



TARKEN LODGE
ST FILLANS, PERTHSHIRE, PH6 2NG



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We are delighted to offer for sale this stunning private lodge overlooking Loch Earn, located on the western periphery of beautiful St Fillans, on a private road 1/2 mile from the village centre. The lodge has full residential status and is set within a 0.45 acre garden on a quiet, south-facing elevated setting backing onto Tarken Wood.

Tarken Lodge is immaculately presented and has a well proportioned layout comprising; LOUNGE with wood-burning stove, well equipped KITCHEN with a range of units & white goods housed within built-in storage, BATHROOM with whirlpool bath, and a charming DOUBLE BEDROOM with built-in wardrobes & external door leading to a large sheltered terrace. The windows are double glazed & in addition to the log-burner, the property is warmed by under-floor electric heating throughout. A notable feature is the landscaped ground with recent garden room addition, a most useful & versatile space, fully insulated, double-glazed & comprising main area & shower-room, with sheltered deck.

The partially covered decking provides a perfect vantage spot from which to sit & enjoy to the loch views. A long private drive leads to ample private parking. The grounds are bordered by woodland to the north & west, providing much privacy, and have been landscaped with ease of maintenance in mind, with gravelled areas, raised beds, paths, attractive retaining walls, timber steps and two timber sheds.

A wonderful bespoke lodge boasting an enviable position in one of Scotland's most scenic yet accessible areas. Early viewing is recommended.

Video Tour <https://my.matterport.com/show/?m=Ag8hBmR4Zk9>

Energy Rating 'D' **Viewing** Strictly by appointment through Irving Geddes.

Directions Heading west through the village, take a right turn off the main road immediately after the Four Seasons Hotel and take the private road left, which leads up the hill. Tarken Lodge's driveway is located immediately before 'The Shieling', the third house on the left.

St. Fillans is at the eastern tip of Loch Earn, within the boundary of the Loch Lomond and Trossachs National Park. Fishing, sailing and water-skiing are all well established here, with boat-launching & equipment hire all close by. This is also a walker's paradise with the munros Ben Vorlich & Stuc a' Chroin situated on the South side of the Loch along many woodland & hill walks. St. Fillans has a golf course, village shop and hotels/restaurants. A further range of amenities are available in the charming village of Comrie 6 miles east, which can also be reached via the Loch Earn Railway Path, part of the national cycle network.





