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Tigh Sona is a truly unique five-bedroom home of striking contemporary design with wood and natural stone exterior. The house has been completely transformed from a traditional cottage into this beautiful bespoke property. It achieves a fine balance of a high specification family home set in tranquil landscaped gardens making it perfect for enjoying outdoor living.

The property is characterised by spacious open plan living areas, with full length floor to ceiling windows and doors that fill the house with light, affording magnificent views of the surrounding open countryside. Contrasting walnut doors and floors add to the elegance of the design. This enviable home is situated in the picturesque hamlet of Forgandenny, ideally positioned for easy access to both Perth, Edinburgh, Glasgow and beyond.



KEY FEATURES

A unique home of striking contemporary design with wood and natural stone exterior.

Five generously proportioned bedrooms two of which with en suite bathrooms and the principal bedroom with a magnificent balcony overlooking the gardens.

Central living area with formal lounge and open plan lounge/kitchen dining area to either side.

Formal lounge boasts a feature duel sided wood burning stove with slate hearth, and contrasting sandstone tiles and walnut flooring.

Kitchen has been individually designed by renowned Calum Walker interiors.

Sweeping handmade walnut staircase with carved walnut-stained balustrade leads to the upper level.

Exceptional fully landscaped private garden grounds with sunken trampoline, unique flower beds and secluded seating areas.

Private electric gates to a large driveway leading to the attached double garage with remote controlled electric doors.

EPC - C









The thoughtful design is flexible in use depending on your family requirements. The splendid accommodation is formed over two floor levels measuring 3509 sq ft and in full comprises; attractive entrance vestibule opening into the central living area with formal lounge and an open plan lounge/kitchen dining area to either side.

The formal lounge boasts a feature duel sided wood burning stove with slate hearth, and contrasting sandstone tiles and walnut flooring. The full wall sliding doors lead out to the private, mature gardens. The impressive office is located off with double aspect windows overlooking the gardens and full wall length solid Yew storage unit. A few steps lead down to the open plan superior family room, kitchen and dining area. The family sitting area also boasts a central wood burner with full wall chimney. The high ceilings boast a variety of ceiling windows and large wall picture windows further enhance the light and airy feeling on offer whilst, framing the rolling countryside views. The full wall length sliding doors lead out onto a private patio and further gardens.

The kitchen has been individually designed by renowned Calum Walker interiors and boasts white gloss wall and base units with a soft curve finish, white Silestone worktop and feature Walnut worktops. A full range of high end integrated appliances, and sink with hot tap, along with central island with breakfast bar. The family dining area flows easily making this a most sociable area for entertaining and also boasts a full wall coordinating wall dresser.

The generous utility/laundry room is located off with further full wall range of Walnut wall and base units and frosted glass door and window to outside. There is a stylish shower room, with wall and floor grey gloss tiling and double glass shower enclosure. There is also integral access through to the double garage.

From the formal lounge the rear hallway leads to the bedroom wing with three large double bedrooms and the family bathroom. The larger bedroom is a beautiful room with a vaulted ceiling adding to the sense of space and boasts full floor to ceiling windows and doors giving access to the garden. It has a contemporary, fully tiled ensuite bathroom and a generous walk-in dressing room with full integrated storage which brings a touch of opulence to this suite of rooms.

The second bedroom has full floor to ceiling windows and doors giving access to the garden. A stylish ensuite bathroom, co-ordinating wall and floor tiling, large glass shower enclosure with side jets.

The third bedroom comfortably accommodates a double bed, whilst having smaller windows is still bright and cheery. The family bathroom is fitted to the same standard, is fully tiled, incorporating a bath and separate shower unit.

Access to the first floor is by a sweeping handmade walnut staircase with carved walnut-stained balustrade. The inner hallway mezzanine level overlooks the family sitting room and gallery windows to the gardens and countryside beyond.

This area offers great flexibility and is currently used as the principal bedroom suite. There is a good-sized bedroom which is currently utilised as a fitness room, leading through to the sizeable walk-in dressing room; luxurious principal ensuite bathroom with full floor to ceiling window. A feature oval stand-alone bath overlooking the previously noted views, double glass shower and toilet enclosures, full coordinating wall and floor tiling.

The principal bedroom has been tastefully designed to create a relaxing space with double height vaulted ceilings. Triple aspect views along with a magnificent balcony overlooking the gardens and glass balustrade to ensure unrestricted views.

Without question, one of the main features of this superb home are the exceptional fully landscaped private garden grounds. The gardens have been artistically designed to enhance the natural surroundings with an array of plants and shrubs designed to fit each individual seating area and space to fully immerse the outdoors. There is a larger section of lawn with sunken trampoline and unique flower beds along with pretty walk ways and secluded seating areas all boasting open views across the fields beyond. Entered through private electric gates there is a large driveway leading to the attached double garage with remote controlled electric doors and skilfully designed dry stone walls to finish the boundary.

Tigh Sona, is on the outskirts of Forgandenny, immediately close to the picturesque town of Bridge of Earn, which sits on the banks of the River Earn and benefits from many local amenities to cater for everyday requirements along with education and recreational facilities.

