



CCL Property Elgin
62 High Street, Elgin, Moray IV30 1BU T: 01343 610520

CCL Property Edinburgh
Hudson House, 8 Albany Street, Edinburgh EH1 3QB T: 0131 473 1192

E: sales@cclproperty.com
cclproperty.com



A truly once in a lifetime opportunity has arisen to live in pure perfection, genuine elegance, and sophistication on the banks of the majestic and inspiring Loch Lomond.

The luxurious Ardlui House is the definition of opulence. No expense has been spared in its creation. It has ample entertaining areas and 5 double bedrooms. An exceptional property with every detail considered to ensure a truly outstanding experience. Stepping out onto the terrace of the property you will find a heated infinity pool, ice plunge pool and wellness spa, all set against the stunning backdrop of the Loch. Living and staying here is a 7-star experience like no other.

The eight lodges are of an equally luxurious standard and are sensitively located across the site. They are ideally placed to provide accommodation for guests, as an extension of Ardlui for purposes of entertaining, or operated as a business opportunity.

With a substantial private mooring the possibilities are endless, to entertain, to relax, to impress.

The sale of Ardlui Retreat provides an exceptional opportunity for an individual to acquire the most wonderful and unique property on the shores of Loch Lomond in the Trossachs National Park, the beating heart of Scotland. A superb base from which to embrace all that Scotland has to offer.

Ardlui Luxury Retreat is what dreams are made of...




ARDLUI RETREAT
LOCH LOMOND



LOCATION



Have you ever dreamed of living in a truly awe inspiring setting? Surrounded by breathtaking scenery, craggy hills, steep mountain tops and sparkling water...

Nestled on the shores of Loch Lomond, in the heart of ancient Scotland and the beautiful Trossachs National Park, is Ardlui Luxury Retreat; with majestic mountains, hills and glens all around and overlooking the tranquillity of the largest Loch in the United Kingdom.

The resort sits in an area of outstanding natural beauty and in a natural divide of the Scottish Highlands to the North and the Lowlands to the South.

It is ideally placed for guests to use as a luxurious base from which to enjoy and explore the plethora of activities and adventures that Scotland has to offer.

Glasgow and Edinburgh airports are simple to get to, by car or helicopter. Both airports are exceptionally well serviced and offer regular shuttle flights to all major national airports including London, also offering several international daily flights to major European Cities, Dubai, and North America.

The dream really can become a reality...



THE RETREAT

Sometimes the excitement of dreams is beyond words and no words can do justice to the feeling of arriving through the gates of this wonderful retreat.

The essence of this serene Retreat is immediately evident once the electric gates slide open and guests begin the journey to discover the spirit of Ardlui. The completely secure 3 acre site enjoys 180 metres of its own private beautiful loch frontage.

Ardlui House, imagined and redesigned to the highest of standards, occupies a prominent position overlooking its private marina onto Loch Lomond. Guests can immerse themselves in the sophisticated comfort and all that this very special house has to offer.

In addition to the main house, which is the definition of resigned opulence, there are 8 luxurious bespoke lodges on site. Each one completely secure, private, and providing guests with an intimate setting, from the pristine outdoor seating areas that soak up the picturesque location to the warm and inviting interiors.

The Retreat also has a state-of-the-art purpose built and exceptionally well-equipped gymnasium, an enclosed BBQ hut and private access to Ardlui Marina.

There is additional land that has not yet been developed that would be suitable for a variety of uses depending on the requirements of the new owners.

The potential of Ardlui is only limited by one's aspirations, one's desires and one's knowledge that they have a unique and once in a lifetime opportunity to own a piece of magic on the shores of this most famous of Scottish lochs.





ARDLUI HOUSE

You cannot fail to be enraptured when you enter this special house. The attention to detail must be seen to truly be appreciated. Every comfort and convenience has been considered and bold steps taken to achieve and demonstrate perfection.

Recreated and remodelled, with interior design by the award winning Greyline Design Studio, to create 5 simply breathtaking rooms. Beds are swathed in Mascioni bedding and cashmere throws. Each room has an ensuite wet room with Toto washlets and Hansgrohe and Axor showers.

