

Brae Lodge

Ardeonaig, Loch Tay, Perthshire





Brae Lodge

Ardeonaig, Loch Tay, Perthshire, FK21 8SY

Highland lodge with extensive accommodation in beautiful setting

Highland lodge with extensive accommodation
Stunning setting in hills overlooking Loch Tay
Loch frontage and slipway for boat launching
Set up as residential outdoor activity centre
Potential for a variety of alternative uses

3 reception rooms, dining room, conservatory

17 bedrooms & 5 shower rooms

3 offices, commercial kitchen, laundry and stores

Sports hall with games room. Conference hall

Extensive grounds with climbing frames and adventure areas

Three 2 bedroom chalets

EPC Rating = E

About 9 acres in all

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DIRECTIONS

Driving north on the A9 from Perth leave the main road at Ballinluig and take the A827 west through Aberfeldy and to Kenmore. As the road meets the end of Loch Tay, just before Kenmore, turn left onto the south Loch Tay Road signposted to Acharn. Continue for 10 miles to Ardeonaig. The private road to Brae Lodge is on the left, opposite the Ardeonaig Hotel.

Coming from the west through Killin turn right just before the Falls of Dochart Inn. Follow the south Loch Tay Road for 8 miles to Ardeonaig. The private road to Brae Lodge is on the right, opposite the Ardeonaig Hotel.

Follow the private road up the hill for about 1 mile. Brae Lodge is on the left. The road continues to some cottages and a farm beyond.

SITUATION

Brae Lodge has a stunning setting in the hills to the south of Loch Tay. There are spectacular views from the front rooms of the Lodge over Loch Tay below.

The surrounding scenery is breathtaking with woodland around the loch and mountains including Ben Lawers rising above. This area is popular for hill walking with The Rob Roy Way passing Brae Lodge. It is home to a rich variety of wildlife, with many species of birds, including ospreys, and red squirrels. Otters are sometimes seen on the loch shore. Loch Tay offers sailing, boating and fishing. Other attractions include the Scottish Crannog Centre and Dewars Distillery.

Killin and Kenmore are the local villages at either end of Loch Tay, each with their own primary school. Killin has local shops, pubs and hotels and the Falls of Dochart is a much-photographed beauty spot. Kenmore has a hotel and pub, café, local deli, shop, post office. There are nine hole golf courses in both villages, and Taymouth Castle is an 18 hole course. Aberfeldy has more extensive restaurant and retail opportunities, a leisure centre and secondary school. Private schooling is at Glenalmond College, Morrison's Academy and Ardvreck (preparatory), all in or near Crieff.

Despite its highland setting, Brae Lodge is centrally located and accessible. Perth is 46 miles and both Edinburgh and Glasgow are within 80 miles. Pitlochry railway station is on the mainline from Inverness to London and served by the ScotRail sleeper service. The A9 is the main access route into the Highlands and links with the M90 south to Edinburgh. Edinburgh Airport is on the near side of the city.

HISTORY

Brae Lodge is a traditional highland sporting lodge owned by Abernethy Trust Limited since 1984. Abernethy, founded in 1971, is a non-profit organisation with charitable status.

Abernethy runs several outdoor activities centres in Scotland, providing outdoor instruction and residential facilities to a wide range of people including primary schools; youth groups; family weeks; youth camps; student expeditions; charity and university groups.

As a consequence of the effects of the Covid pandemic, Abernethy closed two of their centres last year and have now decided to sell this Ardeonaig Centre.

DESCRIPTION

Brae Lodge retains much of its original form with an impressive façade. It is built of white harled stone under a pitched slate roof with front facing gables and dormer windows along the roofline.

Internally the house retains period features such as the panelling in the hall and the Brae Lounge. It has been adapted for residential use by opening up the dining hall into the conservatory and by the installation of a commercial kitchen and scullery.

There are two other reception rooms in addition to the Brae Lounge and three offices all off the hall. The back quarters include a laundry and boot room. The first floor is arranged as 17 bedrooms served by two communal shower rooms and male/female toilets with eight showers and eight WCs in total. There are also three individual shower rooms. There is potential to reconfigure these rooms.











