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RESIDENTIAL & BUSINESS  
PROPERTY SPECIALISTS



# Strathardle Lodge

Kirkmichael | Blairgowrie  
PH10 7NS

- 5 Letting Rooms
- Fully Licenced
- Popular Tourist Destination
- Original Victorian Features
- Fishing Rights
- Potential Leasehold Option
- Stunning Rural Perthshire Location
- Immaculate Condition

A rare opportunity has arisen to acquire a very impressive Victorian villa in the heart of rural Perthshire. Strathardle Lodge is being sold with the benefit of 5 letting rooms and substantial owners' accommodation. The premises are fully licensed giving the new owners the opportunity to take the business in a number of directions; from reopening the bar and restaurant to non-residents or focussing on the multiple outdoor activities and pursuits that are available on the doorstep. Alternatively, they could partner with the adjacent Cake School that runs residential courses throughout the year, who need rooms for their guests to stay. There are multiple opportunities available for this lifestyle business and early viewing is highly recommended to appreciate what is on offer.

## Situation

Strathardle Lodge occupies a prominent road side position on the edge of the charming and picturesque village of Kirkmichael in the heart of rural Perthshire at the foot hills of the Cairngorms National Park. With a thriving local community Kirkmichael has the benefit of a community run village shop, a popular bar and restaurant and village hall. In addition, it's also hosts the Strathardle Highland Gathering in August each year.

Blairgowrie (13 miles) has supermarkets, independent shops, and restaurants, professional services, and medical centres. Pitlochry (12 miles) has the much loved Festival Theatre and a mainline railway station with direct links to London and Inverness. For a more comprehensive selection of shops and professional services, Perth is 29 miles south. Dundee Airport provides flights to London, while Edinburgh Airport operates a wide range of domestic and international flights.

Strathardle Lodge is surrounded by some of Scotland's most beautiful scenery. There is enormous scope for walking and cycling locally and the 65 mile long ever popular Catevan Trail runs through Kirkmichael. There is salmon fishing on the rivers, Erich, Arde, Blackwater, and Tay, with shooting and stalking readily available on nearby estates. Strathardle Lodge benefits from its own fishing rights along a stretch of 100m of the rive Arde. Golfers can enjoy the championship courses at Blairgowrie and the 18 hole course at Pitlochory as well as courses at Alyth and Glenisla to name a few. Both the ski centre at Glenshee and the Cairngorm National Park are only a few miles north.



The sale of Strathardle Lodge is a rare and wonderful opportunity to acquire a stunning business and period property in a fantastic location. The business is exceptionally well performing and highly profitable even though it only operates to suit the needs of the owners, who are selling to pursue an adjacent business interest. Viewing is highly recommended to appreciate the uniqueness and potential that Strathardle Lodge has to offer.



### Business

Strathardle Lodge is a wonderful boutique guest house offering high end accommodation in a truly wonderful and private setting with stunning rural Perthshire views. The business has been run by the current owners for a short period of time and is being placed on the market as they concentrate on their adjacent business interest. It is a genuine lifestyle business that is run to suit the requirements of the owners.

There is high demand throughout the year. In the winter months Strathardle attracts guests pursuing winter sports where the lodge is only 18 miles from the Glenshee ski resort. Perthshire is a popular tourist destination, and has been since the days of Queen Victoria, with tourists coming to avail of fishing, stalking, and shooting, hiking, cycling, and walking amongst other things.

Strathardle is owner operated with the assistance of a part time member of staff that works a variable 30 hours per week. Rooms are let on a B&B basis and there is an honesty bar in operation. The average room rate is £105 per night. All letting rooms are En-Suite with the majority benefitting from stunning rural views.

New owners will have an excellent opportunity to dramatically increase revenues. Immediate opportunities exist to formally open the bar and serve lunch and evening meals. The restaurant could accommodate 25 covers, with an overflow in the bar and outdoors in the spacious beer garden. There is also an opportunity to partner with the adjacent Cake School who run residential courses throughout the quieter periods of the year. They also have a number of rooms that could potentially be leased to Strathardle Lodge on a long term basis.

The guest house benefits from a good mix of new visitors and repeat trade, with a core market of tourists exploring Scotland by car. Kirkmichael serves as a great base to explore Perthshire.

There is the potential opportunity that Strathardle Lodge may be available on a long term lease.