The stunning open plan kitchen and dining area is perfect for entertaining. The custom-built Poggenpohl kitchen, in shades of grey and white, is home to everything that could possibly be needed; including two ovens, a dishwasher, a glass-fronted fridge and washer dryer, replete with Siemens appliances to ensure things run smoothly. It's also home to some luxurious extras such as a bean-to-cup coffee machine and a fabulous automatic cocktail drinks machine.

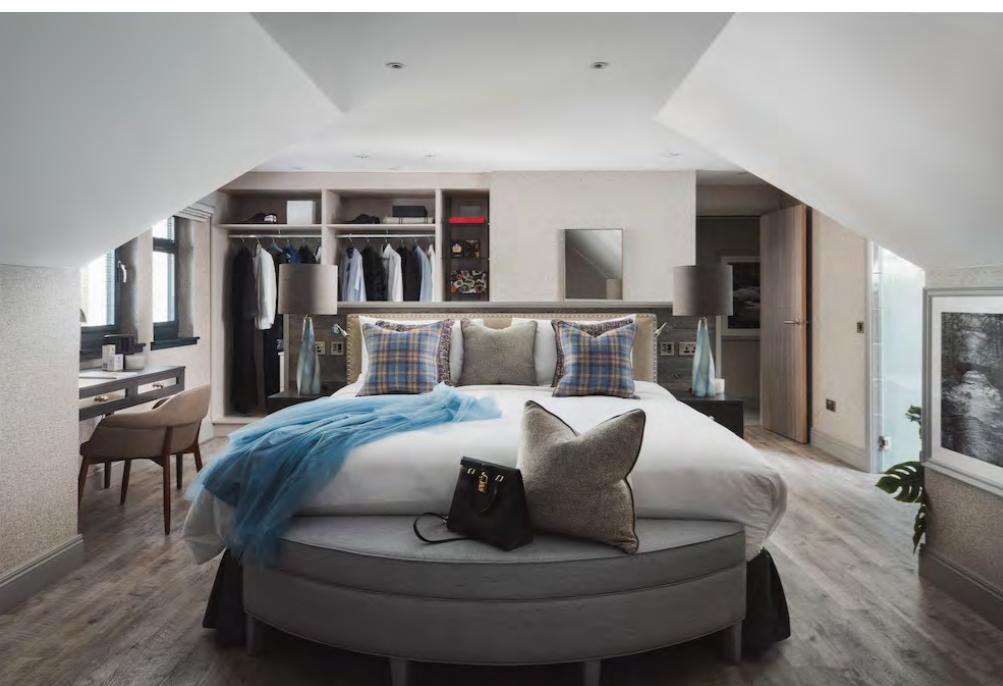
There are two areas for dining, one adjoining the kitchen area for a less formal snack or light meal: the second sits apart in its own space, an exceptional bespoke circular table with luxurious dining chairs, the perfect setting for dinner parties and celebrations.

An opulent sitting room is the perfect spot to relax, with French doors leading out onto the decking area, perfect to bring the outside in on warmer days, or to gaze through during wintry days. There is a magnificent and inviting living flame fire.

Overlooking the sheer majestic views of Loch Lomond there is an incredible Millboard composite decked area that offers everything needed for outdoor living. This includes an iridescent heated saltwater infinity pool, a cold plunge pool, Hi-gold outdoor furniture, all weather table tennis and pool table, bubbling 10-person spa and private BBQ hut, as well as an outside shower and WC. Guests can also enjoy the outdoors during inclement weather in the warmth and comfort of a futuristic pod.

Words do not do justice to the pure magnificence of Ardlui House.





THE LODGES



The perfection and excellence continue from the house and flows through the site to the luxurious lodges. It's time now to let others share your dreams.

The Ardlui Lodges are perfect for guests, families and smaller groups who seek some privacy in a warm and inviting atmosphere, whilst enjoying the Loch and the gorgeous surrounding areas.

Each of the eight lodges sleeps six people and offers three well portioned double bedrooms with wet rooms, under floor heating, private hot tub, and a private outdoor living area with a designated parking space. The gorgeous sitting room area benefits from a fabulous semi-circular sofa and the lodges invite guests to relax and revel in the sumptuous colours, luxuriant fabrics, and warm and inviting interiors.

