



PTARMIGAN LODGE

ROWARDENNAN · LOCH LOMOND





PTARMIGAN LODGE

ROWARDENNAN, LOCH LOMOND, G63 0AR

Drymen 12 miles
Glasgow 28 miles
Stirling 34 miles
Edinburgh 67 miles

**A wonderful former hunting lodge
with private shorefront on the
banks of Loch Lomond.**

Detached historic former hunting lodge

Unique private setting with shore frontage on Loch Lomond and riparian rights

Four reception rooms, four bedrooms

Breathtaking uninterrupted views across the loch

Separate timber-built lodge and boat house

About 13.5 acres in all.



DIRECTIONS

From Glasgow take the A81 towards Aberfoyle. After approximately 4 miles, at the Canniesburn roundabout, take the first exit into Bearsden then after passing through Bearsden turn right onto the A809 Drymen Road. Continue for about 12 miles before taking the left into Drymen village. Take the first left onto the B837 signposted Balmaha. Continue for approximately 10 miles, through Balmaha and Rowardennan. Ptarmigan Lodge is about 1 mile beyond the end of the main track, on the westerly facing, loch-side of the Forestry road / West Highland Way.

SITUATION

Ptarmigan Lodge lies in a unique and enviable position deep into the Loch Lomond and Trossachs National Park and with direct access to the eastern shore line of Loch Lomond. It is quiet and peaceful at the end of the eastern loch-side road, yet for those who relish country life it is approx. one hour's commute from Glasgow.

Rowardennan, which has a hotel with a bar and restaurant, lies just a mile or so to the south and is widely known as the starting point for hiking up Ben Lomond or the adjacent, slightly lower Ptarmigan Ridge. Ptarmigan Lodge, as its name suggests, has an even closer, footpath to both peaks. This Ptarmigan walk is more secluded with beautiful views from the start of the climb, so is enjoyable even for the less agile participant.

Balmaha provides a welcome rest for long distance walkers on the West Highland Way, while the less intrepid can climb the Conic Hill and appreciate some outstanding views over the loch. The village offers various amenities including a pub, shop and a family-run boatyard. From Balmaha one can see several islands dotted on the expanse of the loch, the nearest being Inchcailloch, at one time home to a nunnery founded by St Kentigerna, who died in 734 and is buried on the island. Opportunities for the sporting enthusiast abound in the area: Loch Lomond is known widely for its excellent water sports, including water skiing and sailing. Fishing is particularly good on the loch and in most cases permits are available. The internationally renowned Loch Lomond Golf Course, on the opposite shore, has regularly played host to the Scottish Open Championship, and closer by at Drymen there are 2 further golf courses. Drymen can be found 12 miles to the southeast and offers a wider range of amenities including a good selection of shops and a well-respected local primary school. Local secondary schooling can be found at Balfron High, while Glasgow offers a comprehensive range of private schools including Glasgow Academy, Kelvinside Academy, Glasgow High School and St Aloysius College.

DESCRIPTION

Ptarmigan Lodge was built by the Duke of Montrose 160 years ago as his hunting lodge. Commanding an enviable waterside location on the banks of Loch Lomond, the property offers a unique opportunity to own a wonderful family home or holiday retreat.

An entrance vestibule and welcoming reception hallway, with fantastic open fire, lead to the main living accommodation, with stairs rising to the upper level. The rooms offer grand proportions and a wealth of period features throughout. The principal reception rooms are situated to the front of the property, taking full advantage of the breathtaking views over the grounds and loch. The drawing room has a feature fireplace and impressive bay window, while the sitting room has detailed cornicing, a wood burning stove and windows on two sides, with doors opening out onto the gardens. A further reception room, currently used as a games / family room offers considerable flexibility.

A large extension was built to create a spacious open plan kitchen with large range cooker and breakfasting island. The dining area has French doors which open into the garden and there is ample space for a large dining table and chairs. There is a generously sized utility room and family bathroom on this level.

A turned staircase leads up to the first floor accommodation. The master bedroom has excellent storage and boasts some of the finest views over the loch. There are three further double bedrooms, all with a beautiful outlook over the surrounding landscape, and a large shower room.

LODGE

The property benefits from a separate timber built lodge which is currently set up as a games room with a mezzanine sleeping platform above. There is power, water supply and a WC.

GARDENS AND GROUNDS

Ptarmigan Lodge enjoys an idyllic lochside setting in a plot that extends to about 13.5 acres. This mostly consists of woodland with an area of lawn immediately surrounding the property. There are many vantage points within the grounds and various clearings maximising the views from the house.

There are generous gardens which surround the property, mainly laid to lawn with a variety of mature trees offering privacy. There are a number of pathways through the gardens and woodland leading down to the shore.

