

Camusericht Lodge

Rannoch, Pitlochry, Perthshire



PLAY VIDEO







Camusericht Lodge

Rannoch, Pitlochry, Perthshire, PH17 2QP

A private residential estate with frontage
to Loch Rannoch.

Rannoch 9 miles, Aberfeldy 27 miles, Pitlochry 34 miles, Perth 60miles, Edinburgh 106 miles
(All distances are approximate)

Attractive Lodge with 4 principal reception rooms, 9 bedrooms, and 8 bathrooms including a 1-bedroom 1st floor flat

Indoor swimming pool (18.3m x 11.3m) with changing facilities, wet room, W.C and games room/gym, kitchen and W.C. on the floor above

Adjacent Coach House including laundry and 1st floor flat with 2 bedrooms

Camusericht Cottage with 3 bedrooms and 1 bathroom

Range of excellent modern outbuildings including, garaging, office, large general purpose shed, stables, kennels, and outdoor ménage

Formal gardens including a croquet lawn, planted borders and box hedging

Helipad

Land including 1.73 acres pasture, 45.89 acres rough grazing, and 14.97 acres woodland

Mixed mature woodland and duck pond

1,495 metres of foreshore to Loch Rannoch, with the opportunity to launch a boat and fishing

Modern deer larder

About 66.20 Acres



Edinburgh

80 Queen Street, Edinburgh
EH2 4NF

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edinburgh@knightfrank.com

knightfrank.co.uk

Situation

Camusericht is situated in the heart of Highland Perthshire at the western end of Loch Rannoch and includes shore frontage. It sits in the dramatic and remote splendor of the Southern Rannoch mountains. Loch Rannoch extending to 9.4 miles in length is one of Scotland's deepest freshwater lochs.

The village of Kinloch Rannoch is 9½ miles to the east and has a range of local amenities including a general store with Post Office, medical centre, café, primary school, and hotel. The mainline railway and sleeper connection to London is at Rannoch Station, only 7 miles to the west. Both the towns of Pitlochry (34 miles) and Aberfeldy (27 miles) have more extensive services including supermarkets and secondary schooling. The A9 at Pitlochry provides swift access both north and south to Inverness, Perth and on to Edinburgh. Private schooling in the area includes Ardvreck Prep School, Morrison's Academy, Glenalmond College, Craigclowan, Strathallan, Kilgraston, and Dollar.

The estate falls within the Loch Rannoch and Glen Lyon National Scenic Area. The surrounding countryside offers plenty of recreational activities including excellent hillwalking and mountain biking with the iconic Schiehallion, one of Scotland's most famous mountains forming a dramatic backdrop to the east. With frontage to Loch Rannoch, this offers opportunities for boating, fishing, and kayaking. For the golfer, there are courses at Pitlochry, Dunkeld, and Aberfeldy.

Shooting and salmon fishing can be rented on nearby estates.

Edinburgh Airport is 103 miles away and provides flights to a variety of domestic and international destinations. In addition, both Perth and Dundee can accommodate private aircraft.





The Deer Stalker Express

The most romantic way to reach Camusericht Lodge is by the West Highland Sleeper train, also known, as the “Deer Stalker Express” because of the number of Lairds who use it regularly. The Deer Stalker Express leaves London Euston shortly after 9pm every night (except Saturday) and reaches Rannoch station shortly after 8:30 am the next morning. Interested parties wishing to arrive by the sleeper can be met by arrangement.

Historical Note

Camusericht historically was part of the famous clan Menzies Estate in Rannoch until 1911 when it was broken up. Camusericht Lodge was the shooting lodge for part of the estate and has been extended and modernised over the years. The leisure and swimming pool complex was added more recently in 1995.

Summary

Camusericht Lodge sits in a wonderfully private position facing south with impressive views towards Loch Rannoch and the distant peaks of Glen Lyon. The traditional sporting lodge has been refurbished to a very high standard throughout and includes 4 principal reception rooms, 9 bedrooms, and 8 bathrooms. There is also a staff flat on the first floor. The adjacent building, purpose-built in the style of the lodge, houses an excellent indoor swimming pool (18.3m x 11.3m), games room, kitchen, and bathroom over two storeys. The Coach House includes a laundry and a 2-bedroom flat on the first floor. Close to the entrance driveway, is Camusericht Cottage with 3 bedrooms.

