



Glensheiling House & Lodge, Hatton Road, Blairgowrie, Perth And Kinross www.cclproperty.com

**Glenshieling House and
Lodge
Hatton Road
Blairgowrie
Perth And Kinross**

**Award-winning self-catering business
Five luxury en-suite bedrooms
Detached two-bedroom owners' lodge
Three acres of private grounds
Planning for two new lodges
Exclusive hire with high ratings
Established, profitable lifestyle venture
Scenic Perthshire countryside location**

Glenshieling House and Lodge present a superb lifestyle and business opportunity in tranquil Perthshire. Set within three acres of landscaped gardens and private woodland, the property includes a beautifully restored five-bedroom main house and a detached two-bedroom lodge, both offering luxurious accommodation. Run as a highly successful self-catering business, it holds top guest ratings and maintains excellent occupancy. The house features elegant reception rooms, a commercial kitchen and flexible owners' space, while the lodge provides private modern living. With full planning permission for two additional lodges, substantial potential exists for future expansion. Located just north of Blairgowrie and within easy reach of Perth, Dundee and Edinburgh, Glenshieling combines rural serenity, refined comfort and strong investment appeal.





Set within approximately three acres of landscaped gardens and private woodland, Glenshieling House and Lodge occupy a peaceful semi-rural location just one mile north of Blairgowrie. The area is celebrated for its outstanding natural beauty, with endless opportunities for walking, cycling and exploring the Perthshire countryside. The Loch of the Lowes Wildlife Reserve is nearby, and golfers are well catered for with excellent local courses including the prestigious Blairgowrie Golf Club. Blairgowrie offers a wide range of local amenities such as schools, supermarkets, banks, cafés and independent retailers.

The cities of Perth and Dundee are easily accessible within 30 and 20 minutes respectively, offering extensive shopping, leisure and cultural facilities. Dundee also provides an airport with regular flights to London, while Edinburgh, around an hour's drive away, delivers full international connections and all the benefits of city living within convenient reach.

Glenshieling House and Lodge comprise a beautifully presented and highly successful self-catering business, offering exceptional guest accommodation and superb scope for further development. The property includes five luxury en-suite bedrooms within the main house, together with a detached two-bedroom lodge, and full planning permission for the erection of two further lodges within the woodland grounds.

The main house has been lovingly restored and tastefully refurbished to a high standard by the current owners. The interiors strike a perfect balance between traditional character and contemporary style, earning the property prestigious accolades including the Travellers' Choice Award and a consistent 5/5 rating on TripAdvisor, along with a 4.95/5 rating and Superhost status on Airbnb.

On the ground floor, a welcoming reception hall leads to a bright and spacious dining room, an elegant guest sitting room, a fully equipped commercial kitchen with utility room, and a comfortable ground-floor double bedroom with en-suite facilities. A graceful staircase ascends to the first floor, where there are four further en-suite guest bedrooms, all individually styled and presented to an excellent standard. The second floor provides flexible owners' accommodation, comprising two double bedrooms with built-in storage and a large family bathroom.

The detached lodge, located within the grounds, offers open-plan living with a lounge, kitchen and dining area on the ground floor, plus two double bedrooms and a family bathroom above. It benefits from a private enclosed garden and patio area, ideal for personal use or as an additional income source.

Currently operated as an exclusive hire property for up to ten guests, Glenshieling House achieves nightly rates ranging from approximately £350 to £750, with consistently high occupancy levels and excellent repeat business. The owners manage the property themselves without staff, focusing on premium guest stays, small private functions, and boutique events such as weddings, anniversaries and family gatherings.

The property holds a valid Short-Term Let Licence (STLL) for ten people, with planning consent already secured for two new woodland lodges, offering exciting potential for expansion and increased revenue. This combination of established performance and future opportunity makes Glenshieling House and Lodge an outstanding lifestyle business venture.

Accessed via a sweeping private drive, the property provides parking for up to nine vehicles. The beautifully maintained gardens feature extensive lawns, mature trees and colourful shrubs, all set against a backdrop of the Perthshire Hills. Meandering paths and woodland walkways create a tranquil setting, with clearings allocated for the proposed lodges. The detached lodge enjoys its own enclosed garden and terrace, ensuring privacy for guests or owners alike.

Glenshieling House and Lodge offer an exceptional opportunity to acquire a flourishing hospitality business and elegant home in one of Perthshire's most desirable locations.









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.

<p>Floor 0 Building 1</p>	<p>Floor 1 Building 1</p>	
<p>Floor 2 Building 1</p>	<p>Floor 0 Building 2</p>	
<p>Floor 1 Building 2</p>		<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom Below 1.5 m</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p>GIRAFFE360</p>

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

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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.