



TANTALLON LODGE

THE QUEEN'S CRESCENT GLENEAGLES

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GLENEAGLES, AUCHTERARDER, PH3 1QL

Outstanding Gleneagles country house built in 2012
Situated in one of Scotland's most exclusive addresses

Over 11,500 sq.ft (GIA) including open plan
ground floor living space.

Impressive entertainment room with balcony and bar

Exceptional high specification finish throughout

Separate guest or staff apartment

Leisure suite including gym with steam,
changing and shower rooms

Triple garage and golf simulator room above



A REMARKABLE
CONTEMPORARY HOME
OVERLOOKING THE
QUEEN'S COURSE AT
GLENEAGLES

About 0.66 acres in all

Savills
Wemyss House
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Edinburgh
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DISTANCES

Stirling 20 miles
Perth 21 miles
Glasgow 45 miles
Edinburgh 45 miles

ACCOMMODATION SUMMARY

Ground Floor

Reception Hall,
Kitchen/Family/Dining Room,
Sitting Room, Cinema Room,
2 Studies, Utility Room, Boot Room,
Gym, WC.

First Floor

Entertainment Room with bar,
Principal Bedroom Suite with balcony,
3 En Suite Bedrooms, WC, Laundry.

Second Floor

2 Bedrooms with En Suites,
Snug with Balcony, IT/Server Room.

First Floor Guest Apartment
Kitchen/Living Room, Bedroom,
En Suite Bathroom, WC.

Leisure Suite

Gym, Steam Room, Changing Room,
Shower Room, WC.

Others

Games Room with golf simulator and WC.
Basement wine cellar and plant room.
Integral triple garage.
Extensive range of store rooms.
Gardener's WC.





ENTERTAINMENT ROOM



SITUATION

The Queen's Crescent is one of Scotland's most exclusive residential addresses comprising outstanding modern houses set alongside The Queen's Golf Course in the grounds of Gleneagles Hotel. Tantallon Lodge sits in a prime, south-facing position overlooking the 3rd fairway of the golf course, with a stunning backdrop provided by the Ochil Hills.

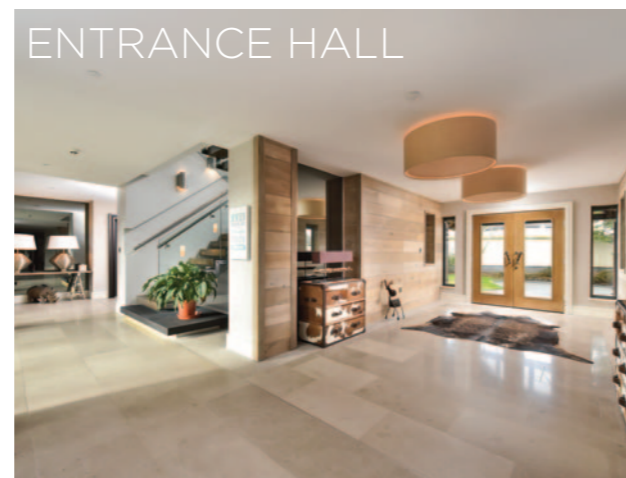
Gleneagles is regarded as one of the world's top resort hotels. Along with other awards in recent years, it was awarded the accolade of the world's 'Best Hotel' at the 2022 Virtuoso awards. Gleneagles is also one of the greatest names in the world of golf, and Tantallon Lodge offers a grandstand view from its setting on The Queen's Course.

DINING ROOM



In addition to this there is the world famous, Jack Nicklaus-designed PGA Centenary Course, host of the 2014 Ryder Cup and 2019 Solheim Cup, the outstanding King's Course, as well as the nine hole PGA Academy Course. The hotel's many other facilities include its spa; leisure club; equestrian, shooting and gun dog schools; bicycle, walking and running tracks; tennis; falconry and off road driving. Its restaurants include the late Andrew Fairlie's famed two Michelin Star restaurant. Locally, Auchterarder is a small town with an attractive mix of retailers. Further shops and other services are available in both Perth and Stirling.

ENTRANCE HALL



KITCHEN

There is a wide selection of private schools within daily reach including Glenalmond, Strathallan, Kilgraston, Ardvreck and Craigclowan Preparatory Schools, as well as Morrisons Academy and Dollar Academy.

The transport links are excellent, with the nearby A9 providing dual carriageway links east to Perth and the north of Scotland and west to Stirling. Central Scotland's motorway network connects at Stirling to Glasgow (45 miles) and Edinburgh (45 miles). Both cities have international airports. There are also rail links from Gleneagles, Perth and Stirling as well as Dunblane.