Formal gardens surround the house including a helipad to the front and croquet lawn with planted borders.

The outbuildings include garaging with office, a large general purpose shed, stabling and stores, kennels, and an excellent modern deer larder.

The policies extend to 66.20 acres in total and comprise of a mixture of pasture, rough grazing, and some mature woodland. There is a paddock of grazing in front of the house. In addition, there is a strip of 8.39 acres of land along the shoreline which includes 1,495 metres of foreshore to Loch Rannoch. This provides the opportunity to launch a boat and fish the Loch.

Camusericht provides a wonderful opportunity to own a private residential estate in dramatic Highland Perthshire with wonderful sporting opportunities on the doorstep.

Camusericht Lodge

Camusericht Lodge is situated in an elevated and private position off the main road, with southerly views over Loch Rannoch and beyond to Glen Lyon. The sporting lodge, used to form part of the surrounding Ben Alder Estate, has been refurbished to a very high standard throughout and has been run by the previous owners as a luxury holiday let for the last 6 years or more. The guests are typically coming to shoot, fish, stalk, and for leisure. Camusericht Lodge is understood to have been built in 1856, the lodge retains many period features including the large dining kitchen (with Aga) and slate floor, the drawing-room and sitting room with open fireplaces, the sun-room overlooking the garden and the master bedroom suite on the first floor with a triple aspect view overlooking gardens, water, and mountains. Benefiting from a combination of gas central heating and additional night storage heaters. The accommodation is laid out over three storeys as follows:

Ground floor: entrance hall, hallway, boot room, laundry room (with boiler), dining kitchen (with Aga) and island, W.C, wine store, TV room (with wood burning stove), sitting room (with open fireplace), drawing room (with open fireplace), dining room (with gas fireplace), sun-room (with underfloor heating)

First floor: landing, master bedroom with ensuite bathroom and dressing room, bedroom 2 with ensuite bathroom, bedroom 3, bedroom 4 with ensuite bathroom, linen cupboard, and family bathroom with separate shower.





