



Balquhiddar Mhor Lodges, Balquhiddar Station, Locheearnhead, FK19 8NX

**Balquhiddier Mhor Lodges The  
Soghail and Teaghlach Lodges  
Balquhiddier Station  
Lochearnhead  
FK19 8NX**

**Two Luxury Lodges  
Private hot tubs with glass canopies for  
stargazing  
Situated in Loch Lomond & The Trossachs  
National Park  
Turnkey holiday let with forward bookings  
Strong rebooking & excellent reviews  
Year-round tourism demand**

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; walking, cycling, 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..





Balquhiddar 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.



Balquhiddar 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 Balquhiddar 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.

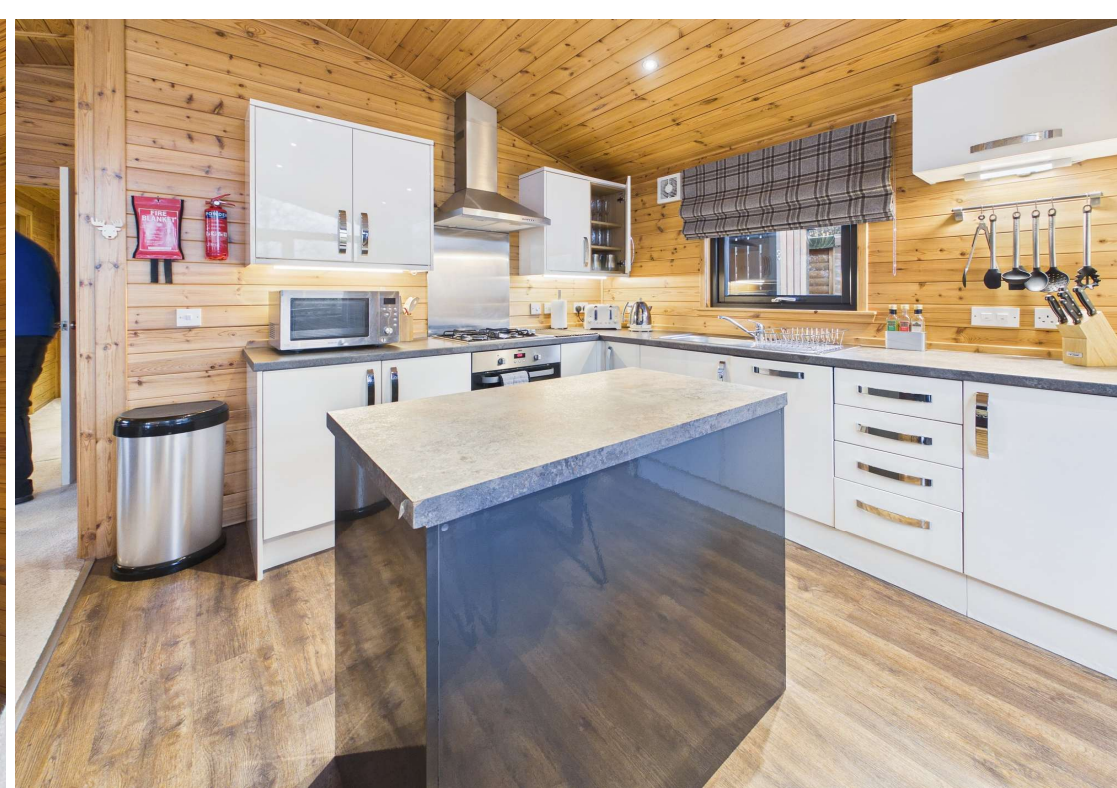
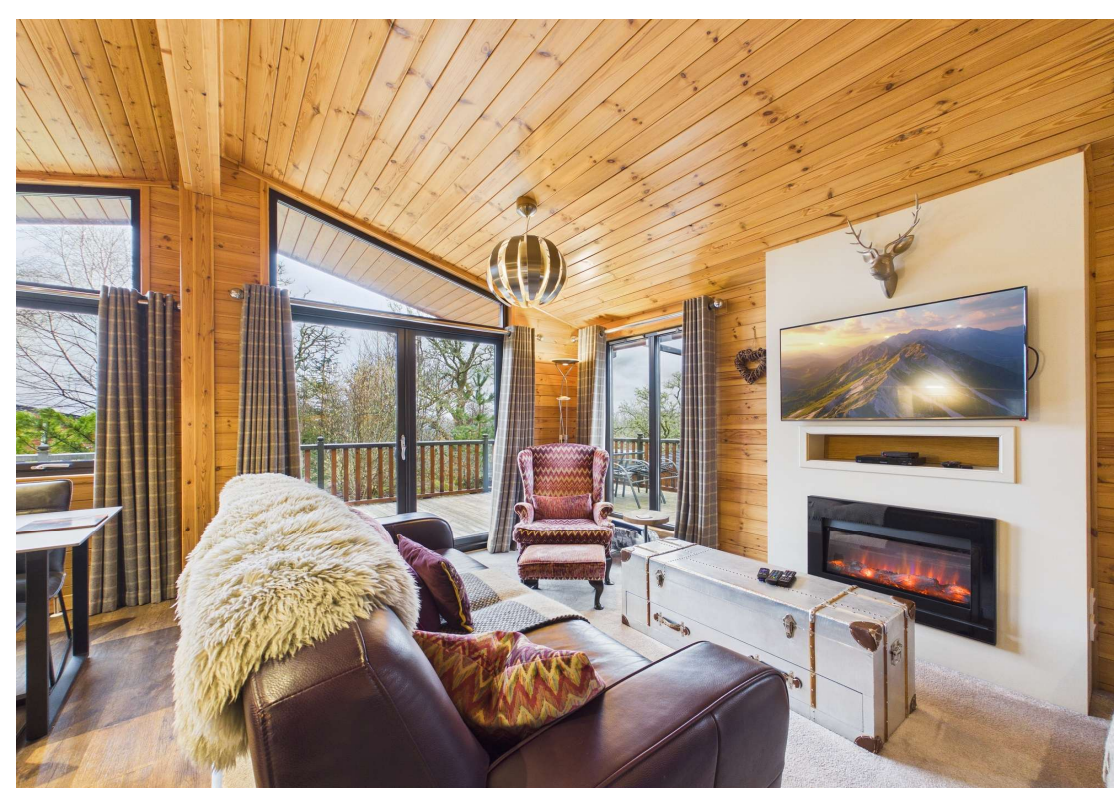
Each lodge also has a separate, fully insulated standalone shed, utilized for the storage of laundry, linen and other consumables.

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.



Balquhiddar Mhor Lodges operate as a well-established 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 current nightly rates ranging from approximately £190 to £260, increasing to around £300–£350 during peak festive periods. The business currently generates strong income of circa £90k and is not VAT registered presenting an attractive and competitive investment or lifestyle opportunity within Scotland's thriving tourism sector.







**Tenure**  
Leasehold

**Services and Amenities**

- Gas central heating and electric fire.
- Mains water and drainage.
- High Speed Internet
- Nest. Sonos. Media services

**Trading Information**

Full trading information will be released after formal viewing has taken place.





Floor 0 Building 1



Floor 0 Building 2

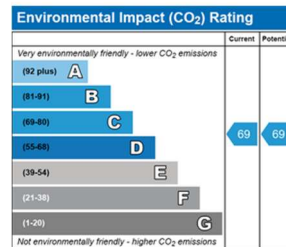
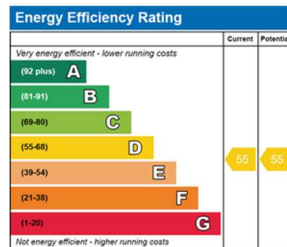
**Approximate total area<sup>(1)</sup>**  
133.9 m<sup>2</sup>

**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.

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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.