



Glendevon, Dollar, Perth and Kinross, FK14 7JY

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Glendevon Dollar Perth and Kinross

Fully licenced
11 Refurbished letting rooms
Historic former Drovers Inn dating back to 1720
Prime location close to renowned Gleneagles
Versatile business model
Successful events venue
Log Cabin available by separate negotiation

Summary

Tormaukin House, a historic country retreat in Glen Devon near Dollar, Perthshire, seamlessly combines rustic charm with modern comforts, making it an appealing destination for both leisure and special events. Dating back to the 1720s, this stone-built property has evolved from a traditional hotel and inn into an exclusive-use venue, now marketed for private hire through platforms such as Airbnb and Cottages.com. Its proximity to the renowned Gleneagles Golf Course and the natural beauty of the Ochil Hills enhances its appeal, while nearby Dollar provides essential amenities and access to the prestigious Dollar Academy. The property features a range of characterful public spaces, including bars, dining rooms, and a conservatory restaurant, as well as 11 recently refurbished en suite bedrooms. Managed by a small core team, Tormaukin House offers bespoke event packages and optional catering, presenting prospective owners with flexible business opportunities in a picturesque and accessible location.

Situation

Tormaukin House enjoys a picturesque and tranquil setting in Glen Devon, near the town of Dollar in Perthshire, Scotland. Nestled amidst the rolling Ochil Hills and surrounded by reservoirs and woodlands, the property offers guests access to some of Scotland's most beautiful countryside, ideal for scenic walks and outdoor pursuits. Its location is highly convenient, being just minutes from the world-renowned Gleneagles Golf Course and within easy reach of Stirling, Perth, and the Scottish Highlands. The nearby town of Dollar provides essential amenities, while excellent transport links, including the A823 and proximity to Edinburgh Airport, make Tormaukin House an accessible retreat for both domestic and international visitors.





The Business

Tormaukin House in Glendevon, near Dollar, is a distinguished 18th-century property that has evolved significantly to meet changing market demands, offering a compelling business opportunity for prospective buyers. Originally established as a drovers' inn in the 1720s, it has a rich heritage as a welcoming stopover for travellers, later developing into a traditional country hotel and restaurant renowned for its rustic charm and proximity to the world-famous Gleneagles Golf Course.

Over the years, Tormaukin House has attracted a diverse clientele, including international tourists, golfers, ramblers, and those seeking the tranquillity of Perthshire's countryside. In recent times, the business model has shifted from a conventional hotel with a busy restaurant to an exclusive-use venue, allowing guests to hire the entire property for private holidays, intimate weddings, and bespoke events. This transition has proved highly successful, with bookings managed year-round and additional services such as private dining and bar stocking available to enhance the guest experience. It is marketed through leading platforms, such as Airbnb, Cottages.com, and Group Accommodation to broaden its reach and appeal.

The property currently features 11 refurbished letting rooms, multiple reception areas, and extensive grounds, making it ideal for a variety of uses. For new owners, Tormaukin House presents the flexibility to continue as a sought-after exclusive-use venue or to reinstate its previous incarnation as a thriving hotel and restaurant, capitalising on its established reputation and prime location near major tourist attractions. With its blend of historical significance, modern amenities, and versatile business potential, Tormaukin House stands as an exceptional investment for those seeking to enter or expand within Scotland's hospitality and events sector.



Property

Tormaukin House is a distinguished country property in Glen Devon, offering a blend of historic character and modern comfort within a picturesque rural setting. Originally a drovers' inn dating from the 1720s, the house has been thoughtfully refurbished to provide versatile accommodation for groups, celebrations, and exclusive-use events. The property boasts up to 11 individually styled en suite bedrooms, comprising a mix of double and king-size beds, and can sleep between 14 and 24 guests depending on configuration and use of annex rooms. Each bedroom features boutique décor, television, tea and coffee facilities, and either a bath or walk-in shower. A timber lodge building located to the rear of the hotel provides spacious additional accommodation, comprising a lounge/dining room, two en suite bedrooms, and a brand new kitchen. While currently used as owner's accommodation, this could potentially serve as self-catering accommodation or staff quarters.

The communal areas are equally impressive, including a traditional bar with working pumps, a vast dining room, bright conservatory garden room, and a gentleman's club-style games room with an antique pool table and darts. The Dining Room, a versatile space is capable of seating up to 60 guests, while the Conservatory Restaurant offers seating for approximately 30 covers, with views onto the surrounding grounds. The former Breakfast Room accommodates around 40 covers and the Whisky Room, with its log burner and mini library, provides a cosy retreat. A large, well-equipped kitchen supports both self-catering and in-house chef services, ideal for hosting anything from informal family meals to formal celebrations. Ample parking for over 18 cars, riverside meadow walks, and easy access to Gleneagles and the Ochil Hills further enhance the property's appeal as a luxurious and flexible country retreat.



External

Tormaukin House is set amidst the breathtaking scenery of Glen Devon, near Dollar in Perthshire, offering a quintessentially Scottish country retreat that beautifully balances historic character with contemporary appeal. The property itself, dating back to the 1720s, is constructed of traditional stone and sits within a landscape of rolling hills, mature woodlands, and tranquil reservoirs, providing guests with a sense of seclusion and serenity. The immediate surroundings are a haven for outdoor enthusiasts, with the Ochil Hills offering excellent opportunities for hillwalking, cycling, and wildlife spotting, while nearby reservoirs are ideal for fishing and leisurely strolls. Golfers are particularly well-catered for, with the world-renowned Gleneagles Golf Course just a short drive away, drawing visitors from across the globe.

The charming town of Dollar, only minutes away, provides a range of independent shops, inviting cafés, and essential amenities, as well as access to the prestigious Dollar Academy. For those wishing to explore further afield, Tormaukin House is ideally positioned for day trips to historic Stirling, the vibrant city of Perth, and the dramatic landscapes of the Scottish Highlands. Transport links are excellent, with the A823 offering swift access to major road networks, and Edinburgh Airport approximately an hour's drive away, ensuring convenient connections for both domestic and international travellers. The property's location, surrounded by natural beauty yet within easy reach of key attractions and transport hubs, makes it an exceptional base for tourists seeking to experience the rich heritage, outdoor pursuits, and scenic splendour that Scotland has to offer.









Tenure
Scottish Equivalent of Freehold

Services

The property has mains gas, water, drainage, and electricity

Trading Information

Trading Information will be released after formal viewing has taken place



All appointments to view this or any of our other properties must be made through the vendors sole agents.

CCL Property

62 High Street, Elgin, Moray, IV30 1BU
T: 01343610520

www.cclproperty.com

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 in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.