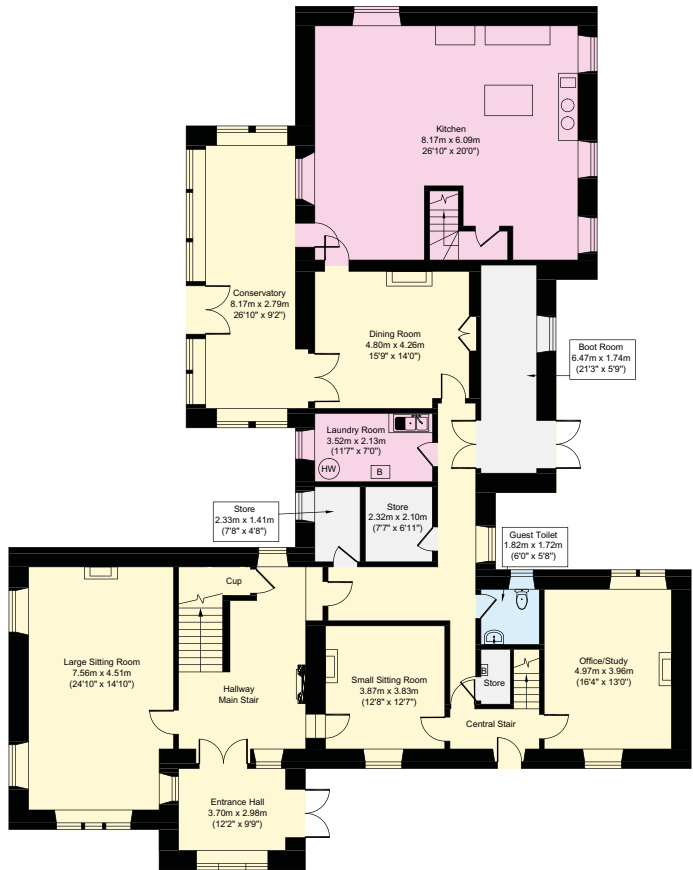




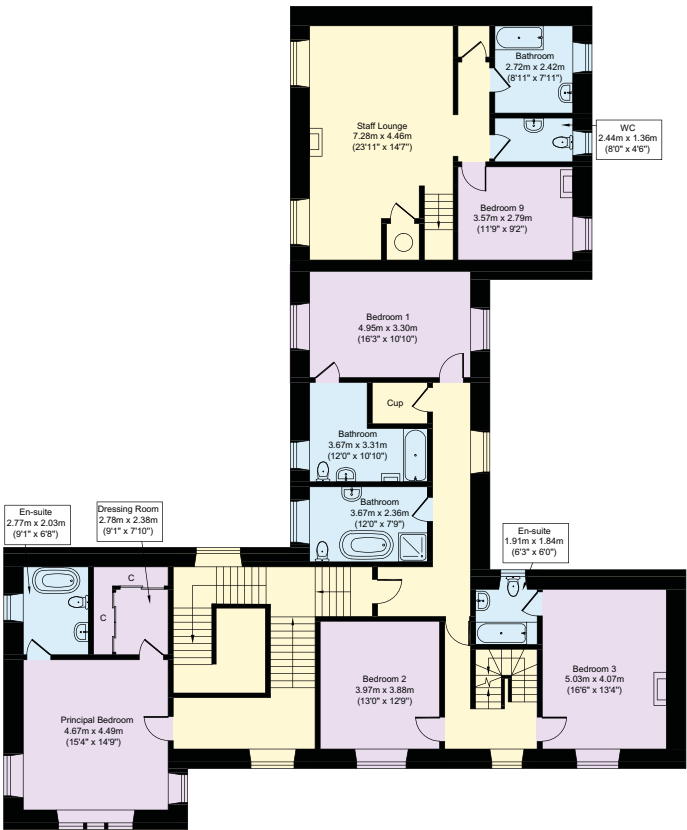
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside
- Recreation

Approximate Gross Internal Floor Area
6,61.39 sq m (7119 sq. ft)

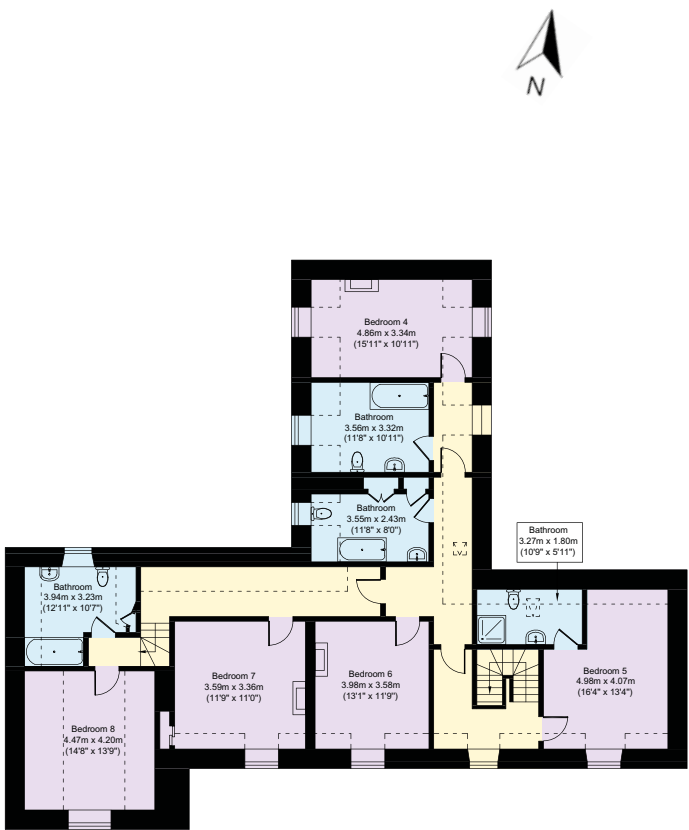
This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the Important Notice on the last page of the text of the Particulars



Ground Floor
Approximate Floor Area
275.58 sq. m
(2966 sq. ft)



First Floor
Approximate Floor Area
224.58 sq. m
(2417 sq. ft)



Second Floor
Approximate Floor Area
161.23 sq. m
(1735 sq. ft)



Separate first-floor access to a flat above the kitchen (sitting room, bedroom, W.C. and bathroom).

