

# Pubil Lodge

Aberfeldy, Perthshire



savills









# Pubil Lodge

Glenlyon, Aberfeldy, Perthshire, PH15 2PX

**Perthshire pocket estate at the top of Glenlyon  
with shooting lodge, a fantastic rural outlook and  
setting situated in approximately 57 acres**

Entrance Hallway, Kitchen/Breakfast Room, Dining Room, Study, Sitting Room, Boot Room,  
Boiler Room and Utility Room

Master Bedroom with En Suite Shower Room, 5 further Bedrooms and Two Family Bathrooms  
Landing / Library and Games Room

Garage and Machine Store

Driveway and Courtyard, Gardens, Three Ponds, Old Sheep Pens

Woodland/Deer Park extending to approximately 35 Acres with Burn

EPC = D

**About 57 acres in total**

Savills  
Earn House  
Broxdon Business Park  
Lamberkine Drive  
Perth PH1 1RA  
Tel: 01738 577 525  
perth@savills.com



## SITUATION

Pubil Lodge sits at the top of Glenlyon in the small hamlet of Pubil, below Loch Lyon. The house is surrounded by beautiful Perthshire countryside and impressive mountains in what is reputed to be the longest glen in Scotland. The Glen, which starts at Fortingall and follows the River Lyon west to the loch is one of the most picturesque glens in Scotland and is easily accessible from the central belt and Scotland's major airports.

Aberfeldy is the nearest main centre with all essential services to hand including a medical centre, banking, veterinary surgery, optician and dental practices, a varied selection of quality shops, and schooling at the well regarded Breadalbane Academy, providing education from nursery to sixth year secondary. Pitlochry, approximately 43 miles, is home to the famous Festival Theatre, and has a mainline railway station. The vibrant county town of Perth is 60 miles to the south. The area provides ready access to a wide range of recreational pursuits, including golf on the many nine and eighteen hole courses. There are opportunities for sailing and watersports, salmon and trout fishing on lochs and rivers, climbing, mountain biking and walking with several Munros nearby.

## DESCRIPTION

Pubil Lodge sits in a beautiful location at the top of Glenlyon in a rural and slightly elevated setting with panoramic views over the impressive mountains which surround the property. The lodge itself is south facing and traditionally built with a slate roof and distinctive tower centrally located. The house has a welcoming reception hallway which is heated by a double doored 30KW multi-fuel burning stove and has access to the hallway which links the kitchen and sitting room. The kitchen is fitted with a range of traditional base and wall mounted units and a large Aga and is adjacent to the dining room which has views to the south. Situated at the other end of the hallway is the sitting room which has a gas fire and bay window over the gardens. The dining room is a fine room situated off the kitchen and is fitted with Hunting MacGregor curtains and carpet.

The working part of the house is beyond the kitchen where there is a boot room and utility room.

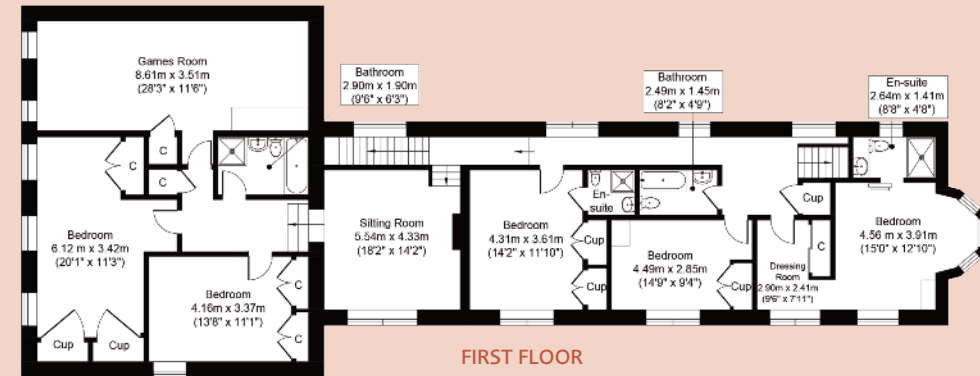
The bedroom accommodation is all on the first floor where there are six double bedrooms (master bedroom with en suite) serviced by two family bathrooms and one en suite shower room. The family wing at the west end of the house has a games room and is across from the library situated in the tower. All the first floor rooms have superb views across Glenlyon to Meall nan Subh.