The property benefits from Riparian rights for fishing and shooting on the land and loch.

PRIVATE BEACH

Perhaps the most sought after element is the private shingle beach and shore access which extends to approximately 700 metres. There was once a deep water jetty, which could be reinstated subject to obtaining the necessary consents, while the opportunity to launch a small boat from the shore still exists.

ADVENTURE

The property is ideal for "Swallows and Amazons" adventures and treasure hunts by young children and a lot of the lawns and open spaces can be adapted for a variety of games like croquet and badminton. Wild life abounds and for those who relish exercise and challenges climbing, walking, cyclocross, cross-country running, orienteering, and most water sports are immediately accessible from the house and its grounds. Several interesting brooks babble through the grounds.

Services: The property benefits from mains electricity and gas central heating. A private water supply comes off a nearby burn and drainage is via a soakaway system.

Local Authority: Stirling Council- Council Tax Band G

EPC Rating: Band G

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.

Possession: Vacant possession and entry will be given on completion.

Offers: Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

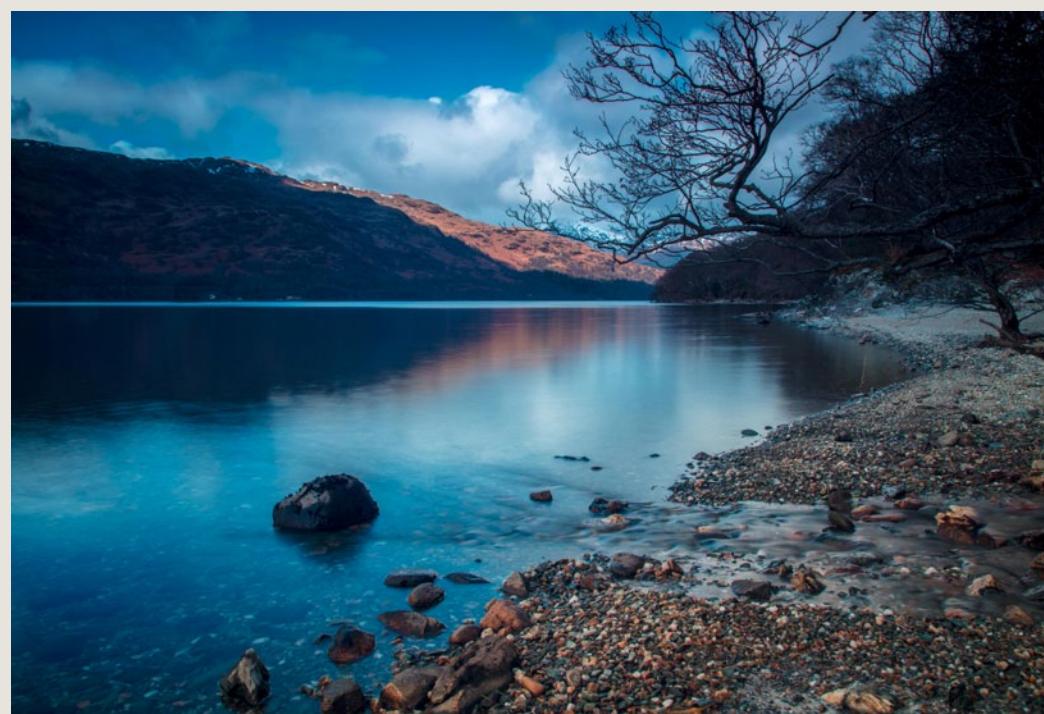
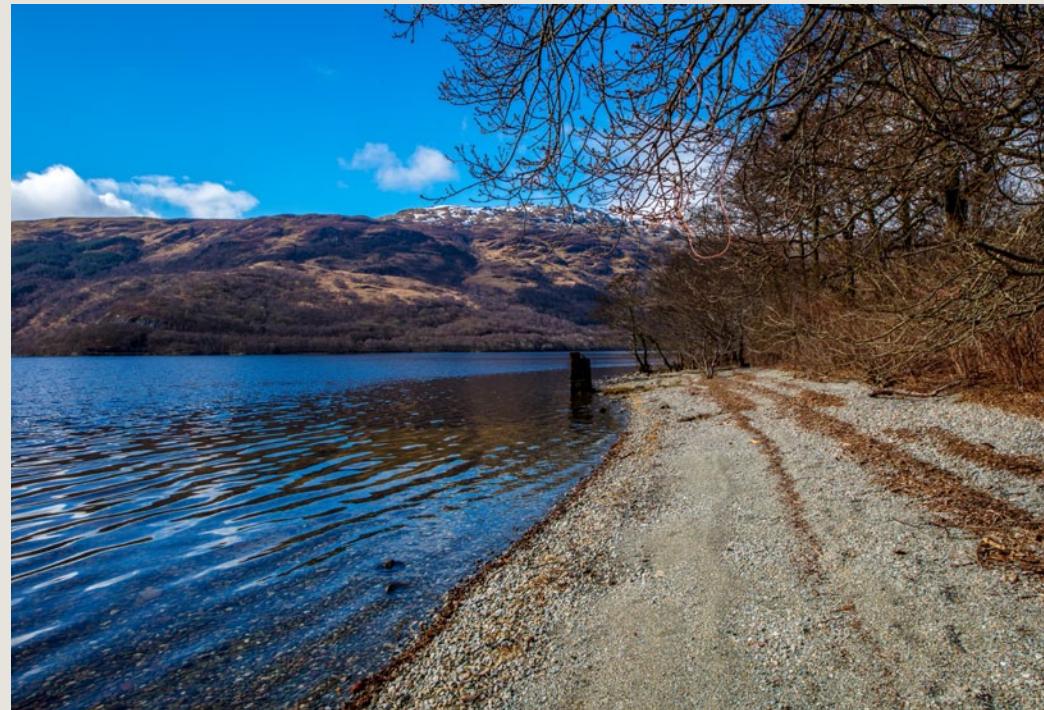
Viewing: Strictly by appointment with Savills – 0141 222 5875

