



DUCHALLY COUNTRY ESTATE



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Tradition. Prestige. Heritage.

WELCOME

Welcome to Duchally Country Estate, where lodge owners have the unique opportunity to own a piece of history amidst the breathtaking Perthshire countryside.

Built in 1838, the Scottish highland retreat offers a matchless combination of historic charm and five-star luxury, affording a year-round destination for lovers of the great outdoors, romantics and adventurers.

Nestled in a tranquil oasis situated within 27 acres of lush parkland, our collection of 55 luxurious estate cottages offers guests peace and privacy, with the chance to immerse themselves in the full Scottish Highlands experience. Additionally, guests of the cottages have the chance to avail themselves of the exceptional facilities of the adjacent five-star Country House Hotel.

The wealth of exclusive amenities on the estate encourages our guests to enjoy their break in their own way, and explore, relax or pamper themselves to their heart's content. Our Wellness Centre and spa facilities help them unwind and recharge their batteries, while we are proud to offer the very best locally sourced ingredients in our elegant restaurant. We also invite guests to visit our Gatehouse Gin on-site distillery during their stay, either for the full tour or just to see the artisanal still in action.

Duchally Country Estate is perfectly located to explore the celebrated beauty of the surrounding countryside, with historic Edinburgh and vibrant Glasgow a scenic train ride away. With so much on offer the possibilities are endless, which is why our valued guests return again and again.





EFFORTLESS OWNERSHIP

Located in one of the UK's most desirable locations, Duchally Country Estate offers investors the chance to own freehold property in an established holiday retreat with an extensive track record. On-site management, maintenance and hospitality staff take care of your property and guests around the clock, ensuring it remains in outstanding condition for years to come.

Our revenue management teams work behind the scenes to market your property across hundreds of accommodation sales channels, including online travel agents and corporate accounts. This maximises the amount of time your property is rented, while using the latest algorithmic pricing technology to achieve the highest possible nightly rates. Our economies of scale also help to reduce the running costs of your property on a commercial scale, minimising deductions from your gross revenue.

With all of this delivered to you through one simple owner portal, you can login anytime to see all your returns, the average nightly rates you are achieving and automatically produce your invoices. This gives you full transparency, so you can relax and enjoy your investment returns at your leisure.





On-site management,
maintenance and
hospitality staff take
care of your property



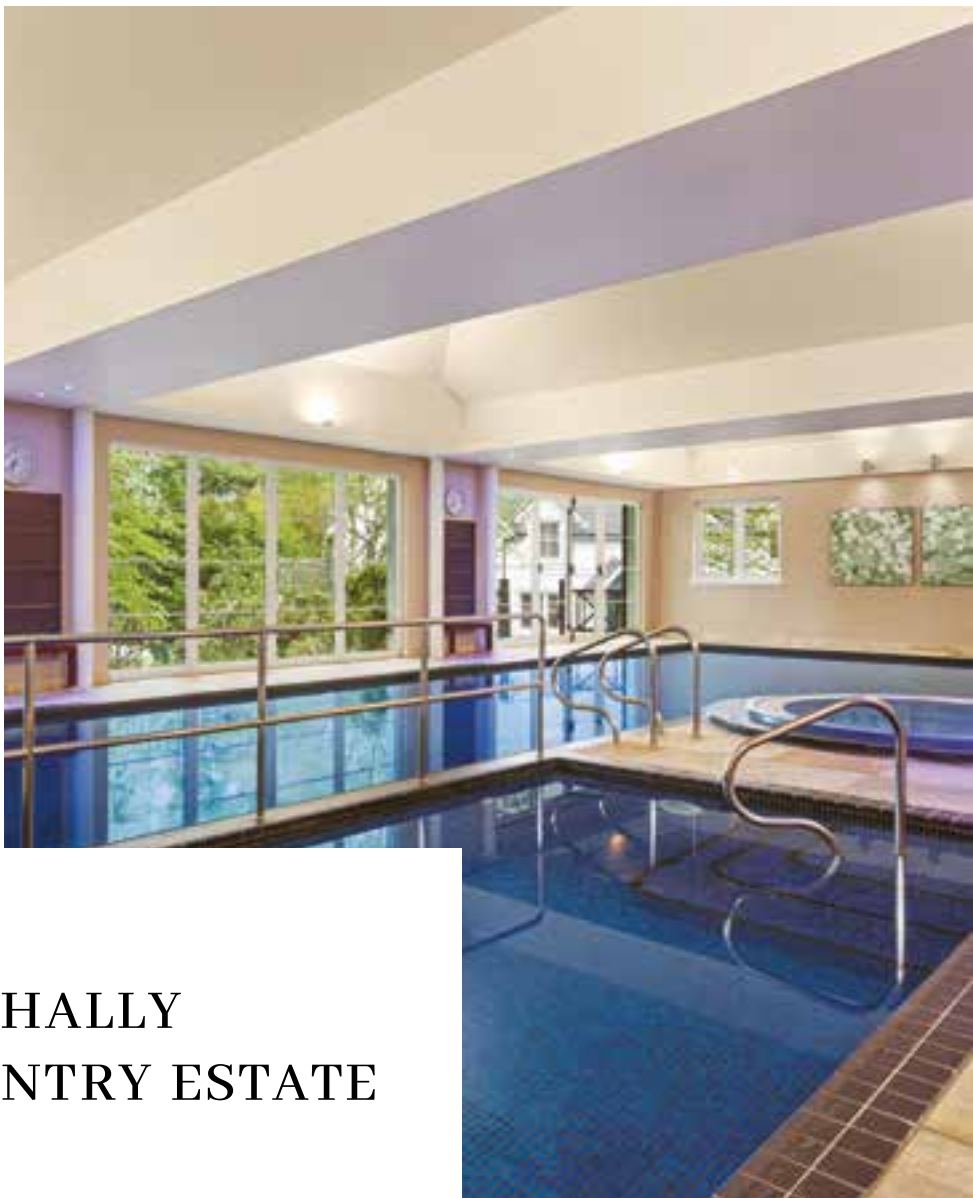
DISCOVER THE WORLD OF WYNDHAM: YOUR KEY TO UNPARALLELED LUXURY AND EXQUISITE LIVING