DESCRIPTION

Tantallon Lodge is an outstanding contemporary home built in 2012. The bespoke design focuses on impressive entertaining spaces and sympathetically designed, all en suite bedrooms, with living space that includes a guest or staff apartment and leisure suite. The house sits in about 0.66 acres of stunning mature gardens and grounds overlooking the 3rd fairway of The Queen's Golf Course. The house has been finished to an exceptional standard with high spec appliances and systems, and the accommodation extends to a gross internal floor area of about 11,950sq.ft (1,110 sq.m).



FAMILY ROOM



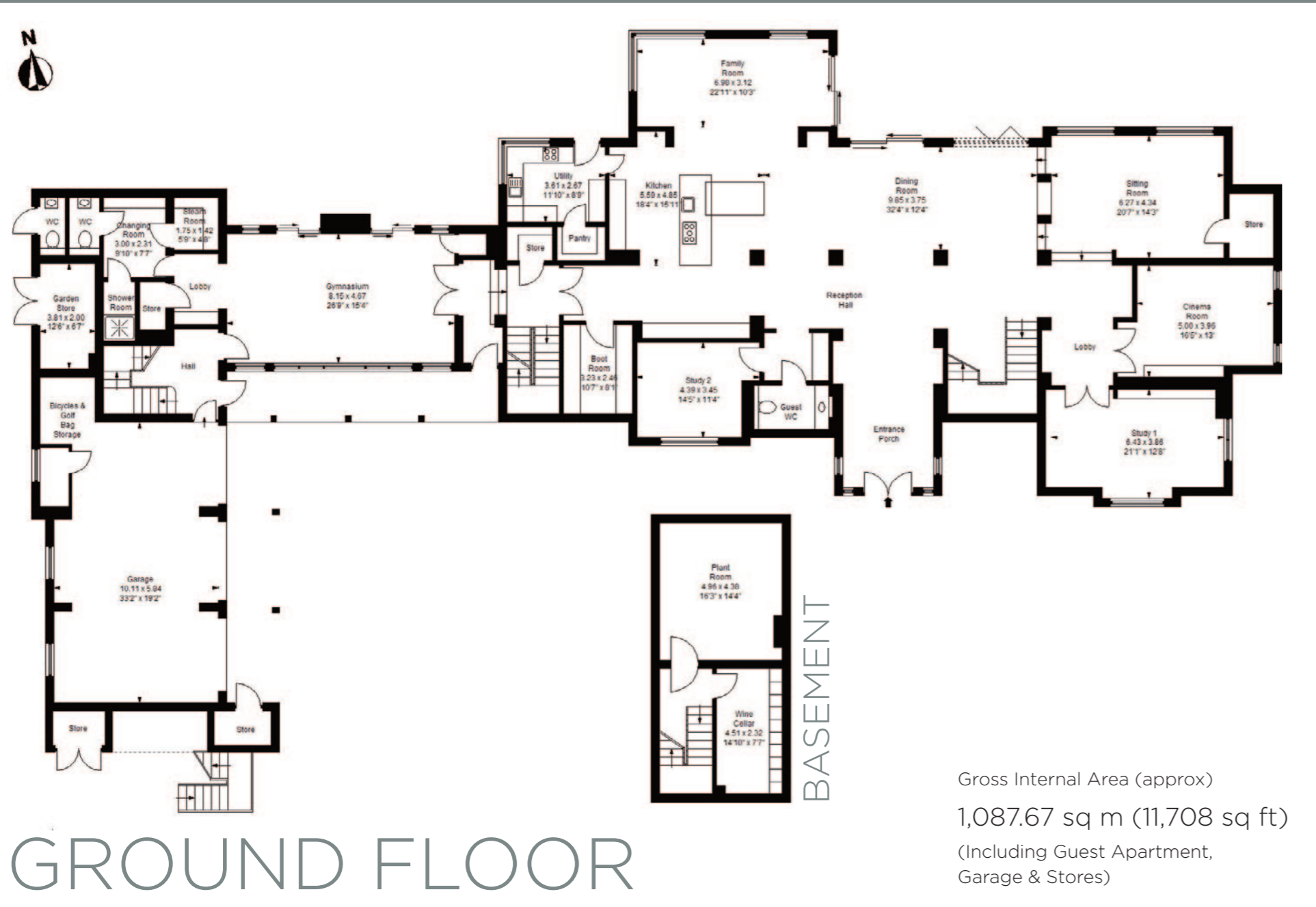
SITTING ROOM



CINEMA ROOM

- Smart home technology upgraded in 2021/22
- A fleet of iPads with magnetic docking stations
- Home cinema system and integrated Sonos sound system throughout
- Gaggenau kitchen appliances and four Stovax solid fuel fires
- Full Lutron lighting controls
- Controlled underfloor heating, air conditioning and ventilation systems
- Integrated True Golf simulator with the option to play Gleneagles virtually
- Grizzly Bear outdoor hot tub with music streaming installed in 2022
- Gym equipment by Star Trac
- Balconies with heated flooring
- Automated gates and CCTV system
- Honed limestone and Ted Todd luxury wood flooring.
- David L Douglas bespoke furnishings