Purchase price: Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. 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.









FLOORPLANS

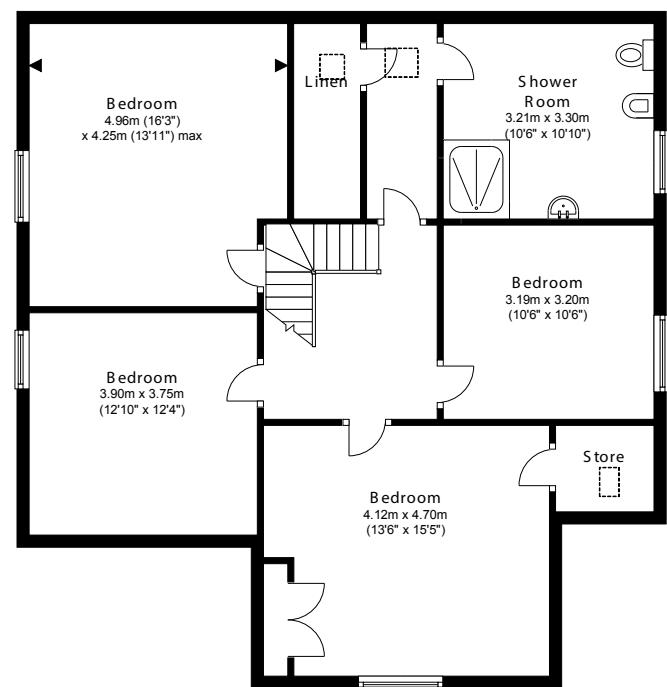
Total area: approx. 285.9 sq. metres (3077.8 sq. feet)

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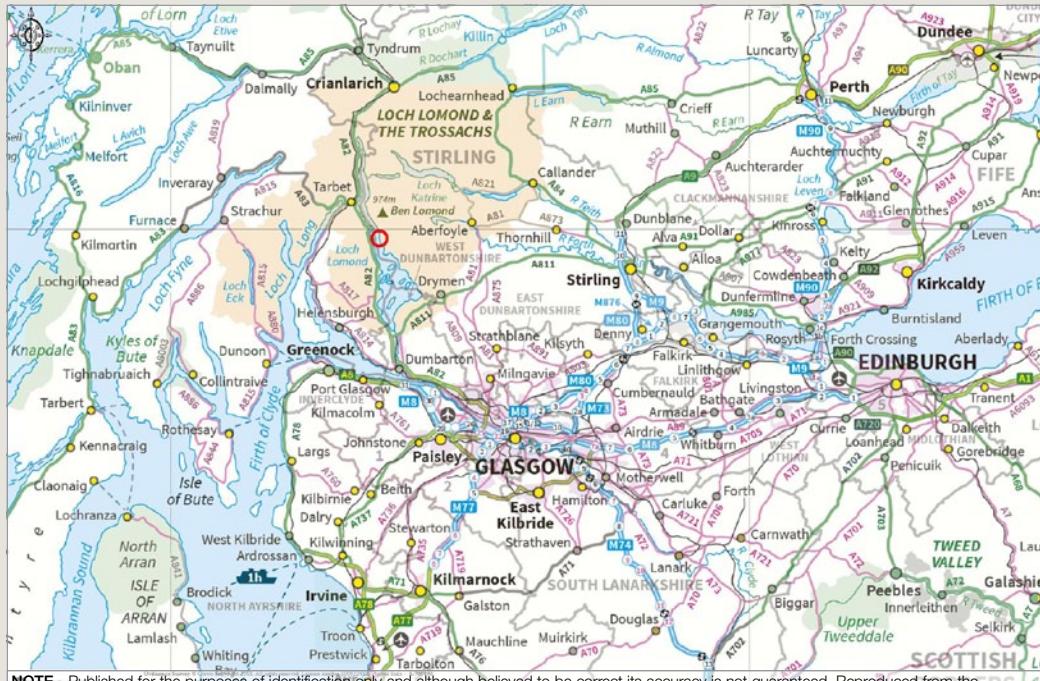
Ground Floor
Approx. 189.2 sq. metres (2036.3 sq. feet)