Second floor: bedroom 5 with ensuite shower room, bedrooms 6, 7, 8 & 9 and three family bathrooms.

Adjacent to the house, the traditional steading was converted to form the swim pool complex over two floors:

Ground floor: Heated indoor swimming pool (18.2m x 11.3m) with sandstone surround and lighting. Includes two changing rooms with W.C. and a wet room.

A spiral staircase through the tower gives access to a games room and a gym with a wood-burning stove, kitchen, WC, and a storeroom.





Formal Gardens

To the front of the house, there is a garden laid to lawn with planted borders. There is also a fully lit helipad. To the side of the house, next to the sun room there is a croquet lawn with box hedging. The gardens are surrounded by some mixed mature woodland.

The Coach House

Adjacent to the side of the house is the Coach House. It includes a workshop and large laundry on the ground floor. On the first floor, there is a flat with accommodation as follows: Sitting room, kitchen, two bedrooms, and a family bathroom.



Camusericht Cottage

Situated a short distance off the main driveway is the attractive Camusericht Cottage. Benefiting from oil-fired central heating, the accommodation is as follows:

Ground floor: entrance hall, sitting room (with wood-burning stove), W.C, living room, dining kitchen and bedroom.

First floor: two bedrooms and a family bathroom.

There is an enclosed garden with a garage to the rear.

The cottage has been recently vacated and would make an ideal holiday cottage.



Outbuildings

The Estate has a number of outbuildings (see inset nos on sale plan) as follows:

- 1: Garage – includes office, workshop with inspection pit and lean-to wood store
- 2: General Purpose Shed: 4-bays, box clad profile, concrete floor, workshop, and roller door (4.45m x 4.6m). Used for machinery and equipment store.
- 3: Stable block with 5 stalls and a general store with 6-bays.
- 4: Set of three traditional kennels with wash bay.
- 5: Modern Deer Larder



Deer Larder

Situated next to the outdoor ménage, is a modern deer larder facility which comprises of the following: concrete apron (with underfloor heating), prep room (electric railing), two cold stores, W.C. and office. There is an existing arrangement for the use of the deer larder by the previous owner.

Land

The landholding at Camusericht extends to 66.20 acres in total. It rises from the foreshore ground on Loch Rannoch up to 270 metres (885 feet) above sea level at the northern boundary of the hill ground. The land includes 1.73 acres pasture, 14.97 acres woodland, 45.89 acres rough grazing/hill and 3.61 acres gardens/water/buildings/miscellaneous.

To the front of the house, there is a paddock of grazing with wooden post and rail fencing. There is some mature woodland surrounding the gardens, as well as beside the driveway, which is predominantly Scots Pine. The hill ground rises above the house to the north and can be easily accessed off two tracks, one of which is owned (see sale plan). It includes a small duck pond to the west of the ménage and a lochan amongst the trees to the north. The hill ground would lend itself to planting trees (subject to the necessary consents). A right of access is granted for the buyer to use the rear driveway.







Foreshore and Loch Rannoch

To the south of the main road, there is a formal right of vehicular access to reach the ground down by the shore. Extending to 8.39 acres in total, this includes a mixture of scrub and amenity woodland, together with some lovely spots of sandy beach. It includes a total of 1,495 metres of foreshore to Loch Rannoch. With riparian rights, there is the opportunity to fish along the shore, as well as by boat.