Welcome to the World of Wyndham, a world-leading hotel brand offering over 9,000 properties across 90 countries, making it one of the largest and most diverse hotel portfolios in the world. With such an expansive reach, Wyndham has crafted a unique lifestyle, catering to discerning individuals seeking the finest in second home ownership. Our curated collection of branded residences elevates the concept of home, providing you and your guests with an extraordinary lifestyle experience.

At Wyndham, we pride ourselves on our commitment to delivering exceptional quality in every aspect of your living experience. Our luxurious properties showcase modern design, state-of-the-art technology, and exquisite craftsmanship, ensuring that your home is a reflection of your refined taste and sophistication. Each residence is meticulously designed to cater to your every need, offering comfort, convenience, and style in perfect harmony. As a Wyndham Residence owner, you'll have access to

an exclusive selection of world-class amenities designed to enhance your lifestyle. Our properties boast a range of unparalleled facilities, including gourmet restaurants, indulgent spas, state-of-the-art wellness centres, and serene outdoor spaces, all meticulously maintained to the highest standards.

Don't just take our word for it; choosing a Wyndham branded residence guarantees not only a prestigious address but also access to our world-renowned Wyndham Rewards program. With over 85 million members, this award-winning loyalty program offers an array of benefits designed to make your living experience even more exceptional. As a guest, you'll enjoy exclusive access to our premium services, personalised concierge, and an array of curated experiences. As an investor, you'll benefit from our global marketing reach to support our commitment to delivering consistent returns on your investment year on year.



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ENJOY THE ‘GLORIOUS PLAYGROUND’ NESTLED IN THE HEART OF SCOTLAND

Established amidst the picturesque rolling hills of Scotland, Duchally Country Estate boasts an enviable location overlooking the world-renowned Gleneagles Golf Course, which famously played host to the prestigious Ryder Cup. On the opposite side of the valley lies the iconic Gleneagles Hotel – which makes Duchally Country Estate almost the best place in the world to stay during Championship tournaments!

This region holds a special place in history and was beloved by none other than Queen Victoria, who memorably referred to it as her ‘Glorious Playground’ due to the myriad of outdoor pursuits that can be enjoyed here. Thanks to the wonderful landscape, visitors can indulge in a host of outdoor activities throughout the year.