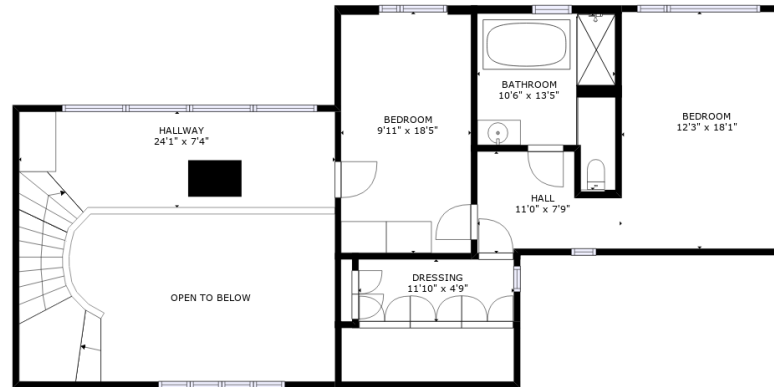
Forgandenny itself is a peaceful setting with easy access to the city of Perth and Scotland's Central Belt. The quaint conservation village has a church, village hall and primary school as well as the well respected and thriving Strathallan School.

Perth offers a wide range of shopping and dining options, as well as a mainline station with direct links to Edinburgh, Glasgow etc. while for good road links, the M90 and A9 are just a few miles away. There is a selection of prestigious educational facilities in the local area, including the local primary, as well as three other independent schools featured in The Good Schools Guide. Properties of this unique nature are rare to the market and early viewing is recommended.

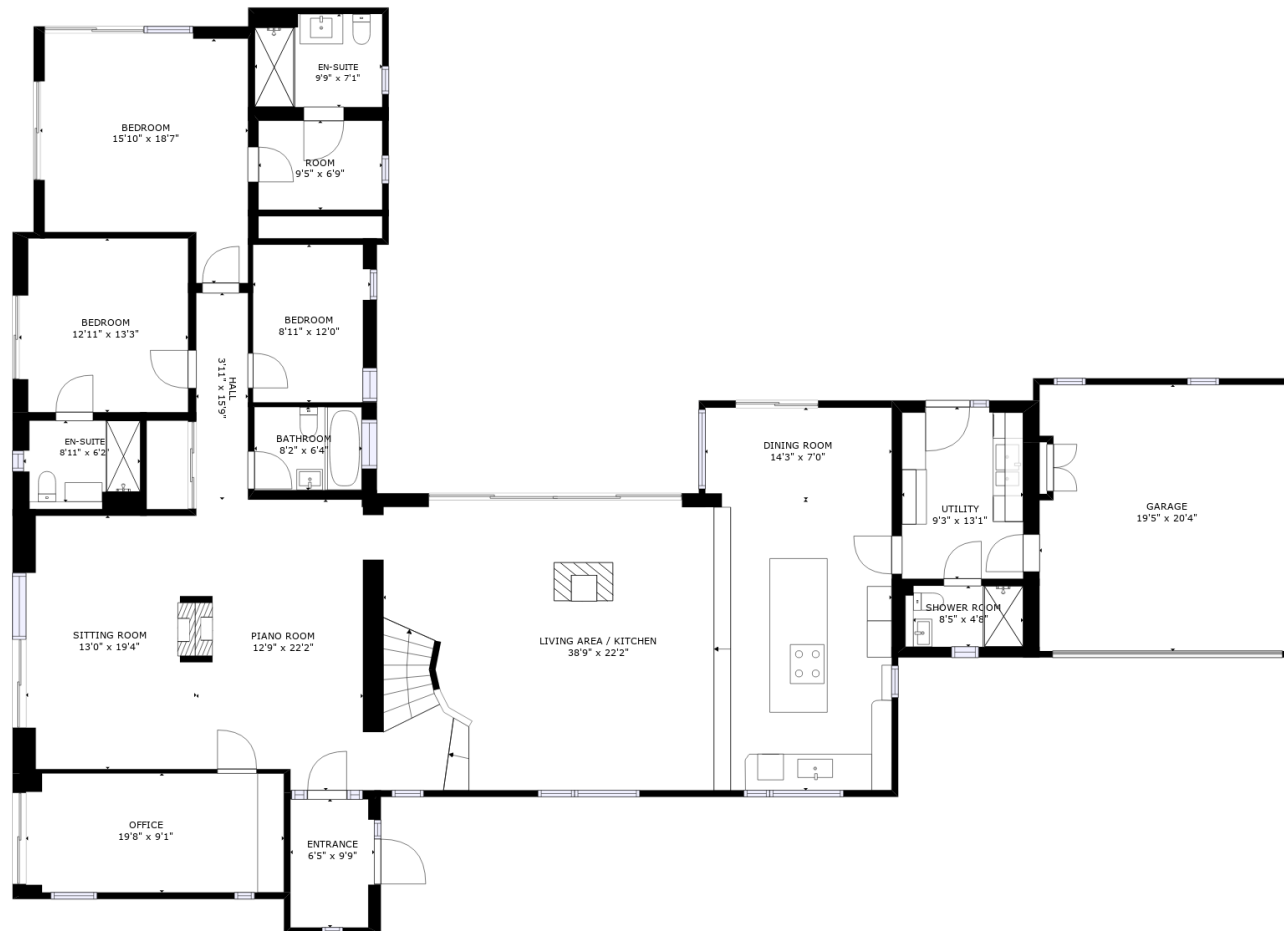








FLOOR 2



FLOOR 1

TIGH SONA
FORGANDENNY
PERTSHIRE, PH2 9EX

EPC Band C

Approx gross internal area 3509 sqft | 326 sqm

Property reference XB2522

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.







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