Holiday Lettings

The previous owners ran Camusericht Lodge as a luxury holiday let for the last 6 years or more. The house was available for letting all year round with prices ranging from £4,850 to £8,240 per week. The lodge cottage has been recently vacated and could be used for staff accomodation or let as a holiday cottage.

General Remarks

Directions

Driving north from Perth on the A9, turn left onto the B847 signposted for Calvine and then right onto the B846 signposted Kinloch Rannoch. Continue through the village past the Dunalastair Hotel and follow the sign for Rannoch Station (B846) along the northern shores of Loch Rannoch. Continue for just over 9 miles and after crossing the Bridge of Ericht, Camusericht Cottage is on your right, shortly followed by the entrance drive up to the Lodge.

Solicitors

Anderson Strathern LLP
1 Rutland Court
Edinburgh
EH3 8EY
Tel: 0131 270 7700
Email: Robin.Beattie@andersonstrathern.co.uk

Basic Payment Scheme

All of the farmland is registered by the Agricultural, Food, and Rural Committee in Rural Payments and Inspections Directorate (AFRC-RPID).

Household Contents

Fitted carpets are included in the sale of the main house. A small selection of contents within Camusericht Lodge is available to purchase. Fitted carpets and curtains are included in the sale of Camusericht Cottage.

Local Authority

Perth & Kinross Council
Pullar House
Kinnoull Street
Perth
PH1 5GD
Tel: 01738 475000

AFRC

Strathearn House
Broxden Business Park
Lamberkine Drive
Perth
PH1 1RX
Tel: 01738 602000

Entry

Entry is available by arrangement with the seller.

Listings/Environmental Designations

Camusericht Lodge falls within the Loch Rannoch and Glen Lyon National Scenic Area.

Sporting Rights

The sporting rights over the whole estate are in-hand.

Timber and Mineral Rights

All standing and fallen timber and the mineral rights are included in the sale insofar as they are owned.

Health and Safety

Given the hazards of an estate, we ask you to be as vigilant as possible when making your inspections, for your personal safety.

Viewing

Strictly by appointment through Knight Frank (0131 222 9600).

Offers

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

Residential Property Schedule

Property	Occupancy	Services	Council Tax/ Rating	EPC Rating
Camusericht Lodge	Holiday Let	LPG central heating (two boilers) with additional night storage heating, private filtered water supply, private drainage	H	G
Swimming Pool & Games Room Complex	-	Oil-fired boiler, private filtered water supply, private drainage	-	G
Coach House Flat	-	Night storage heating, private filtered water, private shared drainage.	-	D
Camusericht Cottage	-	Oil-fired central heating, private filtered water supply, private drainage.	D	F