It is an easy and picturesque journey for guests, as the property is located adjacent to the Gleneagles train station, providing effortless access to Glasgow and Edinburgh in just over an hour. London is also conveniently attainable with a fast connection taking a little over five and a half hours. Furthermore, flights into Glasgow and Edinburgh airports provide speedy access to the capital, making it easily accessible to national and international guests.









EXPERIENCE SCOTLAND YOUR WAY WHATEVER THE SEASON AN ALL-YEAR-ROUND DESTINATION

We understand that our guest's time is precious and want everyone to get the utmost out of their stay with us. That's why we go out of our way to deliver the holiday experience they will remember for years to come. Our amenities include a state-of-the-art wellness centre that boasts the latest equipment, and award-winning cuisine of locally sourced ingredients that delights and tantalises taste buds.

Our premium Spa packages are available all year round, so whether guests are in need of well-deserved pampering or soothing aching muscles from their outward-bound adventures, our skilled therapists are on hand to offer the perfect blend of relaxation and rejuvenation.

We are also proud of our conscientious custodianship and preservation of this beautiful Highland estate, which is a feast for the eyes and a delight for the senses. Above all, our famous Scottish hospitality makes guests feel right at home and wish they never had to leave.

Whatever the season, there are countless ways to enjoy the glorious great outdoors for which this area is famous, with the scenery guaranteed to be breathtaking, whatever the weather.

Take in the scenery your way

There's something for everyone to enjoy at Duchally Country Estate, one of the best places in the world for an exciting variety of outdoor pursuits. Over 70% our guests take advantage of the wide range of outdoor activities available, including hiring a mountain bike from the Wellness Centre, hiking or horse-riding in the glorious hills or, of course, indulging in the privilege of a game of golf at Gleneagles, one of the most famous golf courses in the world.

In addition to these activities, the area is also home to numerous ancient castles and stately homes that dot the landscape, offering visitors a glimpse into the region's fascinating past. Whether an avid adventurer or simply seeking a relaxing escape, this area reliably captivates our guest's hearts and imaginations.

Do it your way – the great outdoors or total relaxation

Whether wrapped up warm in the winter or feeling the gentle sun on their skin in the summer, the main attraction at Duchally Country Estate is Scottish nature at its finest. Guests can avail themselves of a hired bike from the Wellness Centre, take a regular exercise routine into the healthiest of country air around the private parklands and gardens of the estate, or partake of a gentle evening stroll through the grounds to work up an appetite before a delicious dinner at Monteiths.

