



**Balquhiddel Mhor Lodges, Balquhiddel Station, Locheearnhead, FK19 8NX**

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**Balquhiddier Mhor Lodges**  
**The Soghail and Teaghlach Lodges**  
**Balquhiddier Station**  
**Lochearnhead**  
**Stirling**

- Two luxury lodges, private hot tubs with glass canopies for star gazing
- Situated in Loch Lomond and The Trossachs National Park
- Turnkey holiday let with forward bookings
- Strong rebooking rate supported by excellent reviews
- Year-round tourism demand

Balquhiddier Mhor Lodges offers an exceptional lifestyle and investment opportunity within the stunning Loch Lomond and The Trossachs National Park. Established in 2015, this profitable holiday letting business comprises two luxury self-catering lodges—each with stylish open-plan living, hot tubs, large decking areas, and private parking. Beautifully presented and fully equipped, the lodges enjoy panoramic views in a peaceful setting near Balquhiddier and Lochearnhead. Trading successfully year-round with strong occupancy, repeat guests, and listings on major booking platforms, this attractive going concern combines modern comfort, natural beauty, and excellent accessibility—an outstanding Highland retreat and income-generating venture.





Balquhiddier Mhor Lodges offers an excellent opportunity to acquire a successful holiday letting business, set within the spectacular scenery of the Loch Lomond and The Trossachs National Park. Established in 2015, this represents an outstanding lifestyle and investment opportunity offering two successful self-catering lodges being sold as a profitable going concern, with strong year-round demand. The lodges are positioned within a peaceful woodland setting near Balquhiddier and Lochearnhead and enjoy an elevated location with panoramic views across the surrounding hills and glens. The area is renowned for its natural beauty and outdoor recreation activities; hiking, cycling, fishing, wild water swimming and water sports are all within easy reach. Excellent local amenities are available in the nearby villages of Callander, Strathyre, Lochearnhead and Killin. The popular roadside inn and restaurant Mhor 84, a well-known dining destination, is close by within walking distance. The properties are easily accessible via the A84, linking to Stirling and Scotland's Central Belt. National Cycle Route 7 runs adjacent making it a convenient yet tranquil Highland retreat for visitors from across Scotland and beyond.



Balquhiddier Mhor Soghail Lodge is a beautifully appointed two-bedroom lodge designed to comfortably accommodate four guests. The accommodation is centered around an impressive open-plan kitchen and living area of approximately 29.5 sq m, providing a bright and welcoming social space with modern fitted kitchen, cooking island and dining area. Two well-proportioned bedrooms are located off the hallway, each with beautiful en-suite facilities, creating an attractive layout for couples, families and friends seeking privacy and comfort. Additional storage and practical areas such as boot, coat and luggage storage as well as a washer dryer are thoughtfully integrated in the hallway space ensuring the lodge remains uncluttered and functional for guest use. The interior combines modern styling with warm timber finishes typical of Alpine-style lodges, creating a cosy and contemporary space to enjoy and relax.



Balquhiddier Mhor Teaghlach Lodge is a slightly larger layout designed for six guests. The lodge has a spacious open-plan kitchen and living area of approximately 29.8 sq m, ideal for families and groups. There are three bedrooms, including a principal king-size bedroom with en-suite shower room, alongside two twin bedrooms and a separate family bathroom. A central hallway connects the rooms while maintaining good separation between living and sleeping areas. The entrance hallway incorporates a boot room and an integrated washer/dryer.

Both lodges are situated at raised elevations on Balquhiddier Braes Park and feature extensive decking areas designed to maximise the stunning surroundings. The Soghail Lodge benefits from a particularly generous raised decking terrace with outdoor seating and covered hot tub positioned to enjoy the elevated outlook across the landscape. To the rear, the Soghail has additional decking offering a peaceful private area incorporating external seating and a gas BBQ. Private parking for up to two vehicles is permitted. The Teaghlach Lodge similarly enjoys a large decked area with its own covered hot tub and a separate BBQ and dining area secure for pets and children. Private parking for up to three vehicles is permitted. Each lodge entrance is sheltered with an integrated porch and seating area. Both are also fitted with Nest heating thermostats, Sonos sound systems, Smart TV/media systems and fully equipped kitchens for the ambitious chef.