First Floor
Approx. 96.8 sq. metres (1041.5 sq. feet)



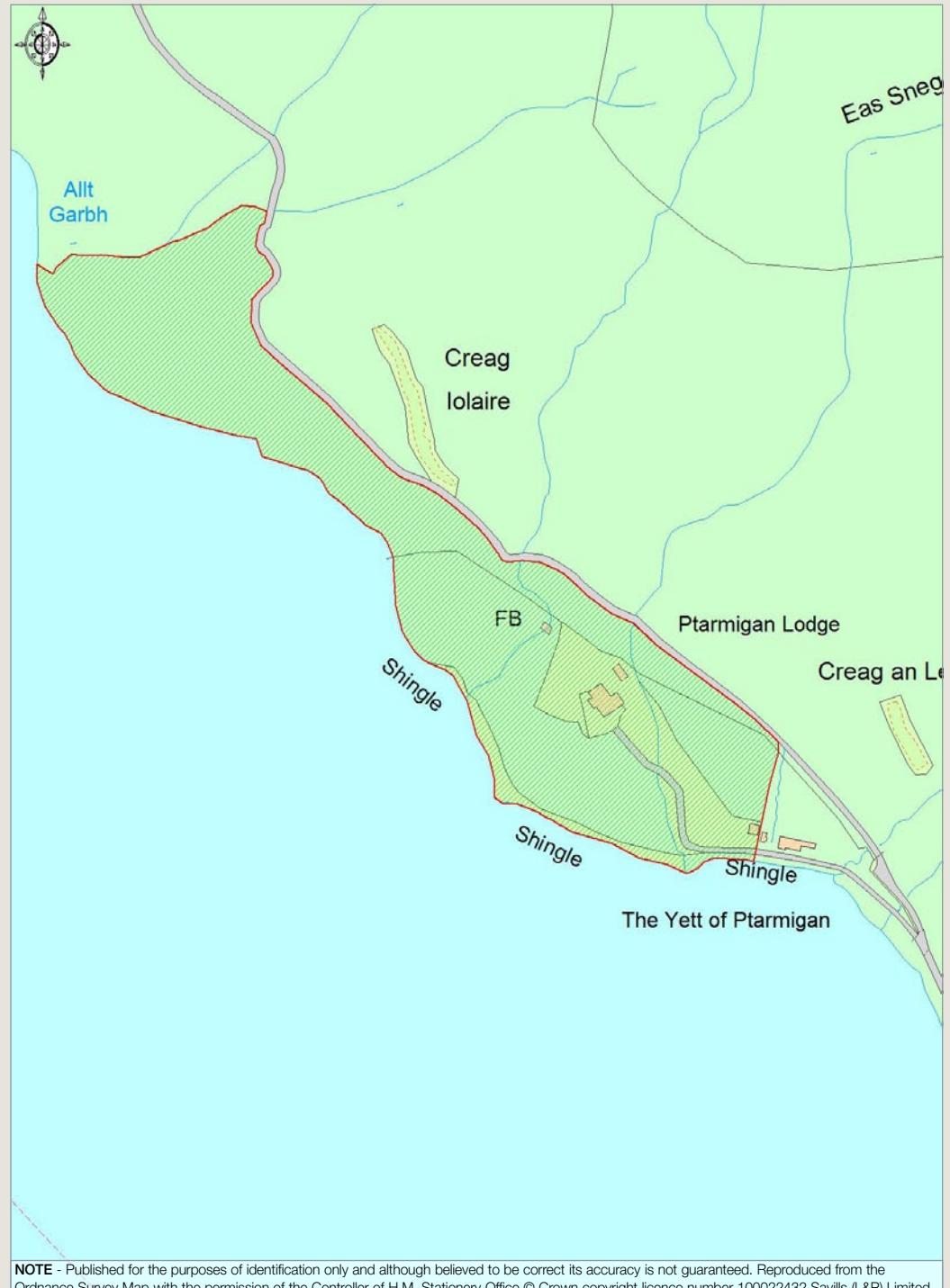




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