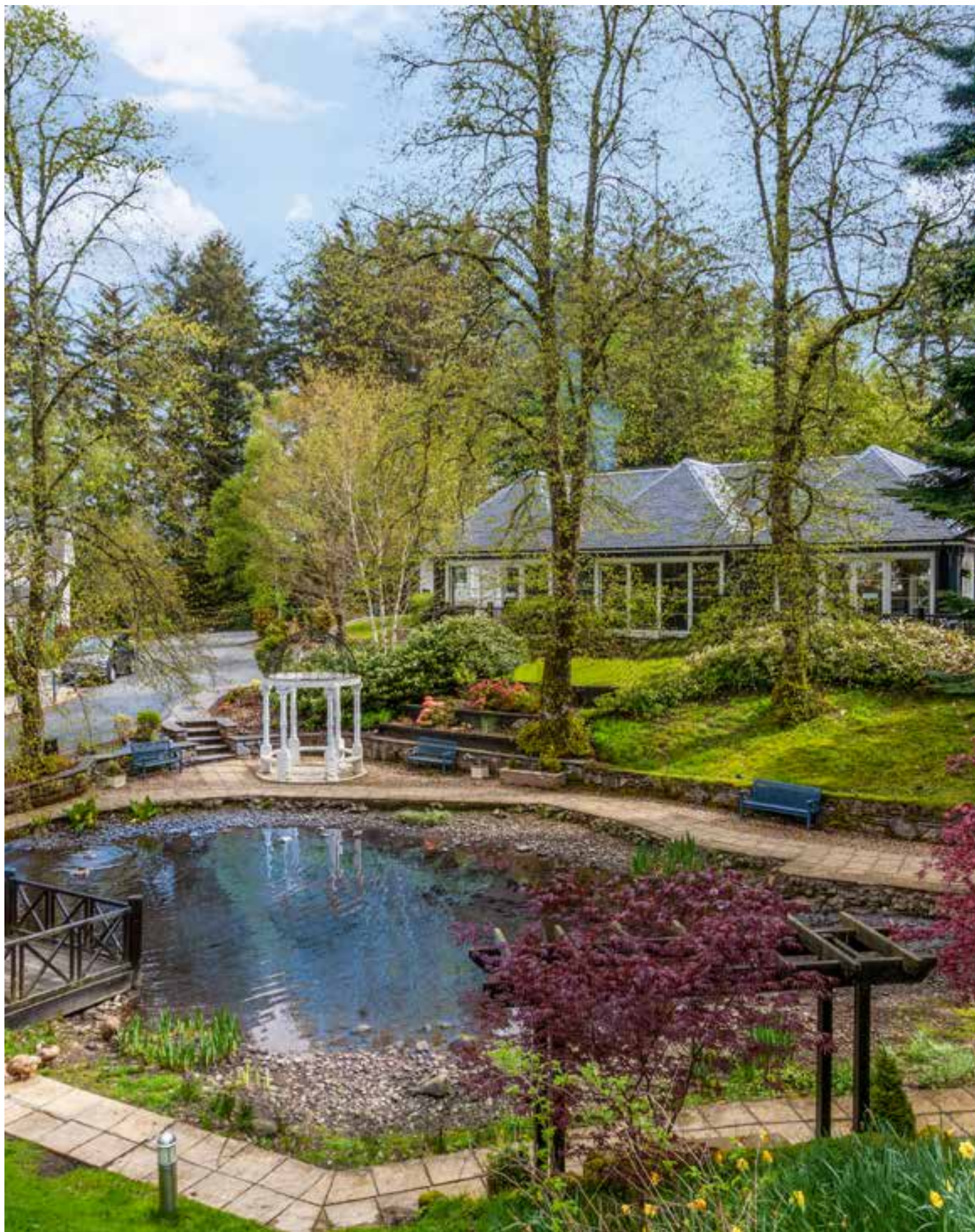
Duchally Country Estate offers a variety of wholesome entertainment options for all the family, all year round. Summer fun includes games and bouncy castles in the garden and competitions on the mini-golf course, with live entertainment on the terraces for the whole family to get into the holiday spirit.

The grown-up golf-lovers, meanwhile, have the world-famous Gleneagles golf course a stone’s throw away. With cinema rooms and cosy reading nooks for quiet moments with a good book, it’s impossible to get bored on a Duchally Country Estate holiday.

The Glenfiddich Terrace

Relish the sun on your face while you enjoy your morning coffee, chat a while over afternoon tea or take a wee dram as it sets over the spectacular scenery: the Glenfiddich Terrace is the perfect place to relax and unwind while taking in the splendour of the Perthshire countryside.





A taste of Scotland Monteaths Restaurant

The award-winning hotel restaurant is open all day serving fresh, locally sourced food with, of course, a strong Scottish flavour.

Our commitment to excellence is reflected in the immense pride we take in the sterling reputation we've built up thanks to the efforts of our team of exceptional chefs and restaurant staff, who consistently deliver exquisite cuisine with excellent service. Our kitchen uses locally sourced produce from Perthshire, organic where possible, with a classic menu featuring vegetables from our gardens, locally grazed beef, fish caught in local streams and duck from the surrounding moors.





The Whisky Bar

If you haven't had a 'wee dram', can you even say you've experienced the real Scotland? Our traditional wood-panelled decor and crackling open log fire, is the perfect place to relax and unwind before dinner or enjoy a nightcap with loved ones. The Whisky Bar offers specialities from over 50 local distilleries – as well as our own Gatehouse Gin, produced in the on-site distillery and created from juniper berries and botanicals mainly sourced from the Duchally estate. Our friendly, knowledgeable bar staff are on hand to talk guests through the selections and offer advice to the uninitiated.

Gatehouse Gin – visit our on-site distillery

You don't have to be a gin connoisseur to enjoy our Gin Tasting Experience – but you will definitely be much more knowledgeable about our favourite tippie by the end of it! Named after the old gatehouse situated on the estate, we welcome visitors on specified days. Or we offer the full Gatehouse Gin experience, either book a Gin Tasting Experience or get some tips from the experts on how to blend your own craft gin cocktails with our Cocktail Masterclass.