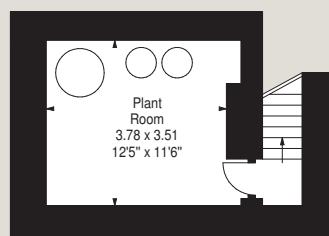


Gross internal area (approx)
871.49 sq.m (9381 sq.ft)
(Including Plant Room)

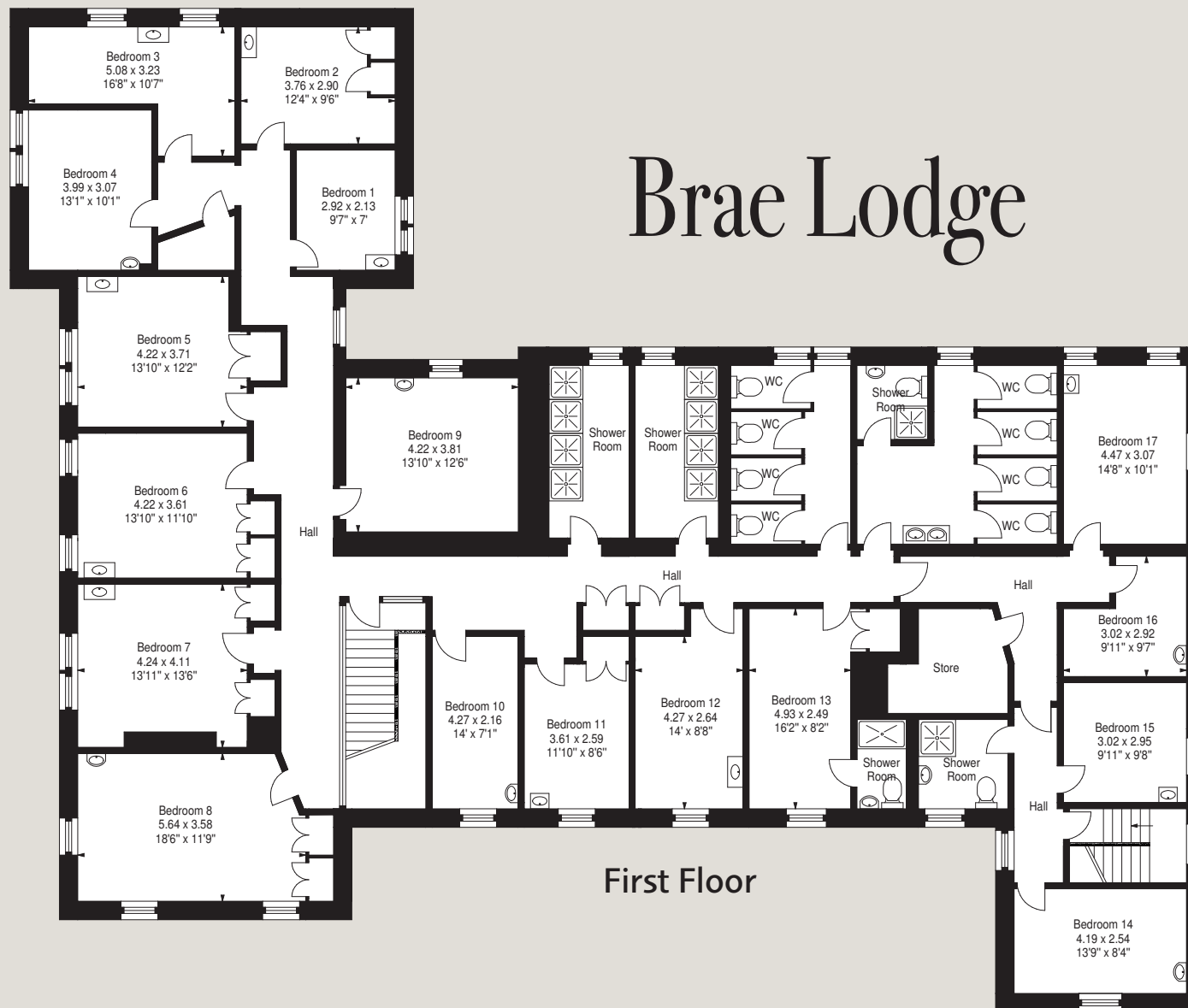
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Brae Lodge