### Property

The property is offered in true walk-in condition with all rooms immaculately furnished and decorated with great care. Entering through the front door, visitors are welcomed by a long reception hall with stairs leading to the first floor. Immediately on the left is the bar which is also currently used as the breakfast room. It has a door which opens to the beer garden. To the right is the comfortable guest lounge which exudes a warmth encouraging guests to relax. From the hall double doors open to the bright and spacious dining room, with bay windows the room can be flooded with natural light.

There is an office at the rear of the property along with the large and very well-equipped commercial kitchen. There is also a laundry and linen room accessed from the kitchen area.

The staircase from the hall leads to the first floor. It splits allowing separate access to both the main and rear landing. From the main landing there are 4 bedrooms. Three rooms

benefit from views to the front overlooking rural Perthshire with the fourth having views over the gardens. The rear landing provides access to the fifth letting room and spacious owners' accommodation.

### External

Strathardle Lodge sits on a substantial plot with a mature garden that has mainly been laid to lawn with a variety of trees and shrubs. There is ample parking at the front of the property.









### Trading Figures

Strathardle Lodge is a very successfully bed and breakfast with great occupancy rates. It is a highly profitable business that is run to suit the needs of the owners. Full trading information will be released after a formal viewing has taken place.

### Services

The property has mains and electricity. Cooking is by LPG. Oil central heating, septic tank.

### Price

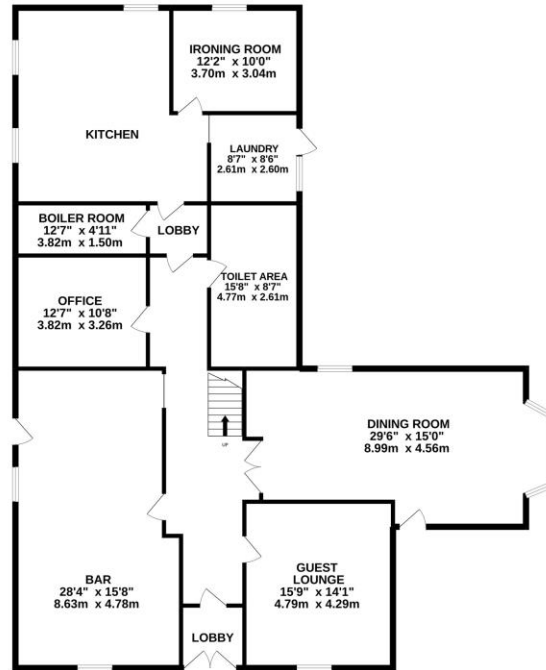
Offers over £495,000 are sought for the heritable property. The fixtures, fittings, and furniture (excluding items of a personal nature) are included in the sale.

**OFFERS OVER**  
**£495,000**

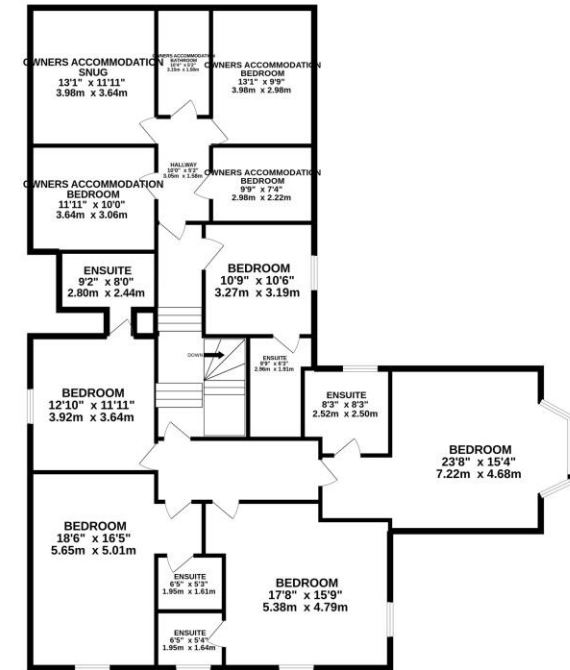


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be submitted in writing to CIL Property Ltd with whom the purchasers should register their interest if they wish to be advised of a closing date.

GROUND FLOOR



1ST FLOOR



STRATHARDLE LODGE, KIRKMICHAEL, PH10 7NS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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All appointments to view this or any of our other properties must be made through the vendors sole agents:



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