

# Tormaukin House

Glendevon, Perthshire, FK14 7JY

Colliers

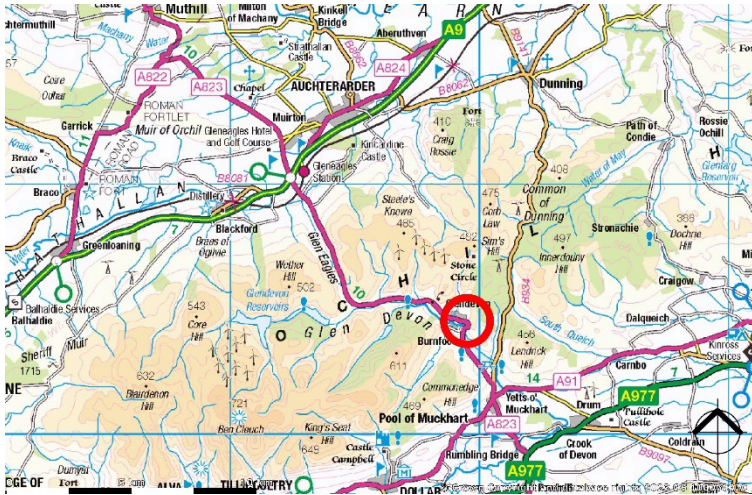
## For Sale



- Well known country hotel/inn property of great charm and character
- Excellent trading location close to Gleneagles
- 13 En Suite letting bedrooms with well appointed bar and restaurant
- Owner's accommodation as well as additional planning consent for development
- Flexible operation, currently used as an exclusive use venue to compliment Gleneagles
- Feuhold (Freehold)

Guide Price £1.2m

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Source – Edozo. For illustration only.

## Introduction and Location

As expected from a traditional Scottish drovers inn, Tormaukin House is a charming and characterful hotel property with log fires, exposed ceiling beams and stone walls together with a strategic roadside location.

In recent years a significant refurbishment programme has seen substantial capital invested in the property and upgrading the facilities, furniture and décor, creating modern, well equipped en suite bedrooms, and intimate yet spacious public areas suitable for a variety of uses.

Located between the A9 and M90 on the popular A823 tourist commercial route through Glendevon, Tormaukin Hotel is ideally situated to attract business from a wide catchment area with the major population centres of East Central Scotland within easy reach. The area has much to offer, for tourists there is wonderful scenery and many places of interest to visit and for the sports enthusiast there is fishing, shooting, walking and golf all available and the extensive facilities of Gleneagles only 6 miles distant. A well known and popular venue, Tormaukin House benefits from all this activity year-round.

The vendor purchased the Tormaukin Hotel in 2018 with the hotel operated by family members. Following the enforced covid closure, and to fit in with their lifestyle, the owners took the decision to close the property as a traditional hotel and operate the property an exclusive use “rent your own inn” which is proving extremely popular with large parties and golfing parties visiting the nearby world renowned Gleneagles which is only around 15 minutes away.

The hotel is now for sale in order for the owners to move on to other business interest, creating a wonderful opportunity for new owners to exploit the excellent location the hotel enjoys whilst living and working in a particularly pleasant and desirable area of Central Scotland.

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## The Property

Originally a drovers inn dating from around 1720 the property is of stone construction which has been externally rendered and painted under a pitch slate roof. There is also a range of more modern extensions. The accommodation is laid out on ground and first floor levels.

## Public Areas

The main entrance leads into the entrance hall and reception.

On the right is the Front Bar with exposed stone walls, open fireplace with stone surround and flagstone floor. Access is gained via an archway to the Back Bar which leads to the Dining Room (60) a spacious room with exposed ceiling timbers, stone walls and an open fireplace and on to the Conservatory Restaurant, a modern extension with vaulted timber ceiling and polished wooden floor and seating for around 30 covers.

On the left of the entrance hallway is an intimate lounge leading through to the former Breakfast Room seating around 40 covers. This room is split into two by a central open fireplace and features exposed stone walls and timber panelling.

## Letting Bedrooms

13 recently refurbished letting bedrooms which are all double bedrooms.

All rooms have en suite facilities, television and drinks facilities.

Seven of the letting bedrooms are in the main hotel building with another four in the adjoining stable block. Two of the letting bedrooms are located at the rear of the hotel in an impressive permanently built (also refurbished) timber chalet.

Please note at present the owners use the two chalet bedrooms as family accommodation. Two letting bedrooms are also used as storage. Accordingly, the hotel is presently traded with 10 letting bedrooms.

## Timber Chalet

Located to the rear of the hotel is a timber lodge building providing spacious accommodation. The property comprises lounge/dining room, 2 en suite bedrooms and brand new kitchen.

This is presently owner's accommodation but could be ideal self catering accommodation or other staff accommodation.