Basement



First Floor

OUTBUILDINGS

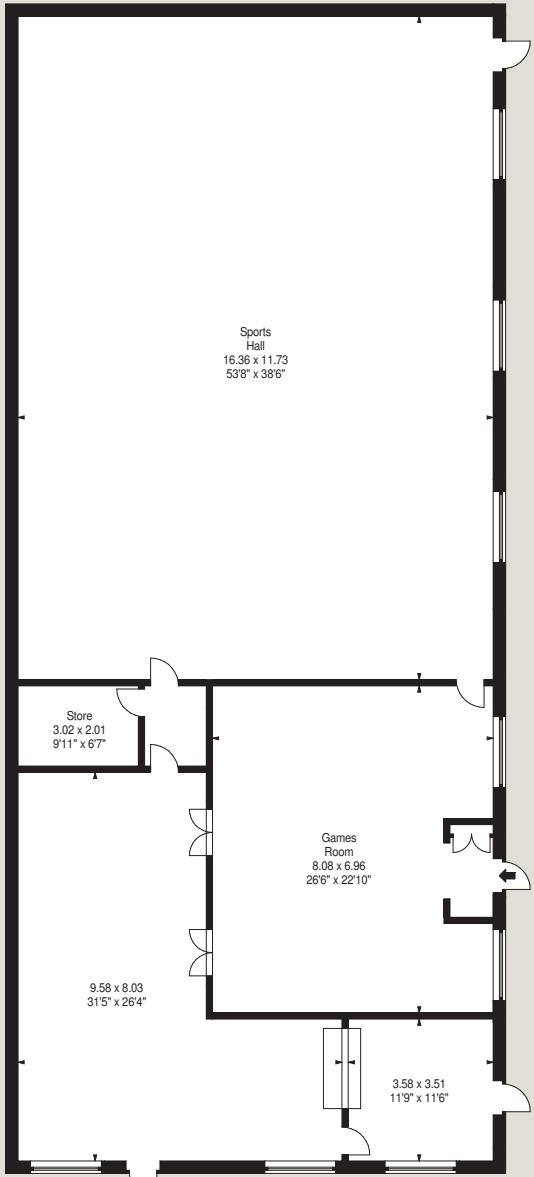
Beside the back door is a wooden drying room. Opposite the front door is the biomass heating shed.

The main outbuildings are in a yard to the rear. These comprise a large sports hall and games room with kit store and hall. There is also a conference building with toilet and side rooms. There is an office and garage with light and water.

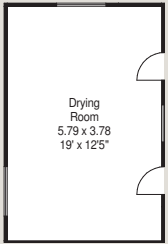


Outbuildings

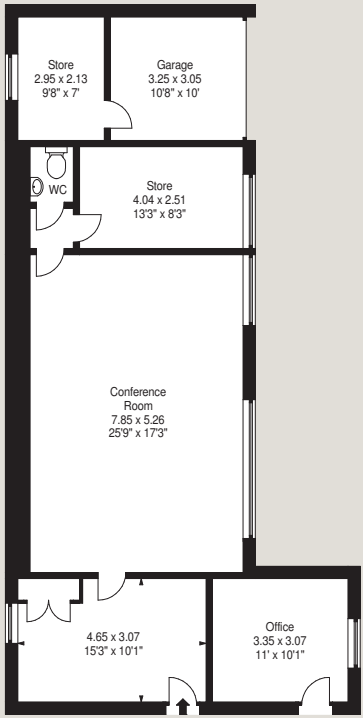
Gross internal area (approx)
453.26 sq.m (4879 sq.ft)
For Identification Only. Not To Scale.



Ground Floor



Ground Floor



Ground Floor



GROUNDS

The grounds of Brae Lodge extend to 8.34 acres with a steep, wooded bank running down to the Ardeonaig Burn.

There is a paved terrace to the east of the house between the Brae Lounge and the conservatory. Steps lead down to extensive lawns.

In the corner, opposite the sports hall, is a flat area used as a football pitch. There is a climbing frame beside.

To the north of the property, off a separate drive, is an adventure area with a larger climbing frame and an archery field. There are two large car parking areas and camping facilities include a fire hydrant, water supply, toilets and outdoor sink. A path leads down the wooded bank to the burn.





LOCH FRONTAGE

0.5 ACRES

Included in the sale of Brae Lodge is an area of ground of 0.49 acres on the edge of Loch Tay, to the north of the Ardeonaig Hotel. This area adjoins the Ardeonaig Burn, is fenced with metal gates and has a slipway and jetty.

There is a right to use the access road through the grounds of the Ardeonaig Hotel for the purposes of fishing and boating (for both vehicles and pedestrians). No building is allowed on this ground other than the erection of a boathouse (subject to various approvals). The ground is not allowed to be used for camping, parking caravans or any commercial purposes.

This means that the buyers of Brae Lodge can enjoy boating, sailing, canoeing, trout fishing and wild swimming in the loch.





LOT 2 – THREE CHALETs

0.2 ACRES

To the south of the property, behind the sports hall, are three wooden chalets, each with a living room / kitchen, 2 bedrooms and a shower room. They have their own entrance off the access drive and a shared parking area. They are set in grounds of 0.2 acres.

These chalets will be sold separately if the buyer of Brae Lodge does not require them.

ADDITIONAL HOUSES

Opposite Brae Lodge are a pair of six bedroom houses, called Fin Glen and Seon na Glen, both with HMO certificates. These may be available to be bought in addition (if not sold separately beforehand).