Working out or unwinding, our Wellness Centre awaits

Spa

What would a luxury country break be without a pampering spa? Indulge yourself and relax in the Jacuzzi or work off the scrumptious breakfast with a few laps in the heated indoor pool.

Gym

Our gym is a fitness enthusiast’s dream, boasting Technogym’s latest ‘Plurima’ range of resistance machines, providing top-of-the-line equipment for workouts. Take advantage of our fully qualified personal trainer who is available to guests and offers a complimentary fitness consultation to help achieve their fitness goals.

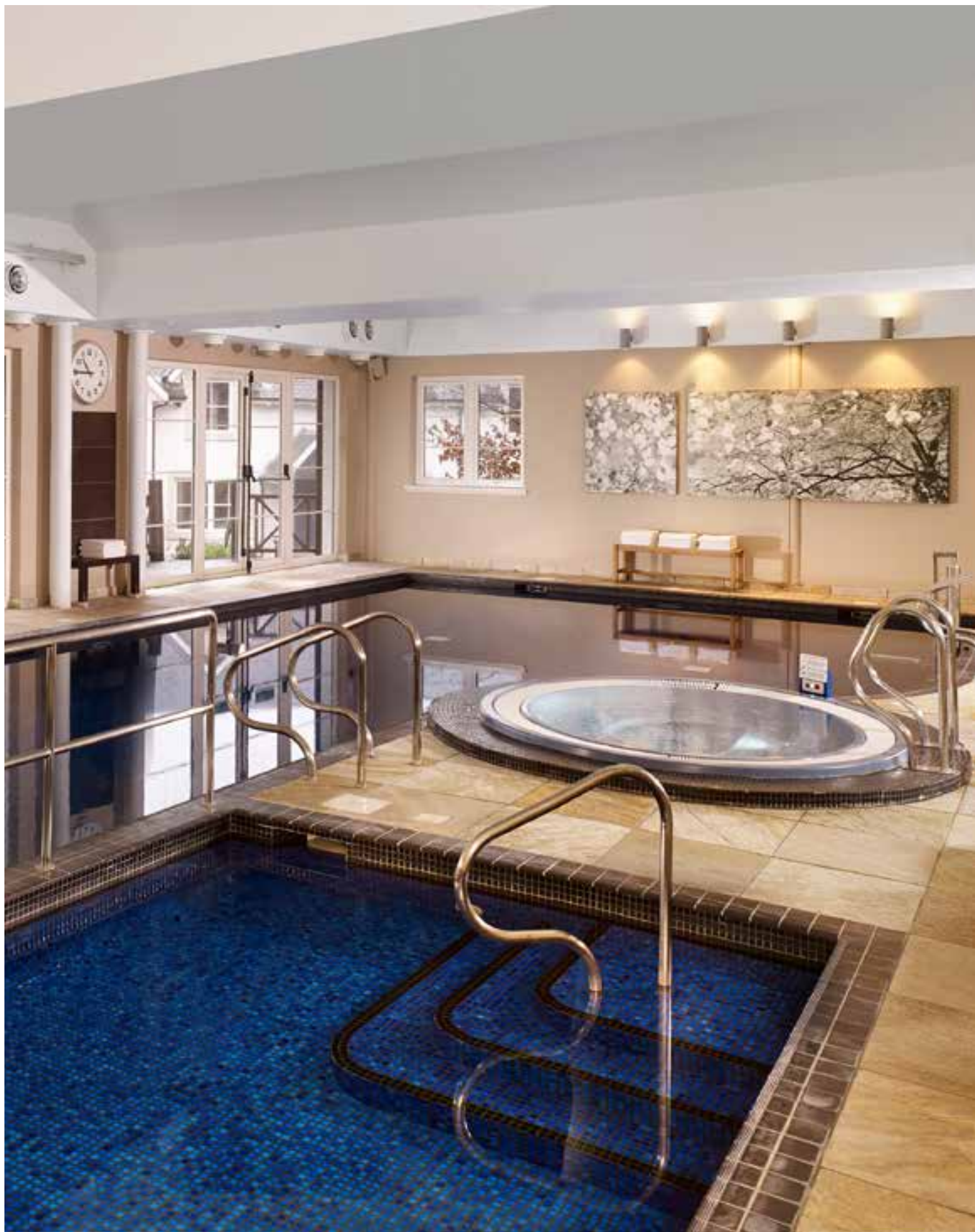
Sauna and steam room

The ultimate indulgence, sit back and enjoy deep relaxation in our sauna and steam rooms. They’re also the perfect antidote to a strenuous hike or a particularly athletic game of golf!