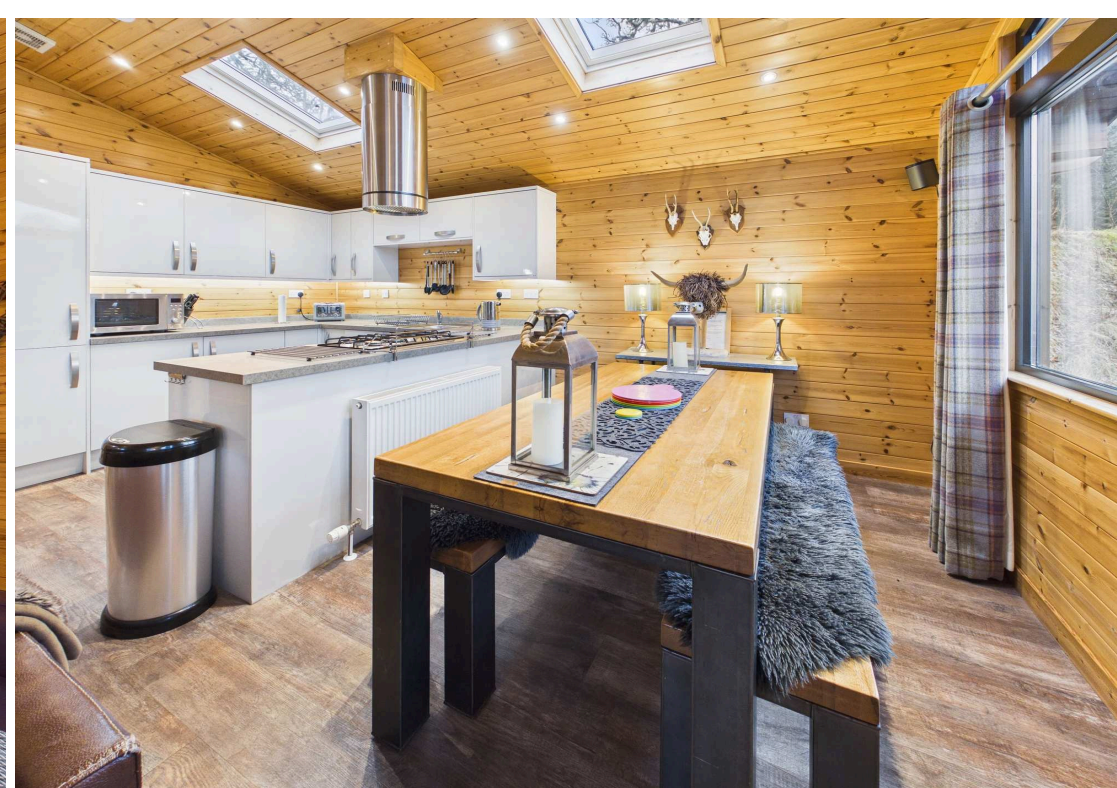
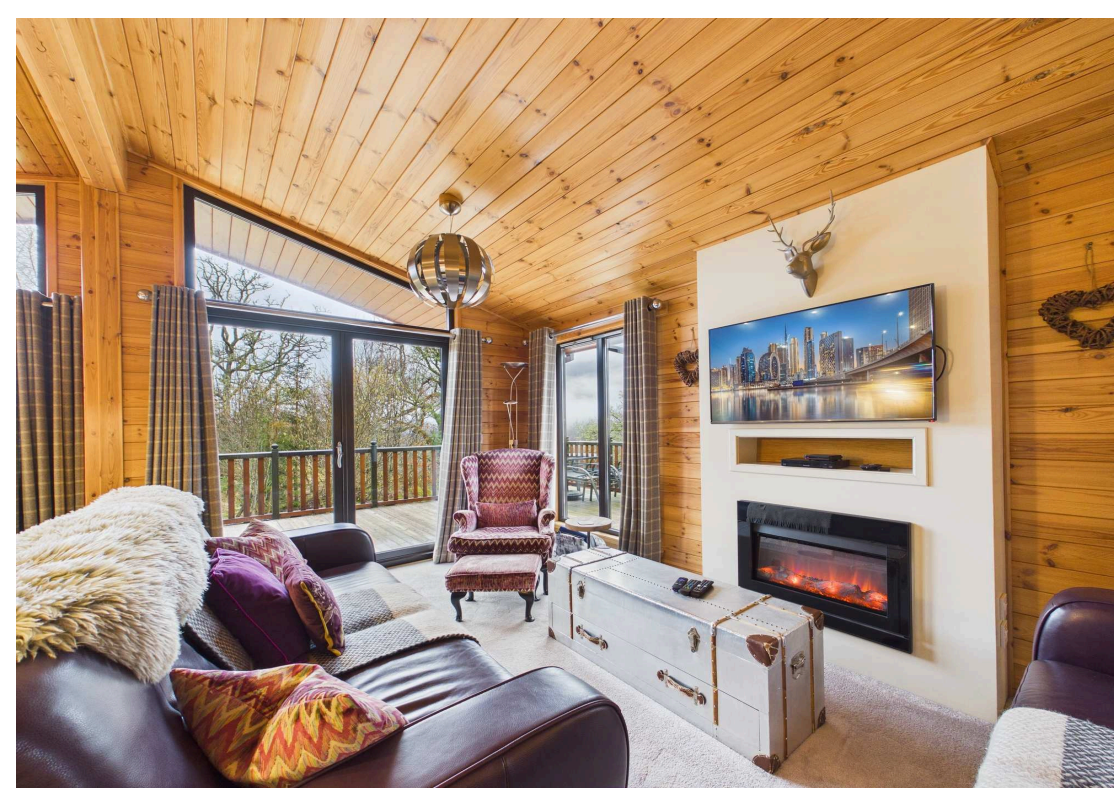
Each lodge also has a separate, fully insulated standalone shed, utilized for the storage of laundry, linen and other consumables.