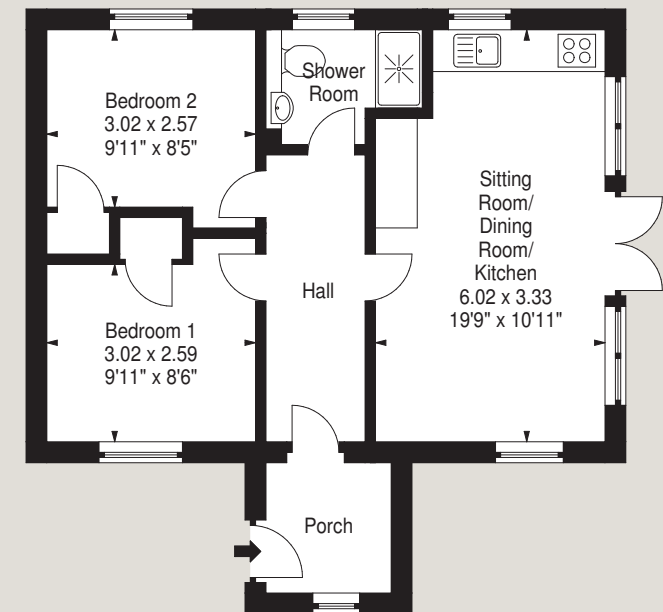


Red Squirrel Lodge

Gross internal area (approx)

53.51 sq.m (576 sq.ft)

For Identification Only. Not To Scale.



Ground Floor



General Remarks

VIEWING

Strictly by appointment with Savills - 0131 247 3738.

SOLICITORS

John Mitchell, Irvine Geddes, 25 West High Street, Crieff, Perthshire, PH7 4AU
Email: john@irvinggeddes.co.uk
Tel: 01764 653 761

ACCESS ROAD

The access road is owned by Brae Lodge subject to other property owners having a right of access. Maintenance is shared.

SERVICES

Mains electricity and water. Private drainage. Broadband and 4G available on site.

HEATING AND HOT WATER

Brae Lodge space and water heating is supplied by biomass boiler. The biomass boiler does not supply any other properties. Abernethy have a contract with an energy company for the supply of heat from an onsite biomass boiler. This is a 20 year contract until 2034. The current annual cost is about £12,000 per annum increasing annually in accordance with a contract formula.

The three chalets have electric heating.

FIXTURES & FITTINGS

All fixtures and fittings in the house are included in the sale. Some furniture may be available separately.

LOCAL AUTHORITY & TAX BAND

Brae Lodge is in Stirling Local Authority.
The Rateable Value is £18,100. The three chalets are Council Tax Band A.

PLANNING

The Ardeonaig Hotel has undergone extensive redevelopment and is scheduled to reopen in summer 2021. The hotel has applied for planning permission to build a jetty on Loch Tay. A 2019 application for change of use of the hotel to holiday let units was approved with conditions.

MISCELLANEOUS

The Rob Roy Way passes Brae Lodge. It is a 128km walk linking Drymen (on the West Highland Way) with Pitlochry in Perthshire.

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.