Treatment room

At Duchally Country Estate, we pride ourselves on providing our guests with the ultimate pampering experience, leaving them feeling refreshed, rejuvenated and looking their best. Our personalised therapies include a wide range of treatments, such as full body massages, facials, brow and lash treatments, manicures, pedicures, and even spray tanning with our exclusive ‘Siennax’ products. We offer luxury treatments that cater to your individual needs and preferences, ensuring that you leave our spa feeling revitalised and renewed. Our services are also available for special events, just let us know your requirements, and we’ll take care of the rest.







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EXPLORE YOUR
27 ACRE GARDEN

1	Main Hotel
2	Garden Cottages
3	The Meadows Cottages
4	Courtyard Cottages
5	Orchard Cottages
6	Pond Cottages
7	The Steadings Cottages
8	Wellness Center
9	Gatehouse Gin
10	BBQ Area & Natural Trail
11	Pond
	 Groves









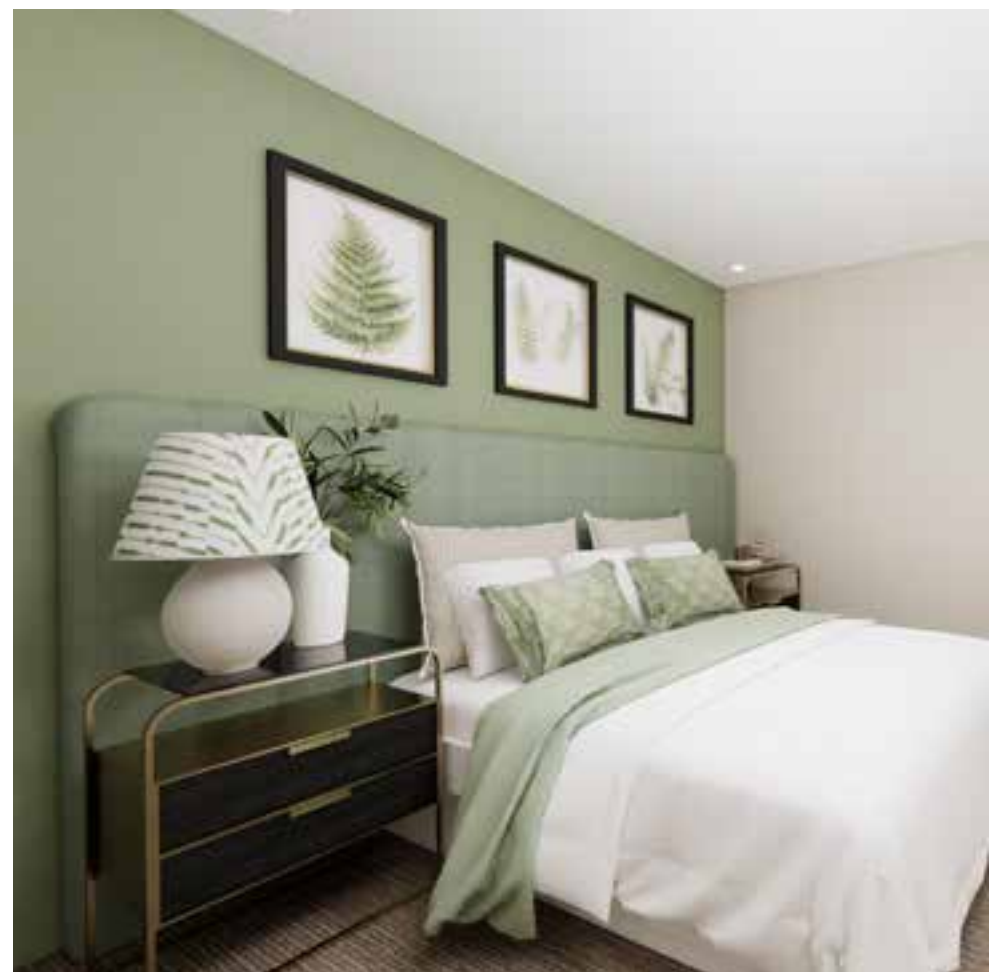
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The Cottages

Home from home in heritage landscape

With the bucolic ambience of a Scottish country village, the **55 estate cottages** nestle in the breathtaking Perthshire countryside within the grounds of the hotel. Each enjoys a decked outside area to take advantage of the breathtaking views. They are beautifully furnished and equipped to offer the finest standard of holiday accommodation for four, six or eight guests.



