Organic Well Tree B&B enjoys a truly idyllic rural setting in the peaceful hamlet of Kirklands, just a short distance from the vibrant city of Perth. Surrounded by open countryside, the property offers a rare combination of tranquillity and accessibility, making it highly appealing to both leisure and business travellers. Perth provides an excellent range of amenities including supermarkets, independent retailers, cafés, restaurants, and cultural attractions such as Perth Theatre and Perth Concert Hall. Schooling in the area is well regarded, with a selection of primary and secondary schools available in nearby villages and within Perth itself, alongside further education opportunities at Perth College UHI. The property is well placed for transport links, with easy access to the A9 and M90, providing direct routes to Dundee, Stirling, Edinburgh and Glasgow. Dundee lies approximately 25 miles to the east, while Edinburgh and Glasgow can be reached within approximately 60–70 minutes by car. Rail services from Perth offer regular connections to Scotland’s major cities, and both Edinburgh Airport and Dundee Airport are within convenient driving distance, making the property readily accessible for domestic and international visitors alike. The surrounding area is renowned for its natural beauty, outdoor pursuits and historic attractions, further enhancing its appeal as a destination.



The main house is a stunning B-listed property presented in true walk-in condition, offering characterful and flexible accommodation arranged over three levels. The ground floor is thoughtfully configured to cater for both guests and owners, beginning with a reception area, currently utilised as an office, leading through to a welcoming main lounge featuring an open fireplace. This space provides ample seating and a designated dining area for guests, creating a warm and sociable environment. A bright conservatory, complete with ceiling radiator heating, overlooks the beautifully maintained gardens and provides an additional relaxing space throughout the year. The large country-style kitchen is a particular highlight, centred around a substantial dining table ideal for guest breakfasts and informal gatherings. Supporting areas include a well-equipped utility room and dedicated laundry facilities, with patio doors opening to the front of the house.

Owner’s accommodation is conveniently located on the ground floor and comprises a private bedroom/lounge and a separate shower room, ensuring a comfortable degree of privacy.



A staircase from the main hall leads to the first floor, where two beautifully appointed double guest bedrooms are situated. One benefits from a luxurious, well-proportioned bathroom, while the other enjoys a stylish en-suite. A further staircase rises to the upper floor, where a spacious additional bedroom with distinct day and night areas is complemented by a large bathroom. This versatile space could function as a private self-catering apartment or alternative owner’s accommodation.

Externally, the property is set within approximately four acres of mature gardens and grounds, featuring established trees, shrubs and private decking areas. Additional outbuildings include a garage, log shed, potting room, studio with wood-burning stove, greenhouse, compost toilet and hen house. A disused swimming pool presents an exciting opportunity for reinstatement, offering potential to further enhance the lifestyle and guest experience. Ample parking is available for up to seven vehicles.



Organic Well Tree B&B is a well-established and highly regarded lifestyle business, currently operated by the owners without staff. The business comprises three attractive letting rooms within the main house, complemented by two charming yurts, providing a unique glamping experience that broadens its market appeal. The business benefits from strong online presence and booking channels including Booking.com, Airbnb, Expedia Group, Pitchup, Hipcamp, Glampsites, Glamping Hub and VisitScotland. Current tariffs are competitive, with B&B room rates ranging from £100–£120 in winter and £135–£150 in summer, while yurt accommodation ranges from £80–£100 in winter and £120–£140 in peak season.

The target market is diverse, attracting tourists, couples, eco-conscious travellers and those seeking a peaceful rural retreat. There is clear potential for growth, with scope to introduce additional yurts or shepherd’s huts, subject to the necessary consents, thereby increasing revenue streams. This is a rare opportunity to acquire a beautifully presented home and successful hospitality business in a sought-after Perthshire location.







Tenure
Scottish equivalent of Freehold

Services
Mains electricity. Private water supply, Air source heat pump.

Trading Information
The business trades below the VAT threshold. Fully trading information will be released after formal viewing has taken place.

Floor 0 Building 1

Floor 1 Building 1

Approximate total area⁽¹⁾
230.5 m²

Reduced headroom
7.7 m²

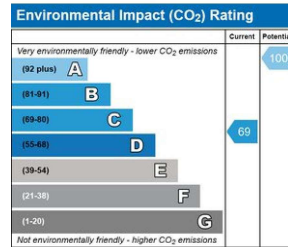
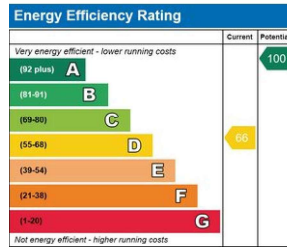
Floor 2 Building 1

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.