SPECIFICATIONS



Ground Floor

The impressive open plan kitchen / dining / family room is the heart of the home and provides exceptional living space for families and guests with sliding doors that open up into the south facing garden. Integrated appliances include an oven, induction hob, steam oven, fridge, freezer, wine fridge, coffee machine, microwave and ice machine. The units have white granite worktops, and the central island has a breakfast bar with dropdown lights overhead. A double-sided log burning fireplace with stone surround is shared with the sitting room that sits beyond, and there is an adjacent cinema room with integrated AV system and blackout blinds. There are two studies, both offering excellent potential for use as ground floor bedrooms. A utility room with pantry sits off the kitchen and has a door out into the garden. Additional rooms include a guest WC, boot room, and a vaulted wine cellar with brick alcoves and adjacent plantroom in the basement.

Leisure Suite

This can be accessed through double doors beyond the kitchen, or from the front courtyard. The gym has a vaulted ceiling with integrated Sonos speakers and TV, full length windows overlooking the courtyard, sliding doors into the garden and a large fitted mirror. Beyond there is a steam room, shower room, changing room and WC.



Guest Apartment

From the front courtyard, a side door gives access to a staircase that leads to the first floor guest or staff apartment. It has a spacious, open plan kitchen / living room with south-facing balcony. A log burning stove is set into a full-height stone surround, and in the kitchen area there is a range of fitted units with a breakfast bar and kitchen appliances, some by Siemens. A dining area sits in the corner of the room. The bedroom has three Velux windows overhead and an en suite bathroom. There is also a separate WC.



First Floor

The magnificent entertainment room is one of the highlights of Tantallon Lodge. It sits on the first floor with a double height vaulted ceiling with timber beams, a double-width log burning stove with stone surround and full height south-facing windows. A galleried balcony accessed from the second floor overlooks the room with a birds eye view of the bespoke stone-topped bar (equipped with appliances) at one end, and a south-facing balcony at the other, the latter overlooking the golf course with the Ochil Hills beyond. The principal bedroom suite also has a south-facing balcony, vaulted ceiling, two dressing rooms and en suite bathroom with twin basins and separate shower. There are three further double bedrooms with en suite shower rooms on this level, two of which have dressing areas, and the other has a balcony. There is also a guest WC and laundry room with fitted Miele appliances and an ice machine to supply the bar.