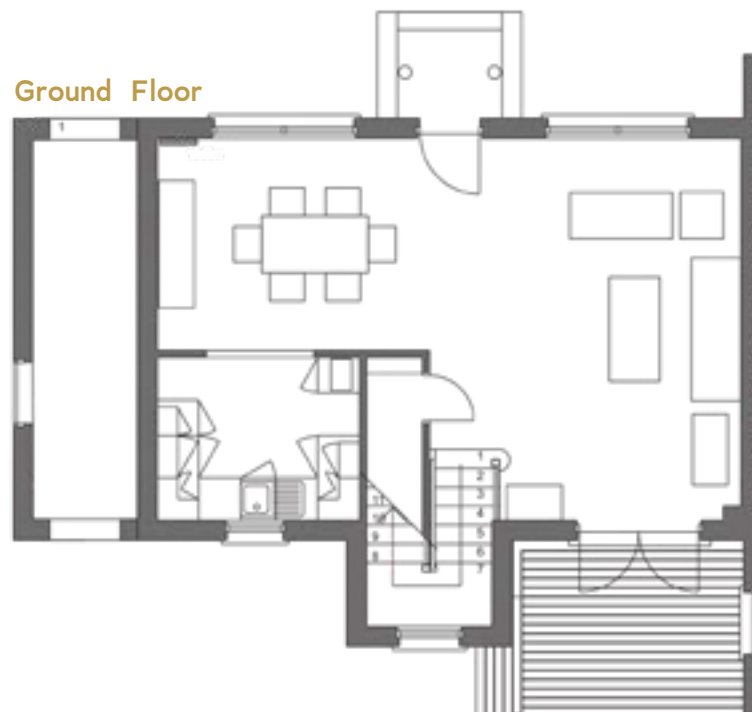




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Ground Floor



First Floor



2

Two-bedroom Cottage

The two-roomed cottages welcome four, six or eight guests.

Each cottage has recently been completely refurbished to give a modern, Scandinavian-inspired look – with a nod to the natural Scottish surroundings with accents of heather, moss, fern and tartan in the wonderfully bright and spacious living areas.

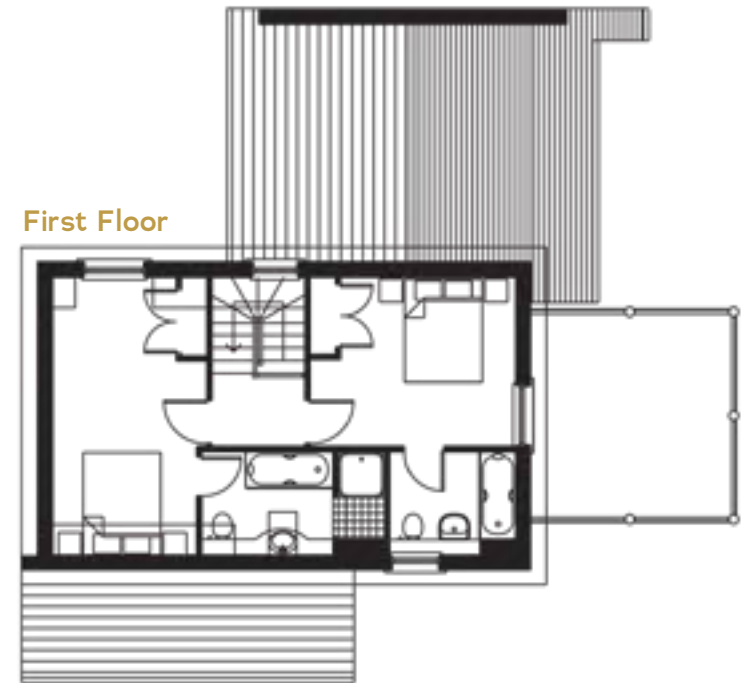
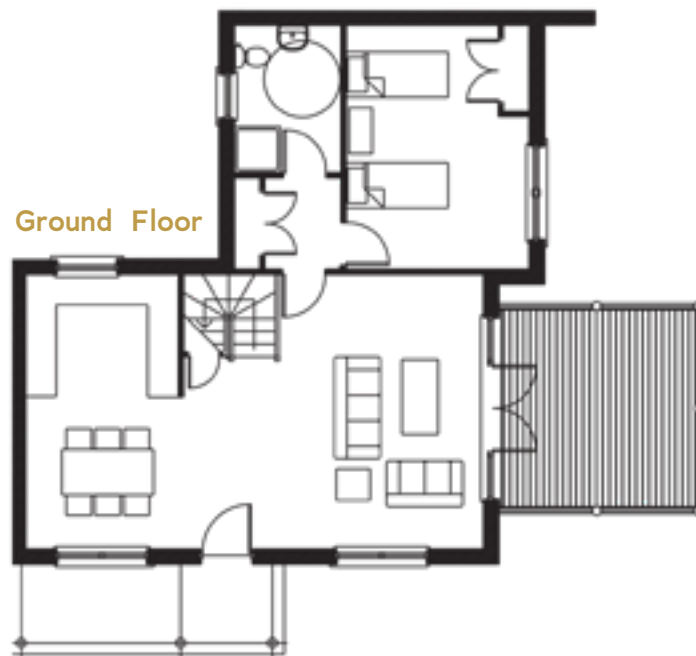
A fully equipped open-plan kitchen with breakfast bar, a dining area with a generous wooden table ideal for family suppers, and a cosy lounge with large comfy sofas make guests feel welcome, and perfectly at home.







