



DALREOCH STEADING, DUNNING

Coming in 2025 by the award-winning



**thegoodhousecompany**

[www.thegoodhousecompany.co.uk](http://www.thegoodhousecompany.co.uk)



Dalreoch Steading  
Dunning  
Perth  
PH2 0QJ



Dalreoch Steading is an exclusive rural development of 8 luxury 4/5/6 bedroom homes, situated mid-way between Perth and Auchterarder, near the lovely rural village of Dunning. The houses are of traditional Perthshire architecture but incorporate modern interior design and materials to create beautiful energy-efficient A-rated homes.

The Good House Company offers a truly bespoke service, and you will have the opportunity to fully customise your new home to suit your family and lifestyle.

In addition to the quality and finish that The Good House Company is renowned for, Dalreoch Steading will feature several communal areas including a barbecue area, petanque court, orchard and park, so that you and your new neighbours can enjoy the surrounding area.





## LOCATION

Dalreoch Steading is situated within beautiful rural Perthshire, between the city of Perth and Gleneagles Village.

It is centrally located with train and motorway links to Edinburgh, Glasgow, Perth, Stirling, Dundee and beyond.

Glasgow and Edinburgh International Airports are within a 1 hour drive.

Excellent primary schooling is available in Dunning, with secondary schooling at Auchterarder. There is also an exceptional choice of independent schooling, with Strathallan, Glenalmond College, Dollar Academy and Morrison's Academy all within easy reach.

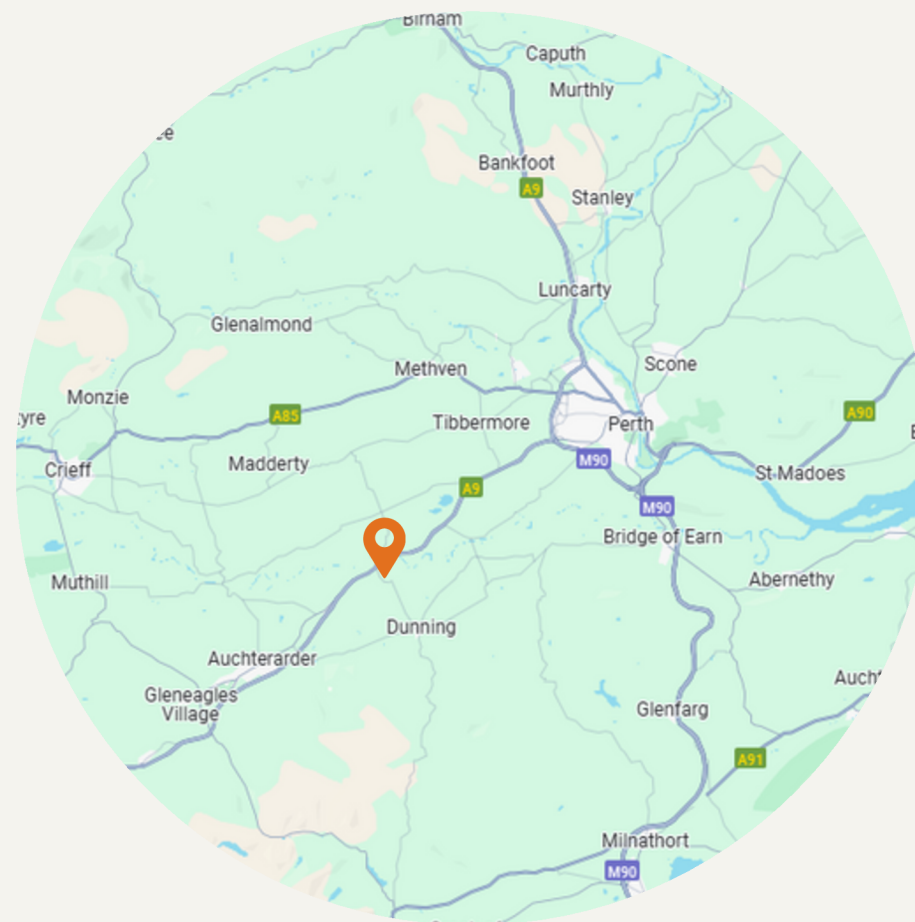


## LOCAL AREA

Perth (8 miles), known as 'The Heart of Scotland', boasts a concert hall, theatre, cinema, and several leisure facilities, together with a good selection of high street and boutique shopping, professional services, and all major supermarkets.

Auchterarder (4 miles) provides all local facilities including an independent bakery, butcher, everyday supermarkets, a medical centre, and banking.

Gleneagles Hotel (8 miles) offers world-class golf and leisure centres, and the surrounding countryside offers an abundance of walking trails, cycle routes, horse riding, hillwalking, fishing and water sports.



The Good House Company provides a truly bespoke service, and you will have the opportunity to fully customise your new home to suit your family and lifestyle.