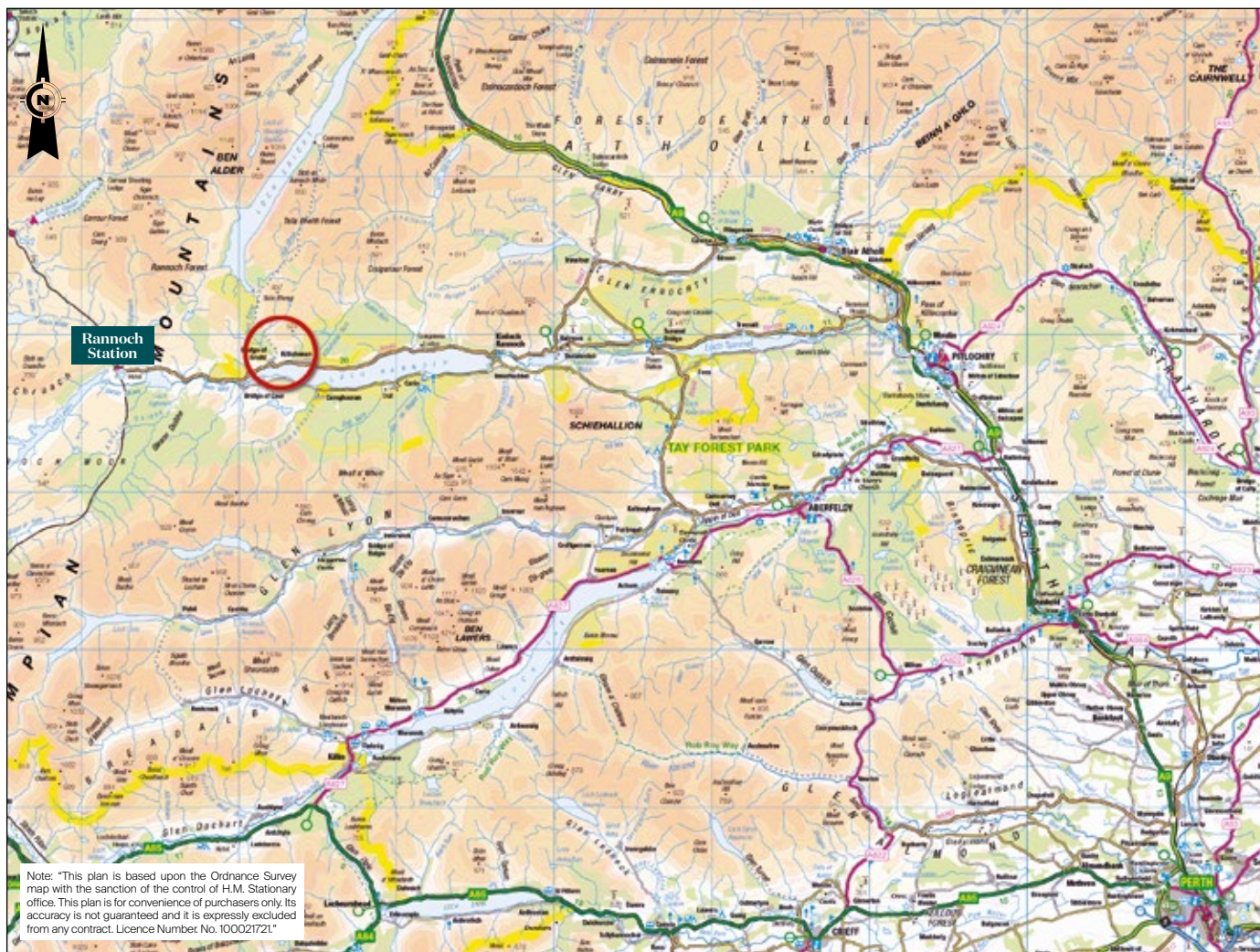
Anti-Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied by evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase.

In addition, the purchaser must supply certified copies of his/ her passport and confirmation of residence in terms acceptable under anti-money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Photos

