



## Glenshee Glamping, Lower Whitehouse Farm

Guide Price £899,950

Blairgowrie, Blacklunans, Perthshire, PH10 7LA

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## Glenshee Glamping, Lower Whitehouse Farm.

If you are looking for a perfect lifestyle business, Glenshee Glamping offers a wonderful opportunity to own a very profitable established glamping business in the heart of Scotland's Cairngorms National Park. Glenshee Glamping operates throughout the year, and sits within 10 acres, offering self-catering accommodation in wooden pods, shepherd huts, bell tents, and other unique accommodation. The current owners have set their business apart by offering guests fully insulated wooden glamping pods; a smart contemporary shower block; a fully fitted bothy which provides kitchen facilities and a communal dining area; wood fired hot tubs; a brand-new natural play area for children; and outdoor activities for the whole family, plus a host of animals to keep the children amused for hours.

Ten glamping units comprising of six insulated pods with electricity, two shepherd's huts, one converted railway goods wagon and a large wooden cabin sleeping up to six people. There is a modern contemporary shower block housing five individual bathrooms.





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Additionally, Glenshee offers a fantastic four bedroom family home which has undergone a complete refurbishment including kitchen, bathrooms, utility room and full decoration throughout. The ground floor of the house offers a great reception space which is ideal for a large family. There is an entrance porch, office, large hallway, dining hall with wood floors and front-to-back fireplace. A split level triple aspect living room offers great views of the substantial garden and beyond. The well equipped eat in kitchen is perfect for family breakfasts. There is a large fully equipped utility room and downstairs cloakroom.

The first floor offers four well proportioned bedrooms and three bathrooms (two en-suite).

Opposite the house there is a charming bothy with open plan reception and kitchen area which provides catering facilities for the guests. There is a recently built double garage and a large boiler room which houses the wood powered boiler providing central heating and hot water to the property.

The house is surrounded by a charming mature garden ideal for a family, and offers privacy from the glamping site, but also access via a paddock to the surrounding land.





# Glenshee Glamping, Lower White House

Blacklunans, Blairgowrie

Glenshee has been a very successful glamping business for many years. Although it is currently run as viable, profitable and award winning business, the ten acre site offers huge potential for expansion.

## ***Location:***

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Glenshee Glamping is located within the small settlement of Blacklunans at the Southern foot of Mount Blair on the Black Water. Glenshee Ski Centre, the largest ski resort in Scotland, is fourteen miles away, and Perth lies thirty miles to the south of the site.

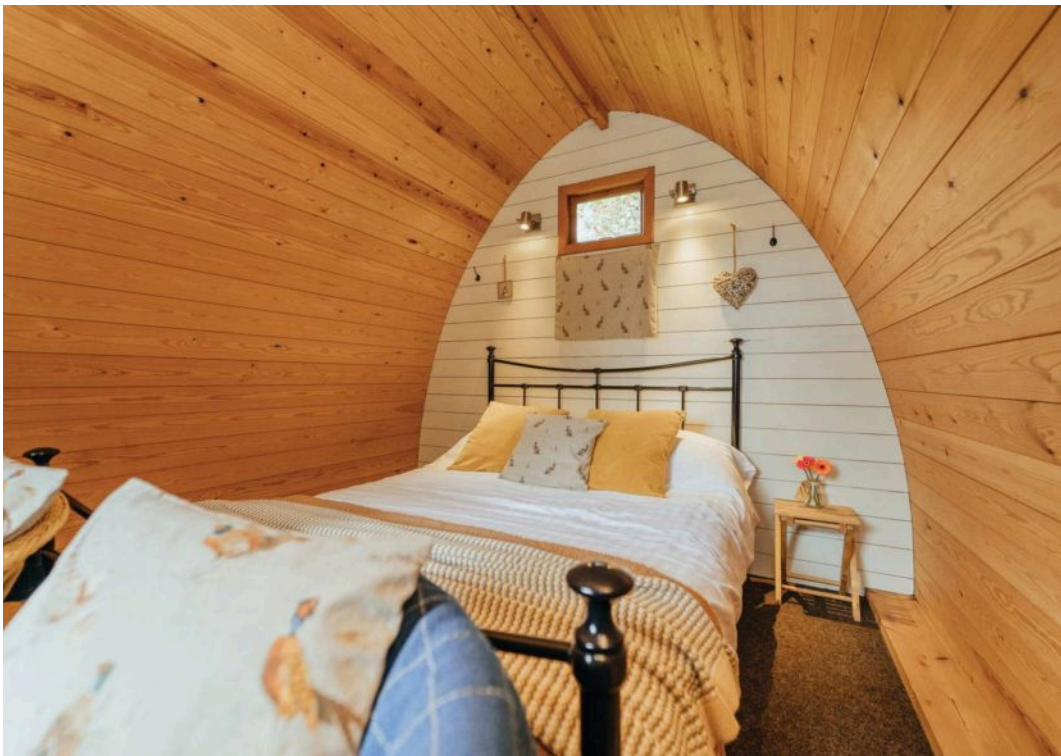
This area of Perthshire is perfect for lovers of the great outdoors with mountain biking, stalking, hill walking, fishing and shooting all available locally. It is an ideal base if wishing to tour Scotland with Glamis Castle, Scone Palace, Pitlochry and all the major cities within a two hour drive.

