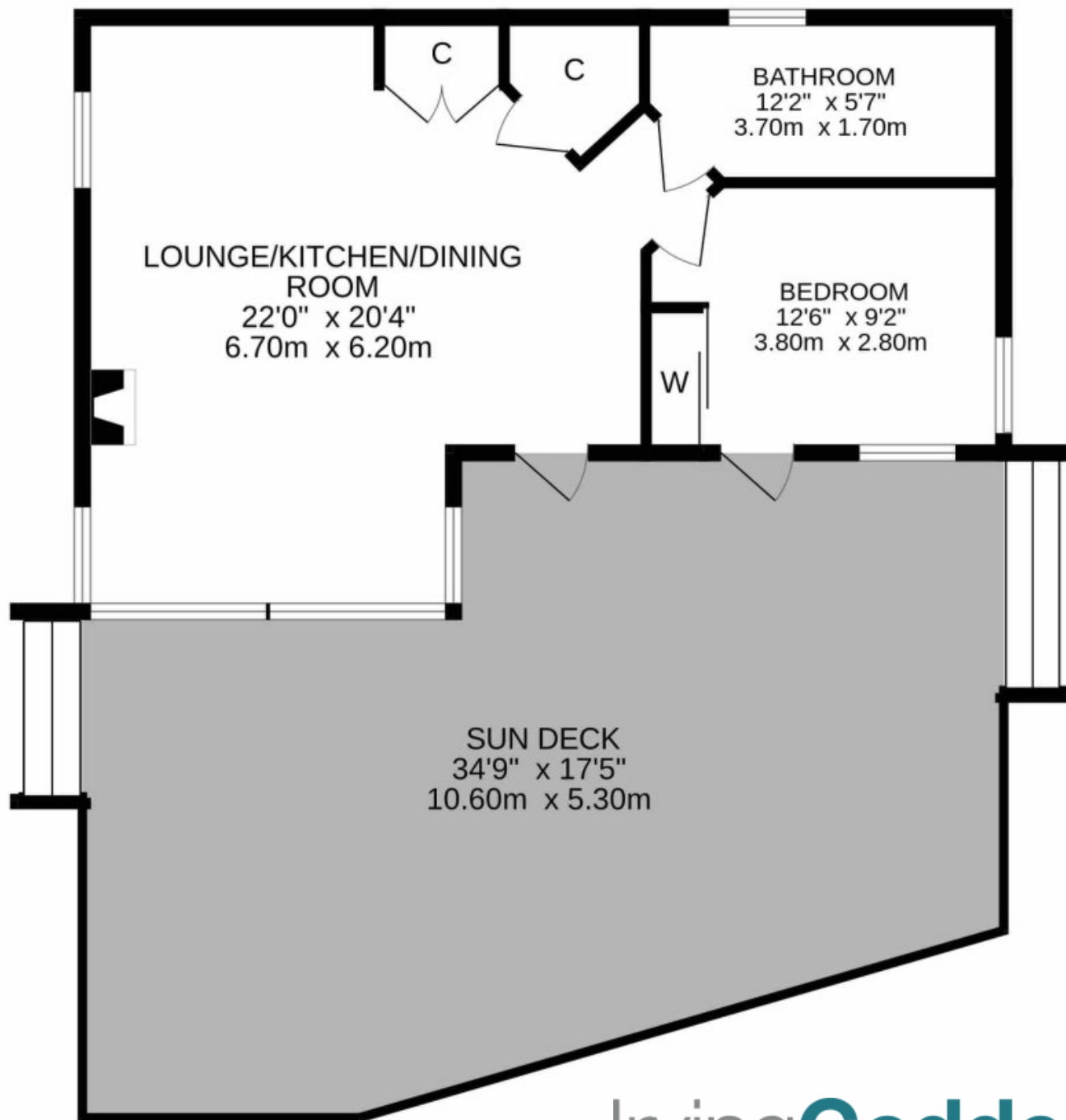
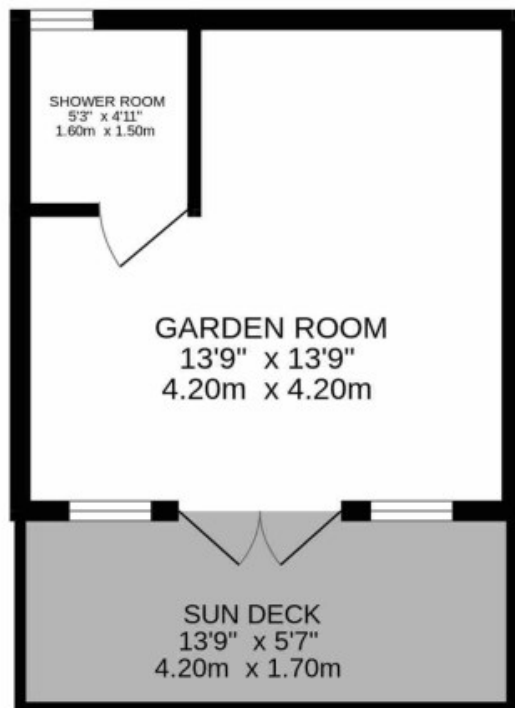


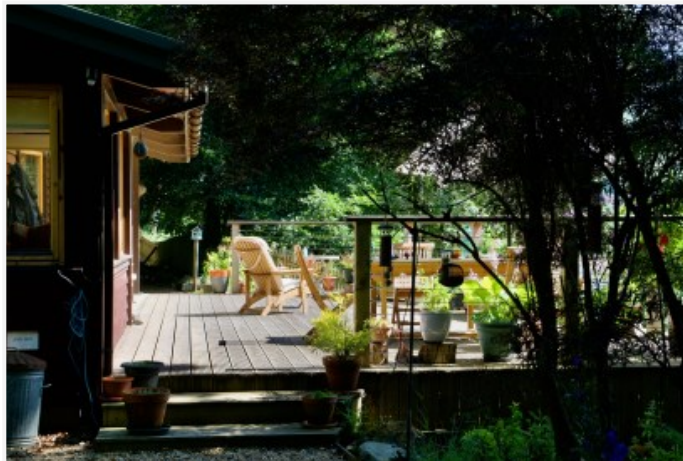














These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



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