## Service Areas

Well equipped hotel kitchen with ancillary areas including still room, preparation room, wash up with dish washer, walk in freezer and various stores.

On the first floor is a manager's office, more storage, laundry room and staff room.



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## External

The hotel is located in a prominent roadside location with a paved patio area to the front and car parking to the side and rear of the property. There is also an area for car parking on the opposite side of the road.

## Planning and Development

We understand the property benefits from planning consent to develop four further letting bedrooms in the former stable block / garage. That would be demolished with a new two storey extension to the main property created.

## Services

Perth & Kinross Council (01738 475000).  
Mains water and electricity. Private drainage.  
LPG for cooking and central heating.

## Website

<https://www.thetormaukin.co.uk/>

## The Business

Historically the property has traded as a traditional hotel/inn with 12 letting bedrooms and facilities catering for hotel residents, passing trade and of course local patrons. Given its proximity to Gleneagles, the hotel attracts guests from all over the world but the USA and Europe in particular.

In the past the hotel has enjoyed strong

trading figures, but due to covid and the owners lifestyle, the decision was taken to trade the asset as an exclusive use venue. It is offered as a holiday home, event space and wedding venue; all with beautiful accommodation on site. This is proving very popular with parties renting the asset along with generating further income from the provision of extra services such as stocking the bar and providing the restaurant for meals or a private chef.

There are therefore a myriad of options for a new owner, from continuing to grow the current exclusive use business, or re-opening the hotel business to go back to the successful operation from years gone by.

Trading information can be made available to seriously interested parties.

## Price

Guide Price - £1,200,000 are invited for the feuhold property complete and business with goodwill and trade contents (according to inventory) but excluding personal items. Stock at valuation.

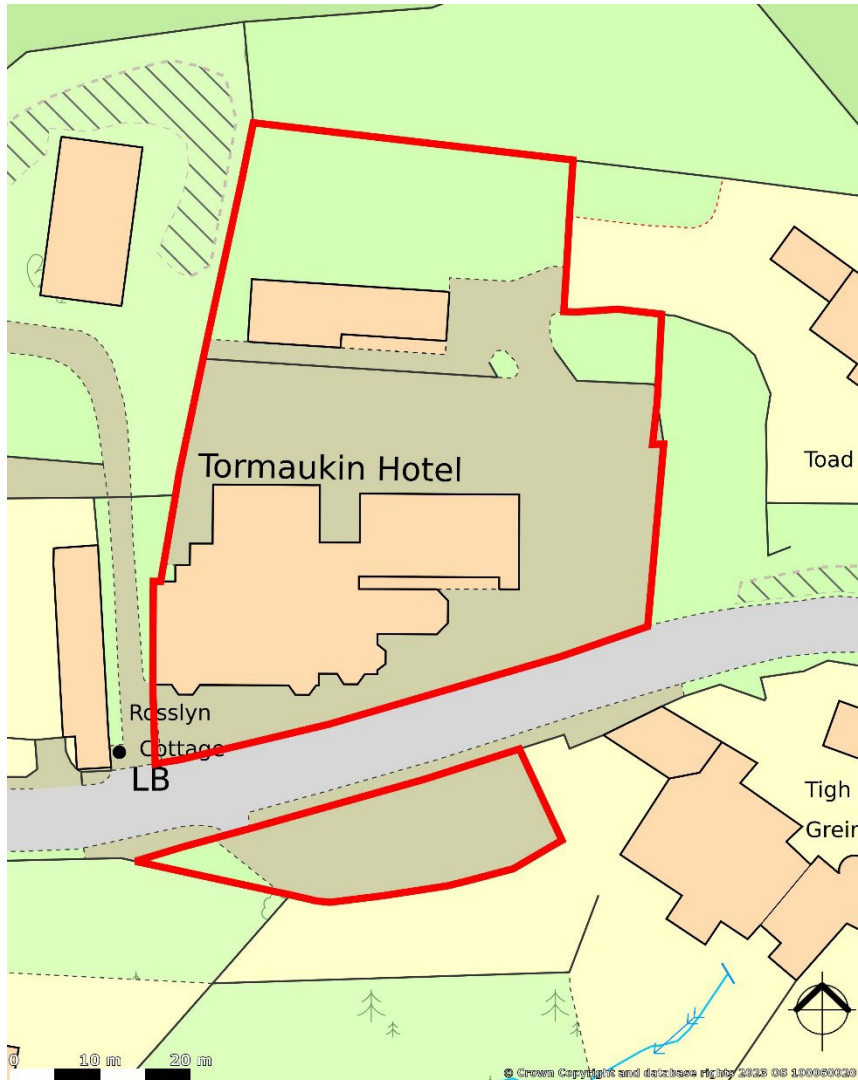
## Energy Performance Certificate

Ratng - G

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## Finance

Colliers is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

## To View

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

## Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

## Contacts

For further information or to arrange an inspection of the property, please contact:



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