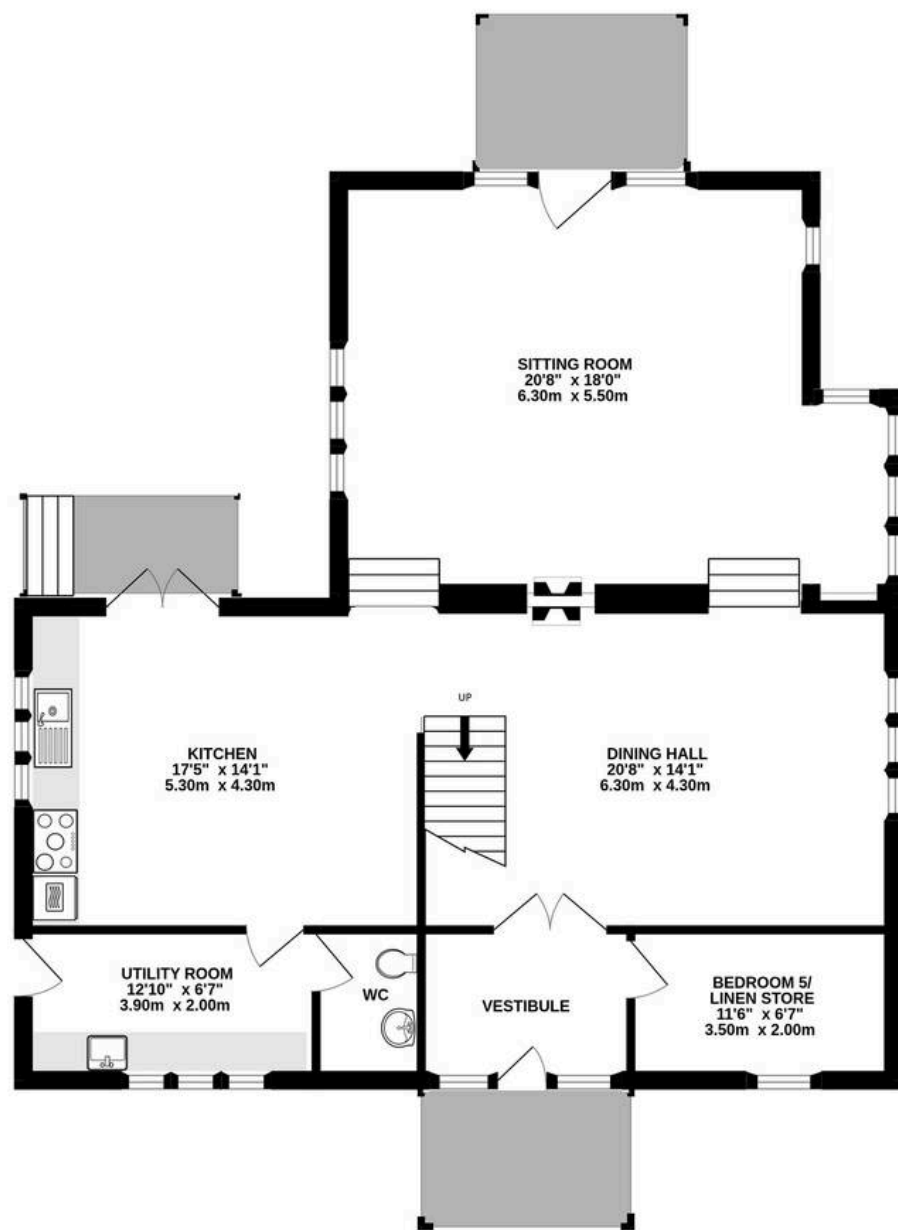




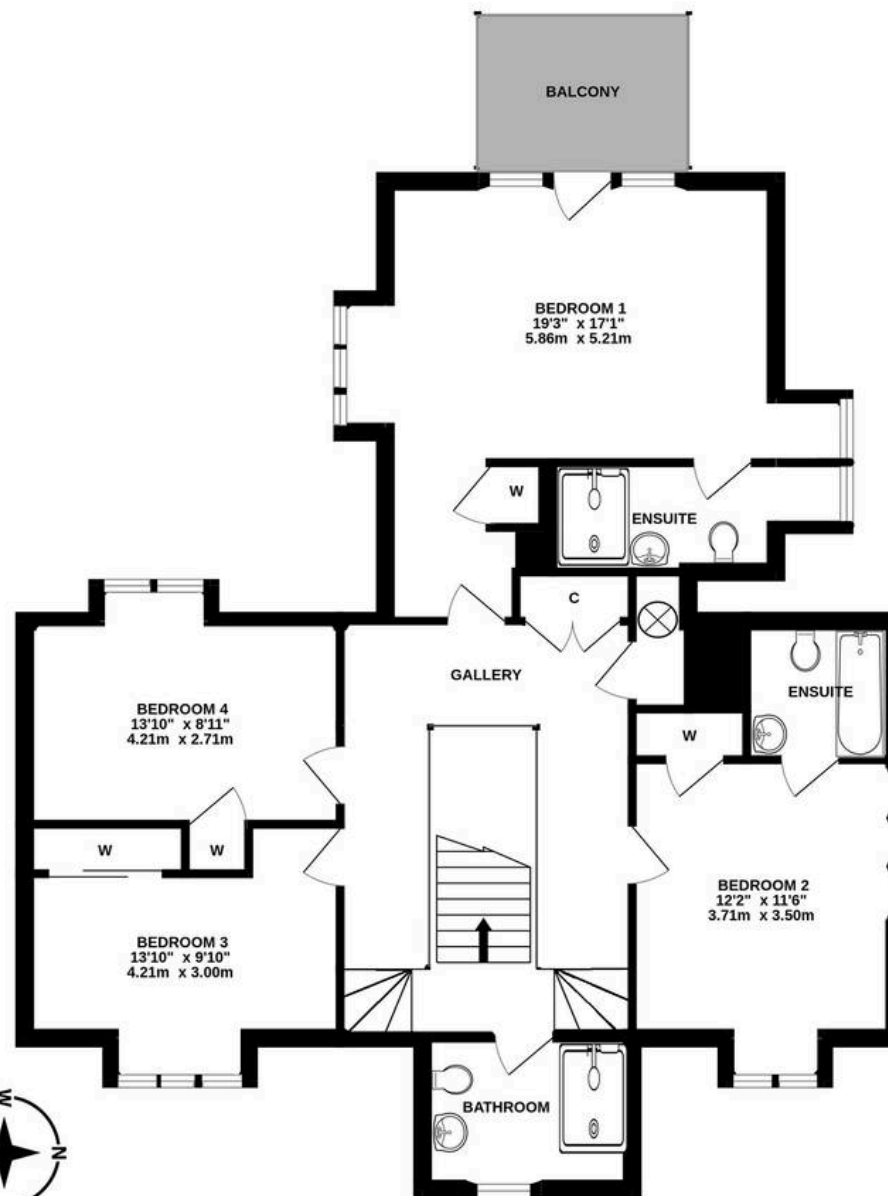




GROUND FLOOR  
1188 sq.ft. (110.4 sq.m.) approx.