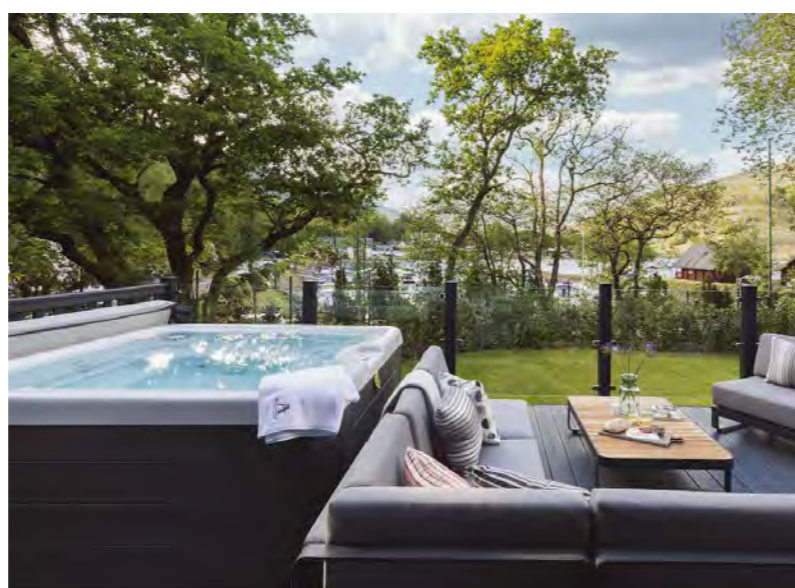
The perfectly formed Poggenpohl kitchen, in shades of grey and white, is home to everything possibly needed and packed with Siemens appliances to ensure mealtimes run smoothly. There is a spacious dining area which lies to one side of the kitchen.

There are three stunning bedrooms to choose from, each swathed in bedding from the Mascioni hotel collection. On the ground floor is a twin room. A winding staircase leads to the first-floor principal and second bedrooms. The principal bedroom boasts a comfy super king bed with delightful private balcony, the perfect spot for coffee with a view. The second first floor bedroom contains a double bed. Both bedrooms have tall, vaulted ceilings making them wonderfully airy.

There are two wet rooms, one on the ground floor and one on the first floor, each fitted with Hansgrohe rainfall drench showers as well as underfloor heating. There is a Toto washlet in the downstairs wet room, which combines wellness, cleanliness, and sustainability.

With stunning views, each Lodge has a wonderful decking area that comes complete with table and chairs together with their own private hot tub; the ultimate spot to unwind and watch twilight descend over the water.

This is where memories will be made.





FACILITIES



Living and staying at Ardlui is about so much more than luxury. It is about embracing life and opportunity. It's about being part of your surroundings, it's all about living, and living life to the full.

Ardlui Retreat has been designed to take full advantage of its idyllic location on the shores of Loch Lomond. It comes with its own private jetty moorings, illuminated buoys for night navigation, jet skis and dedicated ski moorings, paddleboards, kayaks, and water trampolines.



Ardlui Retreat has a state-of-the-art air-conditioned gymnasium with a multitude of Technogym equipment including treadmills, bikes, and rowing machines. These machines are suitable for beginners and sport professionals alike.

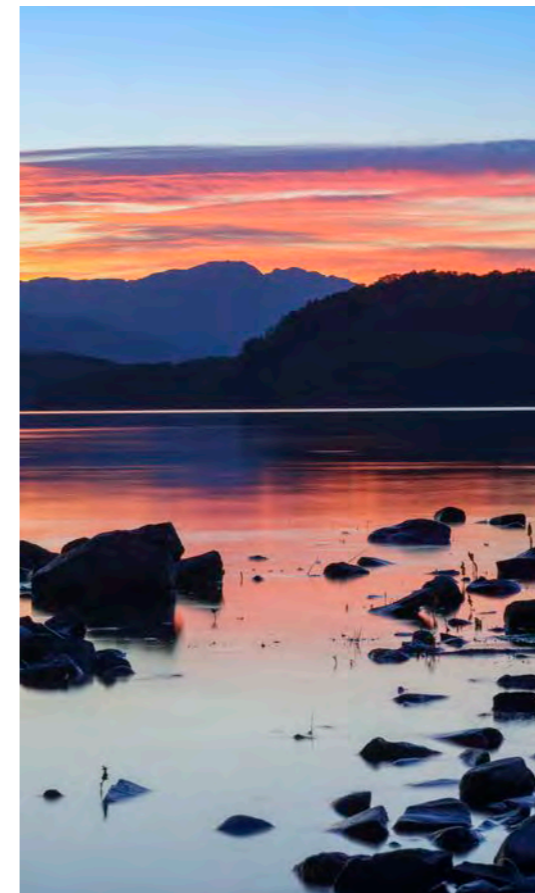
There is a fully enclosed BBQ hut on site which allows guests to enjoy the outdoor experience whatever the weather.