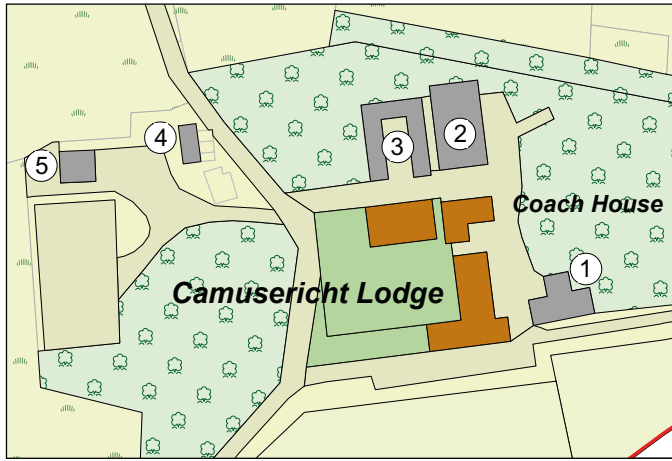
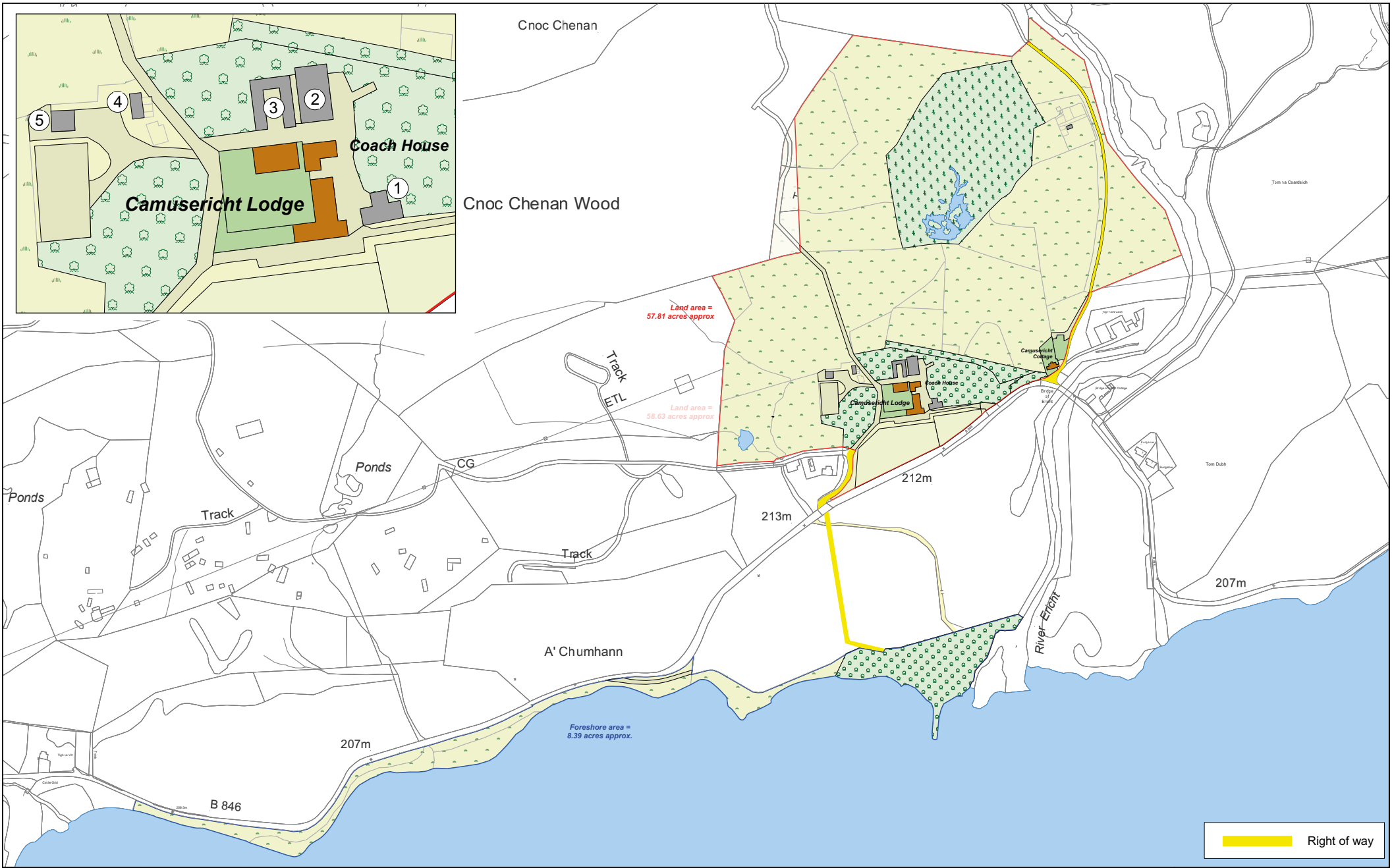
Please note that the majority of the household furniture shown within the internal photos of the brochure has been removed from the property.



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Land Use:

	✓ Pasture		✓ Orchard
	✓ Arable		✓ Heathland
	✓ Game Cover		✓ Rocks / Boulders
	✓ Woodland		✓ Building (Residential)
	✓ Parkland		✓ Building / Structure (Agricultural)
	✓ Verge / Misc		✓ Gardens
	✓ Water		✓ Road / Track

NB: If field & building type are unknown - assumed pasture & residential



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Title **Camusericht Lodge**

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