- You can tailor the superstructure of your new home. This can include the addition of a garden room or room above the garage, changing the internal floor plan and the position of windows and doors.
- You will design your luxury kitchen and bathrooms with the help of our specialist designer.
- You can choose where your stove, radiators, light fittings and electricity sockets are positioned.
- You can select all internal finishes, including flooring, tiles and paint colours, to make your new home a true reflection of your own personal style.









## FEATURES

Being deeply rooted in the Perth and Kinross area, The Good House Company has an intimate knowledge of the local landscape, architecture and community. This local expertise enables us to build small developments that harmonise with their surroundings whilst providing modern luxury and every convenience.

Dalreoch Steading reflects its rural setting, with traditional Perthshire architecture, and uses natural materials such as slate, stone and timber windowframes.

The large plots are set out to create a private haven. There are also communal areas, with an orchard, barbecue area, petanque court and park, designed for residents to socialise and enjoy their surroundings.

All of our homes have the following features:

- Truly bespoke design options.
- A-rated energy-efficient home.
- Generous allowance to spend on kitchens and bathrooms.
- Underfloor heating to the ground floor and bathrooms, powered by an air source heat pump.
- Solar hot water.
- Triple glazed windows.
- Superfast fibre broadband.
- Integrated garage with electric door.
- Monoblock driveway.
- Extensive, landscaped garden.
- Sandstone patio and pathways.
- Architect certified and guaranteed.

## INSIDE

- Underfloor heating to the entire ground floor, powered by an A rated air source heat pump.
- Choice of doors and ironmongery.
- Choice of skirtings and door facings.
- Feature staircase with a choice of finishes.
- Generous budget for a high spec Alan Johnstone Studios kitchen and bathrooms.



- A woodburning or electric stove.
- A solar hot water system.
- Oak flooring to all reception rooms.
- Fully carpeted with your choice of carpet upstairs.
- Fitted wardrobes.
- Your choice of bathroom tiles.
- Digital TV aerial with access to streaming services.
- Superfast fibre broadband.

## OUTSIDE

- Slate roof.
- Triple-glazed secure by design windows to keep the house cool in the summer and warm in the winter.
- Private gardens with turfed lawn to the front, and graded topsoil to the rear.
- Sandstone patio area.
- Monoblock driveway.
- Motion activated exterior lighting.
- Security alarm.



Artists impression

## OUR STORY

The Good House Company has built a well-earned reputation for crafting beautifully designed luxury homes in Perthshire and surrounding areas. At The Good House Company, we believe that a home is more than just a place to live; it is a sanctuary, a reflection of your aspirations, and a testament to the art of fine living.

Founded in 2006, The Good House Company have built over 100 luxury homes. We have a passion for excellence and a commitment to quality, and we pride ourselves on using traditional building materials alongside cutting-edge energy-saving technologies to create homes that are not only beautiful but also energy-efficient.

We believe in building relationships as strong as the homes we create. Our dedicated team will work closely with you throughout the entire process. As a client of The Good House Company, you'll benefit from our bespoke approach, allowing you to customise every detail of your home. From room layouts through to finishing touches, we ensure that your new home is a unique reflection of your personal style. The results are a home that is truly yours.

# SITE PLAN





## PLOTS AVAILABLE

<b>Plot 1</b>	4/5 Bedroom	Gross Internal Area 287 SQM	Plot Size 1814m <sup>2</sup>	£839,000
<b>Plot 2</b>	4/5 Bedroom	Gross Internal Area 287 SQM	Plot Size 1583m <sup>2</sup>	£829,000
<b>Plot 3</b>	4/5 Bedroom	Gross Internal Area 252 SQM	Plot Size 1270m <sup>2</sup>	£729,000
<b>Plot 4</b>	4/5 Bedroom	Gross Internal Area 237 SQM	Plot Size 886m <sup>2</sup>	£685,000
<b>Plot 5</b>	4/5 Bedroom	Gross Internal Area 250 SQM	Plot Size 1440m <sup>2</sup>	£739,000
<b>Plot 6</b>	5/6 Bedroom	Gross Internal Area 352 SQM	Plot Size 2771m <sup>2</sup>	£999,000
<b>Plot 7</b>	4/5 Bedroom	Gross Internal Area 287 SQM	Plot Size 2079m <sup>2</sup>	£829,000
<b>Plot 8</b>	4/5 Bedroom	Gross Internal Area 250 SQM	Plot Size 2231m <sup>2</sup>	£745,000



## FURTHER INFORMATION

A deposit of £12,500 will secure the property whilst it is being built. On conclusion of missives, a further deposit of £7,500 shall be paid.

The deposit is non-returnable in the event of the purchasers failing to complete the sale for reasons not attributable to the seller or their agents.

If you would like more information about Dalreoch Steading or to register your interest, please contact our office.



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These particulars have been prepared in good faith to give an overall view of the properties. The layout plan is indicative only, and does not show boundaries etc. accurately. All images of the development are artists impressions.

Any sizes are to be viewed as a guide only. If the accuracy of a particular dimension is important, please seek clarification from a member of our team.

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