

The Bellamy

Region: Perthshire **Sleeps:** 10

Overview

Set within 800 acres of Scottish countryside at the foothills of the Angus Glens, The Bellamy is a grand country house for ten guests, combining period character with plenty of space for families and groups to spend time together. Fully refurbished in 2023, its five individually designed bedrooms and generous living spaces make it particularly well suited to multigenerational gatherings and trips with friends.

At the heart of the house is a spacious kitchen and dining room, where breakfasts can stretch into leisurely mornings and the whole group can gather for dinner. Elsewhere, the drawing room brings everyone together around an open fire, while the snug offers a quieter corner with a wood-burning stove, Smart TV and board games.

Outside, an enclosed garden provides space for children to play, with outdoor dining, a barbecue, firepit and pergola for making the most of warmer days. Beyond the garden, the working farm is home to native cattle, sheep and Highland ponies, alongside an impressive variety of wildlife.

From countryside walks and wildlife watching to days exploring the Angus Glens and Cairngorms, The Bellamy makes a memorable base for discovering this wild corner of Scotland.



Facilities

<1hr to Airport • Walking/Hiking Paths • Historical Sites • EV Charger • Fishing • Working Fireplace/Woodburner • Ideal for Kids • Cots (Cribs) • Ideal for Teens • Manor • Has Discount • Pets on Request • Has Offer • Special Offer • Chef/Cook Available • Parking Space • Heritage Collection • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • Laptop Friendly Workspace • Tumble Dryer • Dishwasher • Microwave • Smart TV • Satellite TV • Heating • Kid-friendly excursions • Pre-Stocked Fridge Available • Board games • Fenced Grounds

Interior & Grounds

Ground Floor

- Spacious kitchen and dining room with seating for up to 14 guests
- Fully equipped kitchen
- Drawing room with open fire, seating for 14 and curved bay window with countryside views
- Snug with wood-burning stove, Smart TV and board games
- Guest WC

First Floor

- Master bedroom with super-king bed, en-suite shower room and separate dressing room with freestanding double-ended bath
- Turret bedroom with king-size bed (can be configured as twin beds) and turret viewing area
- Tower bedroom with super-king bed (can be configured as twin beds) and large bay window
- Double bedroom with original fireplace and countryside views
- Double bedroom with views towards the surrounding beech trees
- Four bath and shower rooms serving bedrooms on this floor

Exterior Grounds

- Set within an 800-acre working farm estate
- Large enclosed garden
- Pergola with integrated seating
- Outdoor dining furniture
- Barbecue
- Firepit
- Private parking

Additional Facilities

- Wi-Fi
- Smart TV
- Board games
- Wood-burning stove
- Open fire
- Central heating
- EV charger (available on request and at an additional cost)
- Bird book
- Binoculars



Location & Local Information

The Bellamy sits in the foothills of the Angus Glens, surrounded by open farmland and countryside with the Cairngorms rising beyond. Walkers, climbers and wildlife enthusiasts are particularly well catered for, with Glen Clova, Glen Isla and Glen Prosen all waiting to be explored.

Kirriemuir, known as the Gateway to the Glens and the birthplace of Peter Pan author J. M. Barrie, is around six miles away, while Forfar is approximately 12 miles from the house. Both offer shops, cafés and places to eat. History lovers can also seek out some of the region's castles, including Glamis, Brechin and Balintore.

For adventures further afield, Glenshee Mountain Resort is around a 40-minute drive away, with the road continuing through spectacular Highland scenery towards Braemar and Balmoral.

A car is essential here. Dundee is around 40 minutes away, Perth approximately 50 minutes and Edinburgh can be reached in around 95 minutes.

Local Amenities

Nearest Airport	Dundee Airport (43 km)
Nearest Airport 2	Aberdeen International Airport (102.5 km)
Nearest Bar/Pub	Several in Kirriemuir (10 km)
Nearest Beach	Monifieth Beach (41 km)
Nearest City	Dundee (35 km)
Nearest Ferry Port	Aberdeen Ferry Terminal (98 km)
Nearest Golf	Kirriemuir Golf Club (10.5 km)
Nearest National Park	Cairngorms National Park (57 km)
Nearest Restaurant	Several in Kirriemuir (10 km)
Nearest Shop	Co-op Food, Kirriemuir (9.5 km)



Nearest Town	Kirriemuir (10 km)
Nearest Train Station	Dundee Train Station (36.5 km)
Nearest Supermarket	Tesco Superstore, Forfar (18.5 km)

What we love

- We love the scale and character of The Bellamy, from the grand drawing room and open fire to the turret and tower bedrooms upstairs.
- Wildlife is a real highlight here. Be sure to keep watch for red squirrels, roe deer and red kites, while ospreys can also be spotted during the nesting season.
- With an enclosed garden, outdoor dining, a firepit and 800 acres of countryside surrounding the house, there's plenty of space to enjoy the Scottish outdoors.

What you should know...

- The Bellamy is located on a working farm, so guests may encounter livestock, wildlife and day-to-day farm activity during their stay. For everyone's safety, children should be supervised at all times when outdoors.
- A car is essential due to the property's rural location.
- All bedrooms and full bathrooms are located on the first floor, with a WC on the ground floor.
- Please note that other accommodation on the farm is also available for rental, so other guests may be staying nearby during your visit. For larger groups of up to 16 guests, please see Alderwick House and enquire with our sales team for further information.

Terms & Conditions

- **Security deposit:** No security deposit is required for this property. Please be aware that guests are still required to leave the accommodation clean, tidy and in the same condition as on their arrival.
- **Arrival time:** 16:00 - 20:00
- **Departure time:** 10:00
- **Energy costs included?:** Yes, included in the rental price. An EV charger is available, booked in advance, at a flat £35 per stay including VAT (the property owners reserve the right to charge metered rates for extended or high usage).
- **Linen & towels included?:** Yes, included in the rental price
- **Pets welcome?:** On request only and with prior agreement with the owner. Please enquire at time of booking.
- **Other Ts and Cs:** Please note that this property partners with TRUVI to carry out secure guest ID verification, ensuring a safe and trusted stay for all parties
- **Changeover day:** Mondays, Tuesdays, Thursdays and Fridays
- **Smoking Allowed?:** No smoking or vaping
- **Other 2:** Please note that The Bellamy is located on a working farm. There is livestock, wildlife and farm activity around the estate. For everyone's safety, please ensure that children are supervised at all times.
- **Other 3:** A starter supply of logs and firelighters is provided, with further baskets at £10 plus VAT
- **Minimum stay:** 3 nights
- **Heating costs included?:** Yes, included in the rental price