The house is accessed from the main road through a set of iron gates set between two stone pillars. The driveway passes 'Ben's Pond' which is a haven for wildlife and surrounded by colourful rhododendrons. In front of the house is a large gravel driveway which leads round to the west facing courtyard which takes in the evening sun. The legacy pond sits to the south and has a south facing flower bed below the driveway, well stocked with lupins, daisies and poppies to name a few. The enclosed area around the pond is a tranquil haven. To the rear of the house is a third pond and a large hard standing with access into the machine store and a further patio taking in the morning sun.

To the north west of Pubil Lodge is the deer park and woodland which is split by the Pubil burn and extends to approximately 35 acres. This is stocked with a variety of Scots pine and deciduous trees, providing fuel for the wood burning stove. The current owner occasionally shoots hinds within the deer park. A paddock of about 3.5 acres sits to the south and has been used for grazing in the past. There is single bank fishing on the River Lyon below the house.







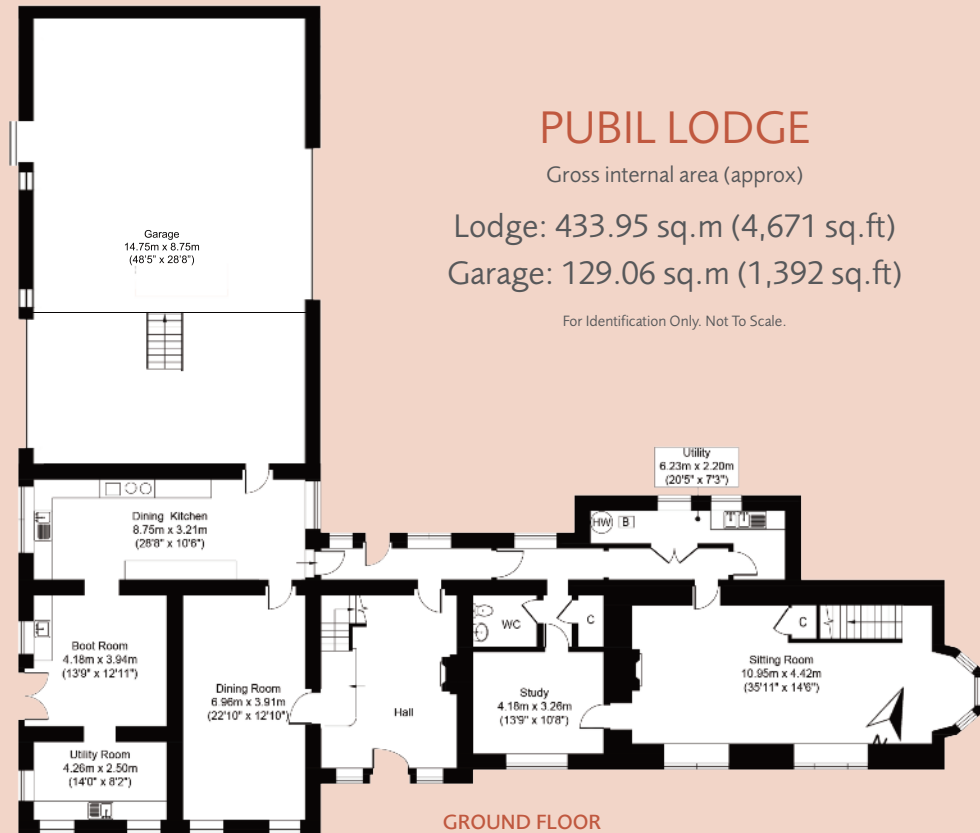
## PUBIL LODGE

Gross internal area (approx)

Lodge: 433.95 sq.m (4,671 sq.ft)

Garage: 129.06 sq.m (1,392 sq.ft)

For Identification Only. Not To Scale.



## GENERAL REMARKS

### DIRECTIONS

Leave the A9 at Ballinluig and follow signs for Aberfeldy and then Fortingall. Pass through Fortingall and take the right hand fork after leaving the village. Follow the road to the Pubil for approximately 20 miles. The driveway to Pubil Lodge is clearly marked on the right hand side.

### VIEWING

Strictly by appointment with Savills - 01738 477 525.

### SERVICES

Mains electricity. Private water supply. Oil fired central heating & hot water. LPG Gas fire in sitting room. Hot water supplemented by PV panels.

### LOCAL AUTHORITY & TAX BAND

Perth and Kinross Council Tax Band F.