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

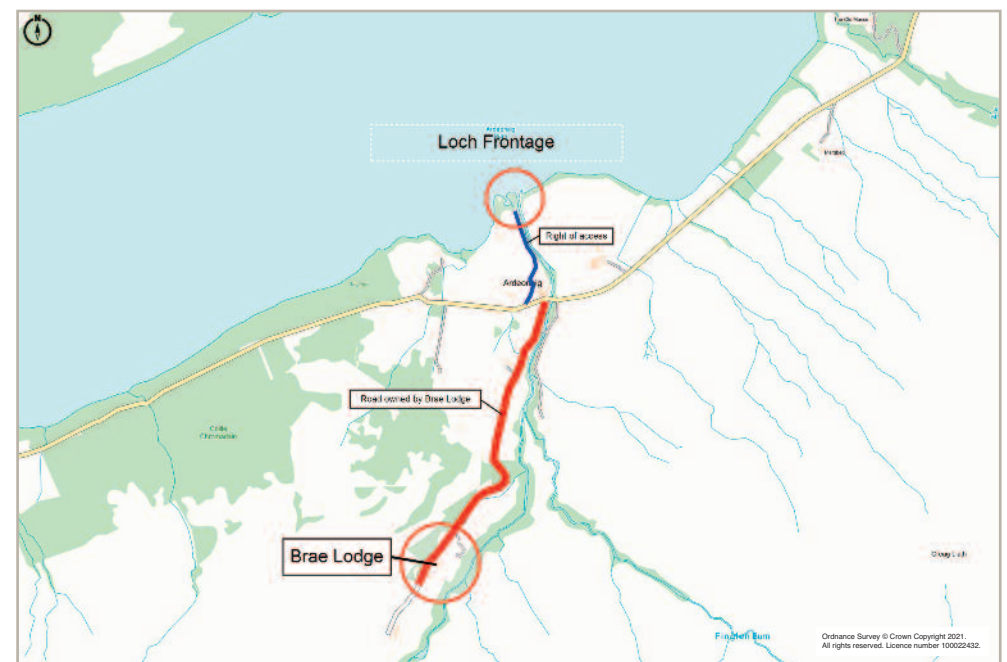
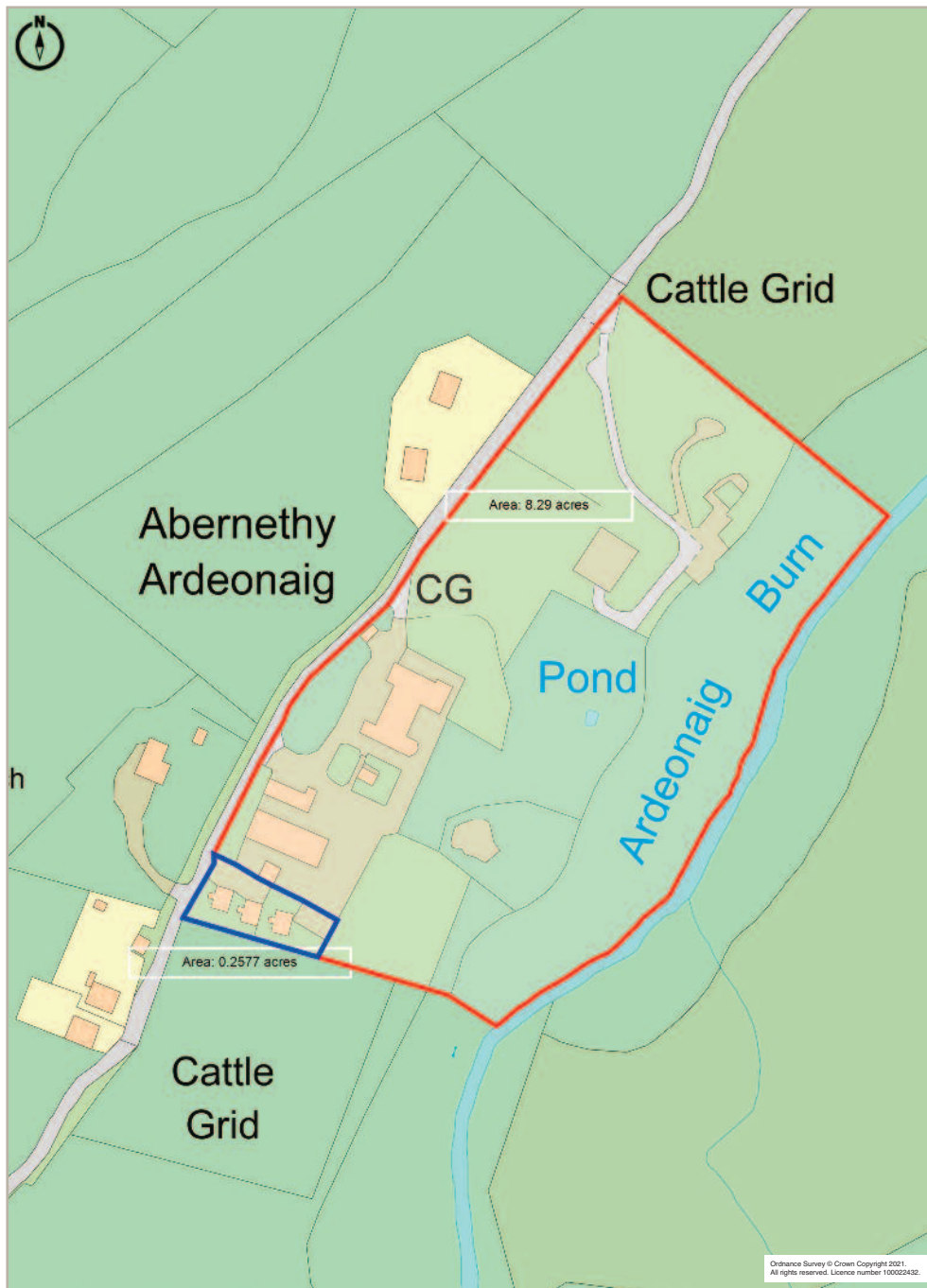
A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

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.
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