MASTER BATHROOM



BEDROOM 6



BEDROOM 2



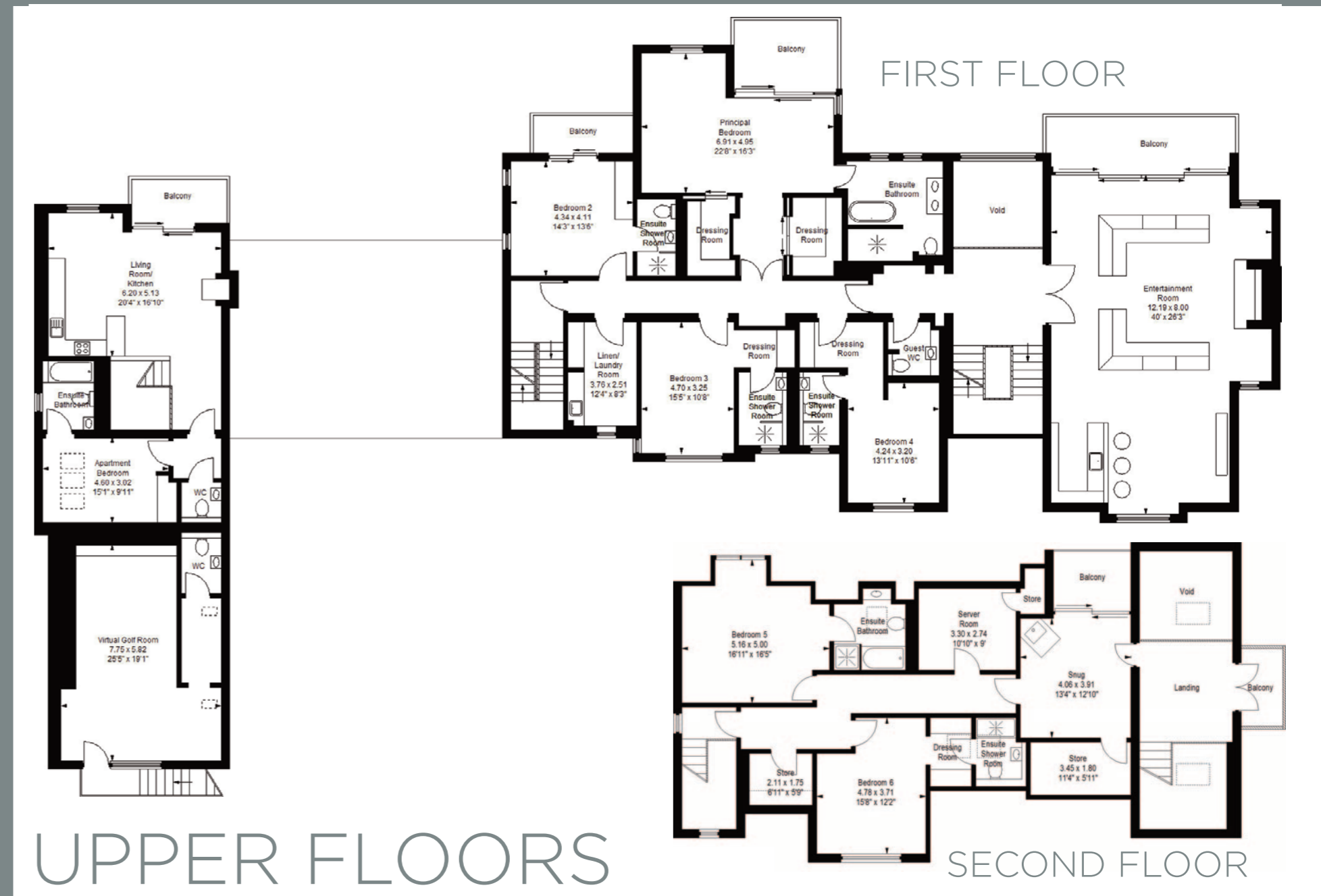
VIRTUAL GOLF ROOM



SNUG

Second Floor

Acting as a peaceful retreat, there is a snug which sits on the top floor with its own balcony and log burning fire. There are two more double bedrooms on this floor. One has an en suite bathroom with separate shower. The other has en suite dressing room and shower room. There are also two generous store rooms and an IT / server room.



UPPER FLOORS

SECOND FLOOR



Gardens, Grounds and Others

Electric double gates open up to the parking courtyard at the front of the property. There is a front lawn with stocked borders and flower beds, however the stunning principal gardens are to the rear. These south-facing gardens are overlooked by a paved terrace with a pair of feature standing stones, providing a spectacular setting for al fresco dining, and the outdoor entertaining of guests with the backdrop of The Queen's Course and Ochil Hills. There are doors leading inside to the kitchen / dining room, and the terrace wraps around to the front of the leisure suite where there is an outdoor hot tub and door leading into the gym. At the foot of the garden there is a beautifully stocked border and pine trees separating the gardens from the golf course.

A triple garage sits off the front courtyard. To the rear of it is a generous storage area specifically added with bicycles and golf equipment in mind. An external staircase leads up to the golf simulator room which sits above the garage. The True Golf system with installed screen and projector allows players to choose from a number of courses including Gleneagles. It is a superb option for a rainy day and has its own WC.

Directions

From Edinburgh or Glasgow take the M9 north past Dunblane and continue on the A9 dual carriageway towards Perth. Exit the dual carriageway onto the A823 signposted to Gleneagles Hotel. Pass the main entrance to Gleneagles Hotel on the left and continue to the mini roundabout. Turn left and continue for about ½ mile. The Queen's Crescent is on the left hand side.

Follow the private drive into The Queen's Crescent. The gated entrance to Tantallon Lodge is towards the head of the crescent, on the left hand side.

GENERAL REMARKS

Viewings

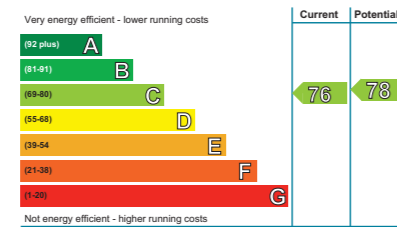
Strictly by appointment with Savills - 0131 247 3738.

Services

Mains water and electricity.
Oil fired central heating.
Private communal drainage.

Local Authority & tax band

Perth & Kinross Council tax band H



Fixtures & Fittings

All fitted curtains, carpets, blinds, light fittings and integrated white goods are included in the sale. The integrated TVs, Sonos and systems controls (iPads), gym equipment and hot tub are also included.

Some of the furniture may be available by separate negotiation.

Factor

James Gibb factors in Dundee. Annual service charge of about £4,300 per annum.

Solicitor

Ken Lauder at Thorntons Law
3rd Floor Citypoint
Haymarket
Edinburgh

Email: klauder@thorntons-law.co.uk

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

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