For the more discerning guests, private dining is also available within the house.

Whatever you do at Ardlui you will escape from normal life and experience the extraordinary.



LOCH LOMOND



There is a reason the world knows about Loch Lomond, and that reason is that this is where the world combines beauty and majesty to create a little utopia in the heart of Scotland.

Loch Lomond sits in the heart of the first National Park that was created in Scotland, The Trossachs. It lies on a natural geographical fault line that separates the Scottish Highlands to the North and The Scottish Lowlands to the South. These are two very distinctive types of terrain.

The loch itself extends some 36km in length and up to 8km wide. It has depths of up to 200m. The largest loch in the United Kingdom, it contains dozens of named islands that can be explored.

There are a few theories as to where the name Loch Lomond came from; many believe the word Lomond comes from the Gaelic "leamhan", which means elm, making it the "Lake of Elms". Others suspect Lomond originates from "laom", meaning beacon, referring to nearby mountain Ben Lomond as "Beacon Hill".



Loch Lomond is world-renowned as one of the most popular tourist destinations in Scotland. It is surrounded by natural beauty from Mountains to Hills and Munros and Glens. The majestic Highlands are to the North while the vibrant and bustling cities of Glasgow, Stirling and Edinburgh are in easy commuting distance to the South.

Once you stay on the shores of the idyllic Loch Lomond you will never want to leave!

LIFESTYLE



The only true way to make dreams come true is to live them. Whatever you want to achieve, whether to live in luxury, be surrounded by natural beauty, enjoy solitude and time to reflect, to have an escape or a new life then Ardlui Retreat can make that dream a reality.

Ardlui Luxury Retreat would make an ideal acquisition for a discerning individual seeking an impressive and substantial bolthole in Scotland.



The main house provides substantial and luxurious accommodation where no expense or detail has been spared.

The lodges will be ideal for either additional guests, and/or accommodation for staff.

The retreat is exceptionally private and secure with the perimeter fencing, CCTV, and electronic access.

The location is ideal for owners and guests to take full advantage of all that Scotland has to offer. From winter sports to all year-round water sports, to exploring the Highlands and Islands and all Scottish Culture. To following the extensive and hugely popular Whisky trails, experiencing Salmon Beats and Deer Stalking.

Ardlui Luxury Retreat will not only impress, but provide a decadent slice of Scottish life.



BUSINESS

Ardlui Luxury Retreat has been set up to run as a business. The house and lodges are available to rent on an individual and collective basis. Occupancy levels currently sit in the region of 90%. Additional income is generated from the sale of additional services, such as the hire of water sports equipment, private dining, and other events. Ardlui has the great benefit of being sold as a turnkey operation with a fully operational business infrastructure in place.

If new owners decided to run Ardlui Luxury Retreat as a business, it could be taken in a number of different directions. There is potential to further develop the site with the possibility of building a licenced restaurant or additional accommodation.

It may be possible to acquire additional land suitable for a helicopter landing pad. Sea planes are a regular feature of Loch Lomond.



ADDITIONAL INFORMATION

DOCUMENTATION

For interested parties access will be granted to a data room that contains full details of planning and construction documentation, services, EPC's, facilities and other relevant information.

TENURE

The property is held on a Scottish equivalent of Freehold.

PRICE

No expense has been spared in the creation of Ardlui Luxury Retreat.