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3

Three-bedroom Cottage

Whether travelling with friends or family, these three-bedroom cottages provide the perfect retreat, accommodating up to eight guests.

After undergoing a thorough refurbishment, the three-bedroom cottages exude a sleek, contemporary style, while still retaining a natural feel thanks to the use of noble materials such as wood, stone and wool throughout the rooms.

Their stylish and open-plan design features a comfortable sofa bed in the living area, and boasts two double bedrooms and one twin bedroom. Most of the bedrooms are fully ensuite with either a stand-alone or private bathroom, and feature a fully fitted kitchen, 55" flatscreen TV and Wi-Fi in all the rooms, ensuring maximum comfort and convenience during your stay.





+26,000

OCCUPIED NIGHTS ANNUALLY
ACROSS 2 WYNDHAM RESORTS IN
SCOTLAND & CORNWALL*

+300,000

HOLIDAYS DELIVERED ANNUALLY
ACROSS THE GROUP'S PORTFOLIO*

*Numbers taken as an average of group occupancy data from 2016-2019

IDILIQ

DEVELOPMENTS

DEVELOPING AND MANAGING QUALITY BRANDED RESORTS WORLDWIDE SINCE 1984

IDILIQ Developments is the Group's international real estate developer. With almost 3,000 properties developed to date, the company is at the vanguard of high-quality, in-demand construction and design. All our projects are resort-based, offering residents a suite of hotel facilities fused with ongoing resort management services.

For nearly 40 years, we have planned, designed and built our own resorts. As such, we are highly specialised in the development lifecycle of holiday real estate products.

Using the expertise of our in-house team and by working alongside joint-venture partners, we have developed modern resorts in the United States, Turkey, the United Kingdom and Spain.

From contemporary woodland lodges in Scotland's Perthshire countryside to luxury apartments on the Costa del Sol, we have always recognised that the cornerstone of great holiday living begins with outstanding accommodation, fantastic facilities and top-level service.

We constantly exceed expectations by being well-placed to swiftly adapt to the specific needs of the client. Homeowners enjoy peace of mind knowing their branded residence has been painstakingly designed and built with their optimum comfort in mind. Whether it is used as a holiday home, investment or both, each apartment, townhouse, or luxury lodge comes fully furnished and is equipped down to the last teaspoon... and ready to holiday in or generate a rental return from day one.





Please note that the information contained here is for guidance only and does not constitute a contract, representation or warranty. Restrictions and variations apply depending on availability. Amount of rental return of leaseback varies between developments. Information is correct at time of print. We reserve the right to make changes. Full details of each resort project and services are available in our offices and all final details will be contained within the purchase contract. Images used are for illustration purposes only.



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Gleneagles, Auchterarder,
Perthshire, PH3 1PN, Scotland

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Thorntons[®]

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genea@thorntons-law.co.uk

03330 430090