



Cairn Lodge
Tullibardine Road | Auchterarder | Perthshire | PH3 1LX

CAIRN LODGE









CAIRN LODGE

Cairn Lodge offers a unique opportunity in the heart of rural Perthshire. This ten bedroom property with separate four bedroom lodge is immaculately presented with stylish interiors and high quality fixtures and fittings evident throughout offers the opportunity to continue as a boutique hotel, become a corporate or exclusive use venue or return to its former glory as a private residence.

KEY FEATURES

- Extensively refurbished five years ago
- Ten bedrooms in the main property
- Close to Gleneagles and Auchterarder Golf Course
- Well equipped commercial kitchen
- Separate four bedroomed Lodge with its own kitchen and living facilities
- Easily accessible from both Glasgow and Edinburgh train stations and International Airports

LOCATION

Auchterarder is located in Perthshire in central Scotland. It lies about 15 miles (24 km) to the southwest of Perth, in the heart of the country, and is known for its scenic landscapes and proximity to the famous Gleneagles Hotel and golf resort. The town is a popular base for visitors to the surrounding countryside where there is an abundance of country pursuits and distilleries.

Cairn Lodge is easily accessible from the A90 trunk route which connects Auchterarder with both Glasgow and Edinburgh, with both being reachable in under an hour. A range of domestic and international flights are available from both Glasgow and Edinburgh International airports. Gleneagles train station offers regular rail services to nearby Stirling, Perth and Dunblane as well as Glasgow and Edinburgh for connections with the East and West Coast Mainlines.





ACCOMMODATION

This is an exceptional ten bedroomed property with separate four bedroomed Lodge. Currently operating as a niche Hotel, Cairn Lodge offers an exciting opportunity to continue as a Boutique Hotel, as a unique exclusive venue or even as a private residence. The property was extensively refurbished five years to include an extension and refit of the extremely well appointed commercial kitchen.

Upon entering the property through the glass vestibule a delightful entrance hall welcomes you with unique use of the original turret features, currently used for private dining. To the right is a cosy and welcoming lounge/bar with feature gas fire; the perfect place for evening drinks.

On through the central hallway is a further lounge area flooded with natural light and the ideal place for morning coffee, and at the rear is the large dining area with a lovely orangery which was added in 2017. Returning to the central hallway to the left is a discreet door which provides access to the ground floor bedrooms. The central staircase provides access to the first floor housing the remaining eight bedrooms. All ten bedrooms in the property are beautifully appointed with en-suite bathrooms, some with separate showers and finished with fully tiled walls and high end fixtures and fittings. The rooms all take advantage of the key period features of the property with lovely outlooks over Auchterarder from every window.















The separate four bedroom Lodge currently provides a large lounge with doors to the rear garden, kitchen off the living room and four double bedrooms each with en-suite bathroom. The rooms here are equally as well appointed as the rooms within the main building and this provides useful additional accommodation for the Hotel or would also make an ideal Manager's residence.



The Lodge
Auchterarder | Perthshire, PH3 1LX

Approximate Gross Internal Floor Area | 2613 Sq Ft - 242.75 Sq M
(including Garage & Stores)



—• *Ground Floor*



—• *First Floor*

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage









Outside

The grounds at Cairn Lodge are beautifully maintained with areas of mature planting, lawns and extensive off-street parking. To the rear of the property and accessed directly from the Orangery dining room is a sizeable terrace, the ideal sun trap on a summer evenings for cocktails.

The additional area of land shaded red on the sale plan is available by separate negotiation.





INFORMATION

Services: Cairn Lodge is serviced by mains water, mains electricity, mains gas and mains sewerage.

EPC: G

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others. The area of land shaded blue on the sale plan is available by separate negotiation.

Trading Business: Cairn Lodge currently operates as a boutique hotel but is not being sold as a Going Concern. Further information around rates, occupancy and fixed costs are available to seriously interested parties.

Fixtures & Fittings: All furniture, carpets, curtains and contents are included in the sale.

Additional land: The area shaded red on the sale plan is on a separate title and is available by separate negotiation.

