



Ardlui Retreat, Arrochar, Argyll and Bute

www.cclproperty.com

Ardlui Arrochar Argyll and Bute

Awe Inspiring Views
Infinity Pool & Luxury Spa
180m of Shore Line
3 acres on the Banks of Loch Lomond
Spectacular Gated Property
8 Luxurious Lodges
Private Jetty & Mooring
Close Proximity Glasgow Airport

Summary

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 with 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 Luxury Retreat presents a rare opportunity to acquire an exceptional waterfront estate on the shores of Loch Lomond, within Scotland's renowned Trossachs National Park. This exclusive property comprises a meticulously refurbished main residence and eight architecturally designed lodges, all set within a secure, private enclave of approximately three acres with 180 metres of direct loch frontage. Every aspect of the estate has been thoughtfully considered to provide an unparalleled standard of living, blending contemporary luxury with the tranquillity of one of Scotland's most iconic landscapes. Whether as a private residence, a hospitality venture, or a combination of both, Ardlui offers a unique proposition for discerning buyers seeking a substantial, versatile retreat in the heart of Scotland.

Location: Ardlui Luxury Retreat is enviably positioned on the banks of Loch Lomond, the largest loch in the United Kingdom and a location celebrated for its dramatic natural beauty. The estate lies at the natural divide between the Scottish Highlands and Lowlands, offering panoramic views of rugged mountains, rolling hills, and pristine waters. Its setting within the Trossachs National Park ensures a sense of seclusion while remaining accessible; both Glasgow and Edinburgh airports are within comfortable driving distance, providing excellent national and international transport links. The surrounding area is a haven for outdoor pursuits, from hiking and water sports to exploring Scotland's rich cultural heritage and vibrant cities. The property's location provides an ideal base for embracing the full spectrum of Scottish experiences, from the serenity of nature to the excitement of urban life.



Ardlui House: The main residence at Ardlui has been reimagined to the highest standards, offering five spacious double bedrooms, each with a luxurious ensuite wet room featuring premium fixtures such as Toto washlets and Hansgrohe showers. The open-plan kitchen and dining area is designed for both everyday living and entertaining, with a bespoke Poggenpohl kitchen equipped with Siemens appliances, dual ovens, and integrated storage. Two distinct dining spaces cater to both informal gatherings and formal occasions, while the elegant sitting room-with its living flame fire and French doors-provides a welcoming atmosphere year-round.

Outdoor living is a key feature, with a substantial wooden deck overlooking Loch Lomond, complete with a heated saltwater infinity pool, cold plunge pool, 10-person spa, and dedicated BBQ hut. Additional amenities include an outdoor shower, WC, and a weatherproof pod for enjoying the scenery in all conditions. The property's private marina and mooring facilities further enhance its appeal, offering direct access to the loch for boating and water sports. Security and privacy are paramount, with electronic gates, perimeter fencing, and CCTV throughout the estate.

The Lodges: Complementing the main house are eight bespoke lodges, each designed to offer privacy and comfort for guests or extended family. Each lodge accommodates up to six people across three well-appointed double bedrooms, featuring high-quality Mascioni bedding and vaulted ceilings that create a bright, airy atmosphere. Two modern wet rooms, underfloor heating, and Toto washlets ensure comfort and convenience.



The lodges include fully equipped Poggenpohl kitchens with Siemens appliances, spacious dining areas, and inviting living rooms furnished with semi-circular sofas and luxurious fabrics. Each lodge benefits from a private decking area with outdoor seating and a personal hot tub, providing an ideal space to relax and take in the views over Loch Lomond. Designated parking and discreet positioning across the site ensure both accessibility and seclusion. These lodges are equally suited for hosting guests, operating as holiday lets, or providing staff accommodation, offering flexibility to suit a variety of lifestyle or business needs.

The Retreat Lifestyle : Ardlui Luxury Retreat is more than a property; it is a gateway to an exceptional lifestyle defined by luxury, privacy, and connection to nature. The estate has been designed to maximise enjoyment of its stunning surroundings, with facilities that cater to both relaxation and recreation. Private jetty moorings, illuminated buoys, and a range of water sports equipment-including jet skis, paddleboards, kayaks, and water trampolines-are available for residents and guests. A state-of-the-art air-conditioned gymnasium, equipped with Technogym machines suitable for all fitness levels, supports an active lifestyle.