1ST FLOOR  
1120 sq.ft. (104.0 sq.m.) approx.

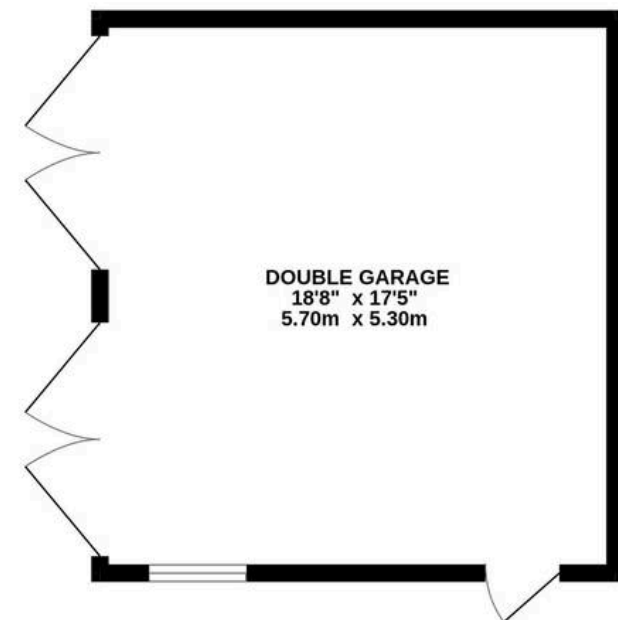
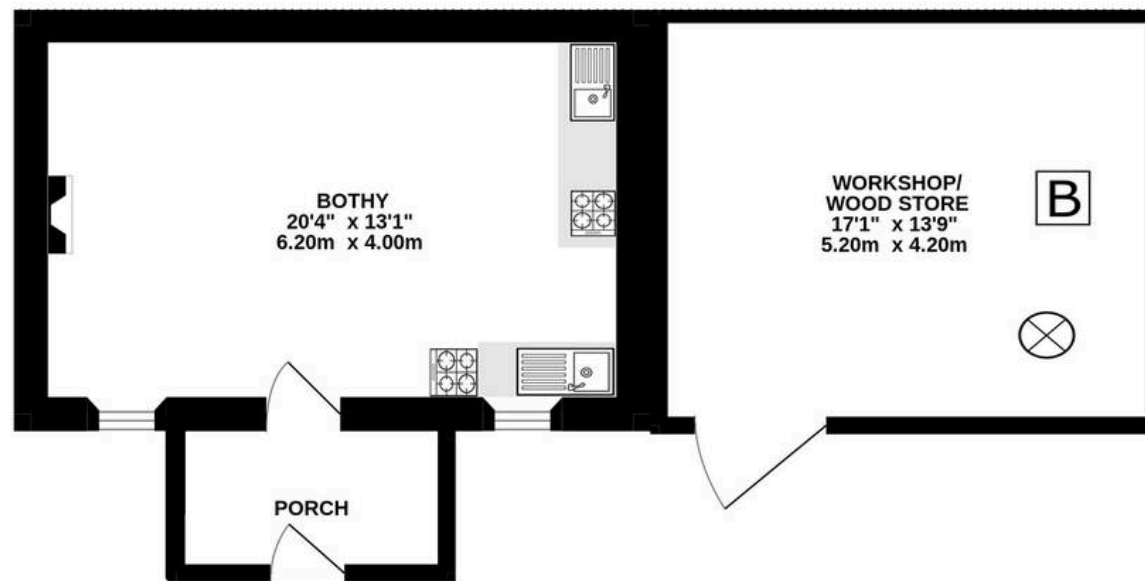


TOTAL FLOOR AREA : 2308 sq.ft. (214.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**TOTAL FLOOR AREA : 868 sq.ft. (80.6 sq.m.) approx.**

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