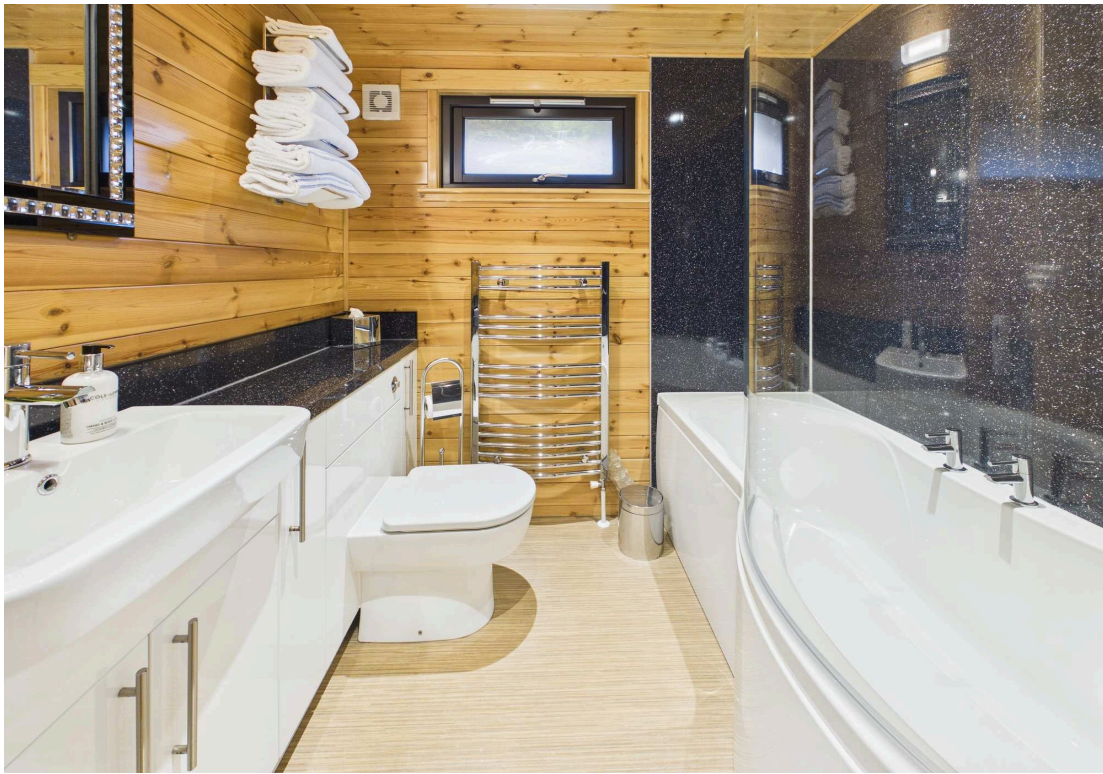
The park has on site charging for electric vehicles and operates a 24-hour warden service for guest emergencies.

These lodges create an inviting setting for guests to unwind after a day exploring the National Park and beyond creating an exceptional guest experience and designed to offer comfortable and flexible accommodation suited to the strong demand.



Balquhiddier Mhor Lodges operate as a well-established profitable holiday letting business marketed through the dedicated website as well as major booking platforms including Airbnb, Booking.com and TripAdvisor. The business trades year-round and each lodge typically achieves around 200–220 nights of occupancy annually with a high percentage of returning customers. The business is not VAT registered and presents an attractive and competitive investment or lifestyle opportunity within Scotland's thriving tourism sector.







## Tenure

Scottish equivalent of Leasehold

## Services

Gas central heating & electric fire  
Mains water & drainage  
High speed internet  
Nest. Sonos. Media services.

## Trading Information

Financial information will be released after formal viewing has taken place



Floor 0 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

133.9 m<sup>2</sup>

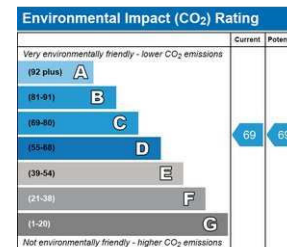
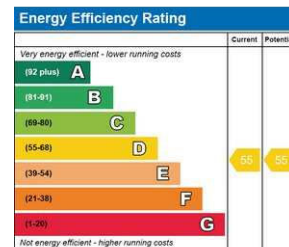
Balconies and terraces

106.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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

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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.