The fully enclosed BBQ hut and options for private dining within the main house enable year-round entertaining, regardless of the weather. The estate's secure environment and comprehensive amenities make it an ideal sanctuary for those seeking solitude, a family retreat, or a base for exploring Scotland's diverse attractions. Whether enjoying winter sports, following the whisky trail, engaging in salmon fishing or deer stalking, or simply unwinding by the water, Ardlui provides a platform for a richly rewarding way of life.

For those interested in a commercial venture, Ardlui Luxury Retreat operates as a turnkey business with a proven track record and high occupancy rates. The property is available for rental on both an individual and collective basis, with additional income streams from water sports equipment hire, private dining, and events. There is potential for further development, including additional accommodation or a licensed restaurant, and the possibility of acquiring adjacent land for expanded amenities such as a helicopter landing pad. Comprehensive documentation, including planning and construction details, is available for review by interested parties.

Ardlui Luxury Retreat represents a rare combination of natural beauty, architectural excellence, and lifestyle opportunity-an outstanding acquisition for those seeking a distinctive and substantial presence on the shores of Loch Lomond.





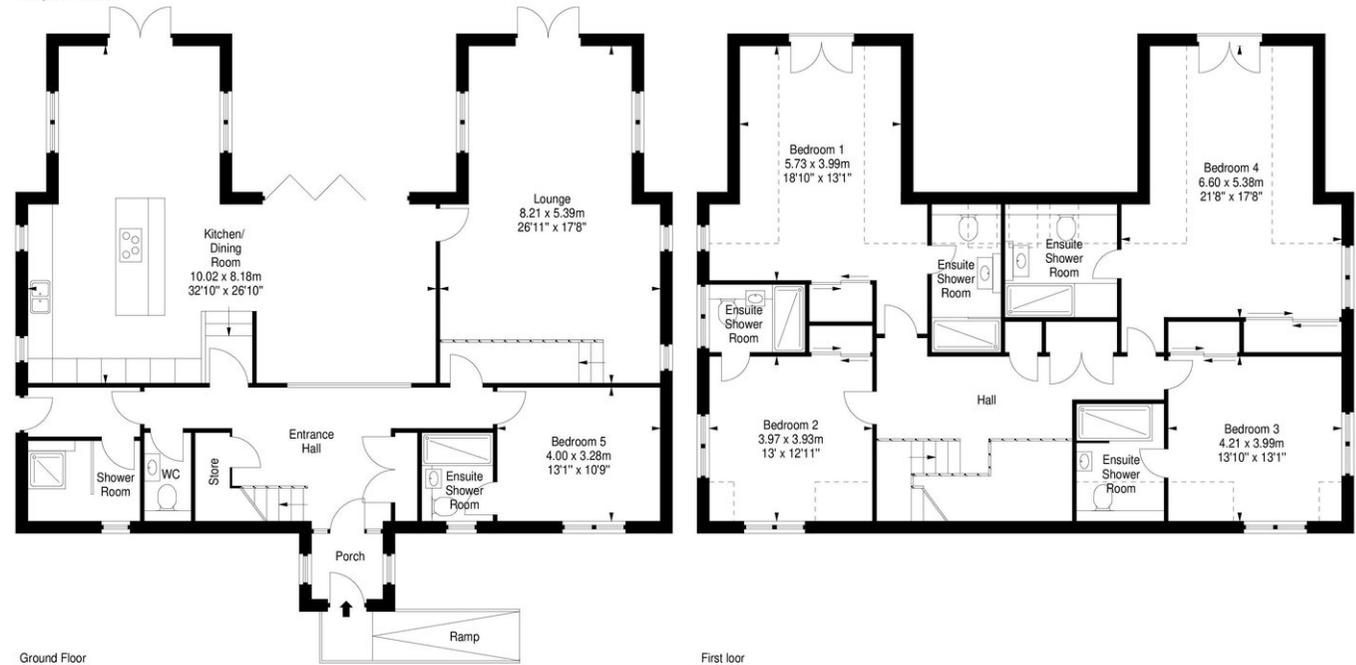




Ardlui House,



Approx. Gross Internal Area
304.43 Sq M - 3277 Sq Ft
For identification only. Not to scale.
© SquareFoot 2023



Tenure
Scottish equivalent of Freehold

Documentation

For interested parties access will be provided to a data room once an NDA has been signed.

Trading Information

Ardlui Retreat is operating in a limited capacity and limited financial information is available.

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.