PRICE ON APPLICATION

CONTACT DETAILS



Coralie Pickering MBA
coralie.pickering@cclproperty.com
07827 884652



David Pickering MBA
david.pickering@cclproperty.com
07920 787111



Connie Nugent
connie.nugent@cclproperty.com
07873 232976

Legal Disclaimer

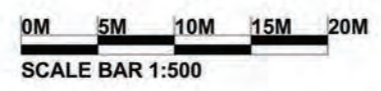
Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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 CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.

SITE PLANS

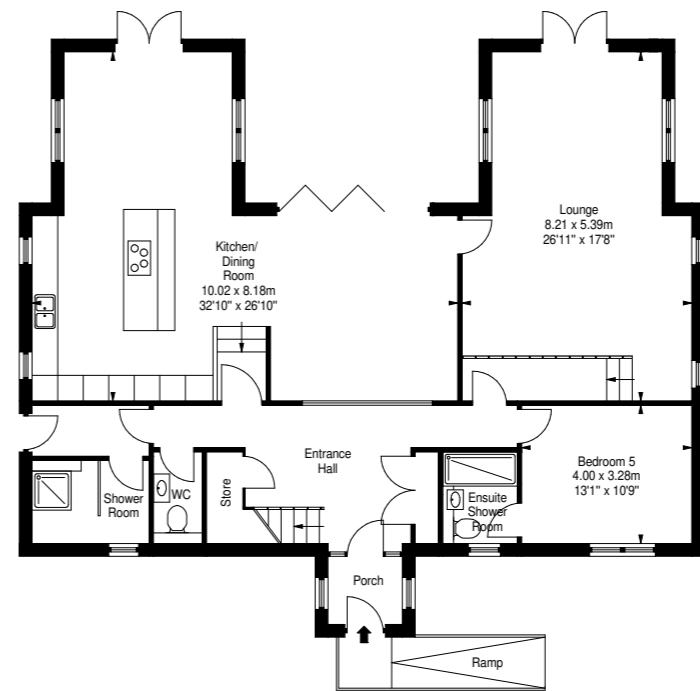


SITE PLAN 1:500

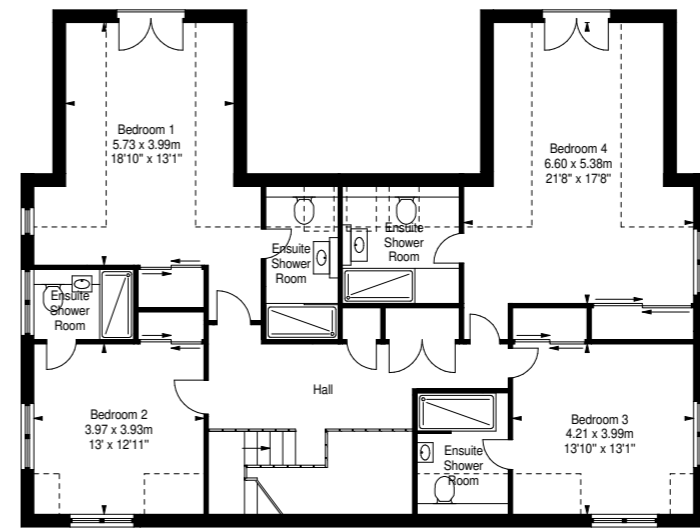
□ SITE BOUNDRY



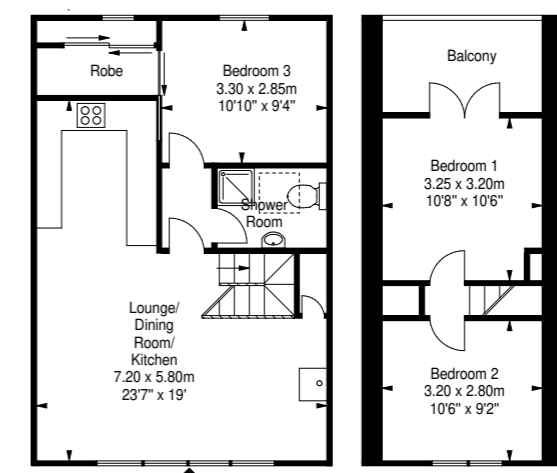
SITE PLANS



Ardlui House
Ground Floor



Ardlui House
First Floor



Lodges
Ground Floor and First Floor