Offers: Offers should be submitted to the selling agents, Fine & Country South Scotland. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

Viewings: Strictly by appointment through the sole selling agents Fine & Country. Tel 01387 460180

Referrals: Fine & Country work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them Fine & Country will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; Fine & Country will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT



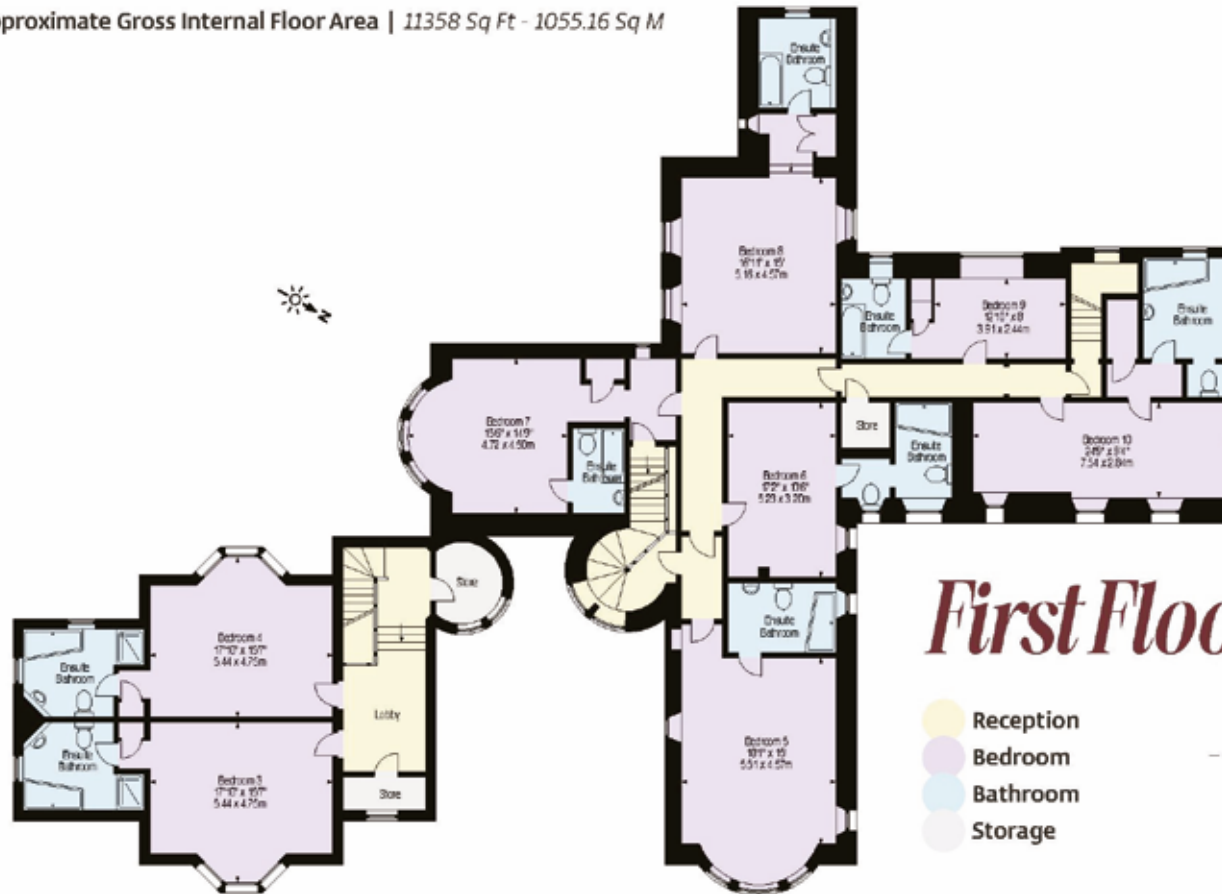
Approximate Gross Internal Floor Area | 11358 Sq Ft - 1055.16 Sq M



Cairn Lodge Hotel

Auchterarder | Perthshire, PH3 1LX

Approximate Gross Internal Floor Area | 11358 Sq Ft - 1055.16 Sq M



First Floor

- Reception
- Bedroom
- Bathroom
- Storage



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices across four continents, we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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THE FINE & COUNTRY
FOUNDATION

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