### FIXTURES & FITTINGS

All fixtures and fittings are to be included within the sale. All furniture and machinery will also form part of the sale, excluding personal items. A list of fixtures, fittings and equipment can be made on request.

### SOLICITORS

Stevenson Marshall. 41 East Port, Dunfermline, KY12 7LG.  
Tel: 01383 721 141

### VANNOCH COTTAGE

Vannoch Cottage sits to the south west of Pubil Lodge and is held on a separate title by the owners of Pubil Lodge. It has been used as holiday accommodation and is available in addition to Pubil Lodge. It will not be sold before Pubil Lodge.

### MINERAL, TIMBER AND SPORTING RIGHTS

Mineral rights have been reserved by the Invermearan Estate. All standing and fallen timber will be included within the sale and the sporting rights are in hand.

### WOODLAND GRANT

A woodland grant was awarded in 1997.

### PLANNING

An emergency telephone mast is due to be erected in the area. More information is available on the P&K planning portal.

### SERVITUDE RIGHTS, BURDENS AND WAYLEAVES

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, 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 himself as to the nature of all such servitude rights and others. The Cashlie Estate and SSE have a right of access over the driveway of Pubil Lodge.

### OFFERS

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

### DEPOSIT

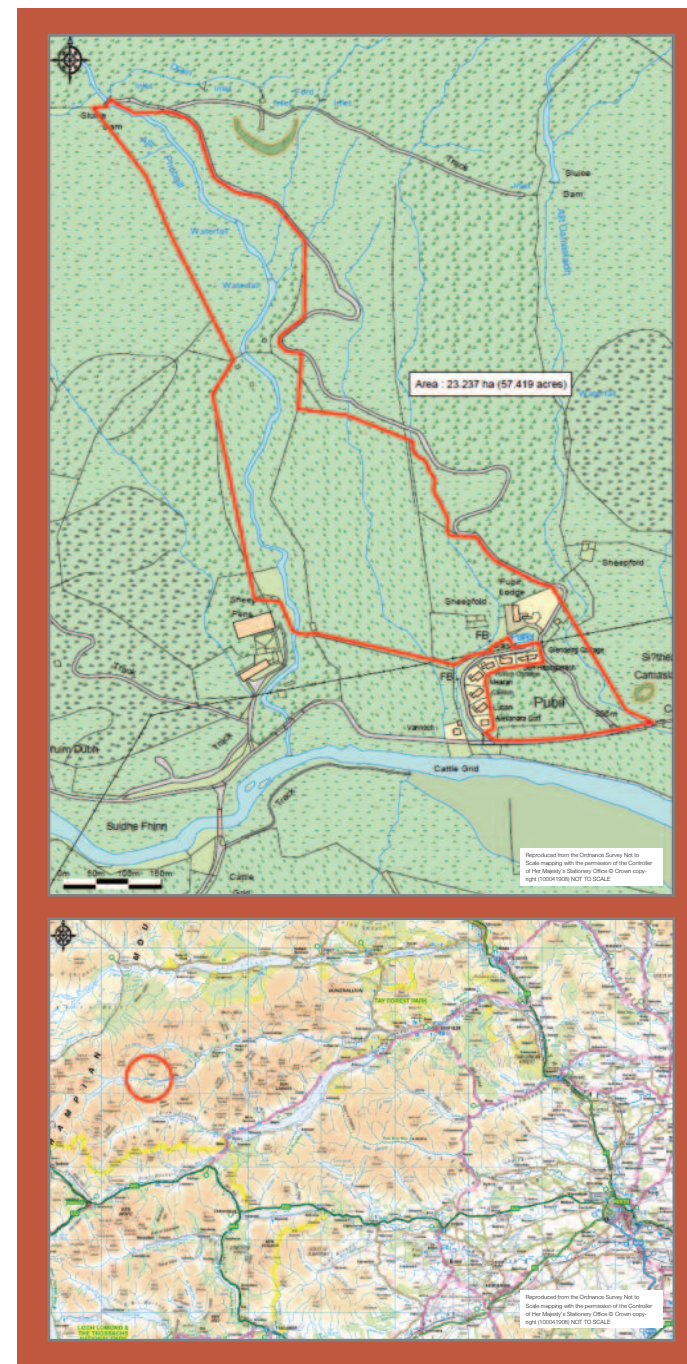
A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

### IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Photos taken in June 2018. Brochure produced August 2018.











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