

FOR SALE

**Outstanding Country House (Former Hotel) in Stunning
Highland Perthshire**



East Haugh House

East Haugh, Pitlochry, Highland Perthshire, PH16 5TE

Offers Over £1,150,000 – Freehold

Find out more at
www.g-s.co.uk



- 11-Bedroom, 17th Century Country House in Stunning Highland Perthshire, Readily Accessible from A9
- Walking Distance of the Popular Tourist Town Pitlochry; in the “Heart of Scotland”
- Luxurious Letting Accommodation - Main Hotel Building Recently Refurbished
- Detached Spacious 3-Bedroom Cottage
- Opportunity to Re-Establish Use as Hotel



INTRODUCTION

East Haugh House, is a traditional 17th Century Country House (formerly East Haugh House Hotel), located close to Pitlochry in Highland Perthshire, “the heart of Scotland”. Pitlochry is one of Scotland’s most beautiful and vibrant places to visit, welcoming tourist trade year-round. Primarily a holiday destination, Pitlochry and its surrounding locality offers its visitors a variety of exciting activities such as nature trails for the walkers and cyclists, wonderful golf courses, fishing, and water sports. Together with this plethora of activities Pitlochry and Highland Perthshire boast magnificent scenery. An activity of note is Queen’s View, a short 20-minute drive from East Haugh House, which overlooks the glorious Loch Tummel with an unforgettable view.

East Haugh House was formerly a hotel, prior to the seller taking ownership, and has recently operated as exclusive use associated with a neighbouring estate.



The house, is fully equipped to operate as both, offering 7 double bedrooms, lounge and dining area both with wood burning stoves that complete the country house atmosphere, and a commercial sized kitchen. Outside, to the front of the house, there is outdoor seating offering al-fresco dining as well as a summer house – presently used for storage. There is also a static caravan which can be used as staff accommodation.

Included in the sale, along with East Haugh House, there is The Annexe & The Coach House. The Annexe offers a further 4 ensuite letting bedrooms with laundry room at ground floor. The laundry room has previously been a letting bedroom and is equipped with an ensuite shower room, presenting the opportunity for a 12th bedroom.



The Coach House is a detached house with 2 bedrooms, 1 en-suite, including spacious lounge with wood burning stove, breakfasting kitchen and conservatory. At first floor there is a 3rd bedroom with an additional room which could be used a study/dressing room.

In addition there is expired planning consent (Ref: 11/01374/IPL) for the erection of 3 new build dwellings on the land to the north-west of the hotel and annexe.

A large lawn to the front offers scope for accommodating a marquee for functions and there is also a stone outbuilding which offers storage and development potential.

The sale of East Haugh House offers a fantastic opportunity to acquire a stunning country house, set within its own grounds, with additional property and re-establish the former hotel business or as exclusive use letting, subject to obtaining all necessary consents and licence.



THE PROPERTIES

The properties include, East Haugh House a 17th century 7-bedroom country house, The Annexe a detached 4-bedroom property and The Coach House a 3 bedroom detached house, all set within its own grounds of approximately 2 acres.

ACCOMMODATION SUMMARY

EAST HAUGH HOUSE

Public Areas

- Entrance Vestibule
- Lounge (12) with ante room and feature wood burning stove & fireplace
- Cloakroom
- Dining / Lounge Area (12) with feature wood burning stove
- Female & Male WCs

Letting Accommodation

7 letting rooms to sleep 14

- East Haugh – double
- Dunkeld – double
- Thunder & Lightning – double
- Dusty Miller – double / twin
- Jack Scott – double
- Green Highlander – double / twin
- Red Drummond – double

All bedrooms en-suite; 3 x jacuzzi bath with separate shower; 1 x shower only; 3 x bath with shower over

Staff Accommodation

- Static caravan

Service Areas

- Utility Room
- Commercial Kitchen with Prep Area & Dish Wash

Outside

- Outdoor Seating (10)
- Summer House – presently used as a store
- Tarmacadamed car park

THE ANNEXE

Letting Accommodation

Ground Floor

- Katy D – double
- Ally's Shrimp – double

First Floor

- Hairy Mary – double
- Willie Gunn – double

All bedrooms en-suite; 3 x bath with shower; 1 x shower only

Service Areas

- Laundry Room – previous bedroom with en-suite shower room

Outside

- External stores attached to property

COACH HOUSE

Ground Floor

- Lounge with wood burning stove
- Kitchen with pantry
- Conservatory
- Bedroom 2
- Shower room
- Bedroom with en-suite bathroom

First Floor

- Study / Dressing Room
- Bedroom 3

Outside

- Outdoor Shed
- Summer House
- Former stable / storage shed



TRADE

East Haugh House has not traded as an hotel since the current owners bought it in 2021.
Historic trading records may be available.

WEBSITE / RATINGS

<http://east-haugh-house.highlandshotelspage.com/en/>
Trivago Rating – 8.8

SERVICES

East Haugh House

Mains electricity and water. Oil fired heating. LPG gas. Private drainage.

The Annexe

Mains electricity and water. Oil fired heating. Private drainage.

Coach House

Mains electricity and water. Oil fired heating. LPG gas. Private drainage.



ENERGY PERFORMANCE CERTIFICATE

East Haugh House – EPC Rating – G
The Annexe – EPC Rating – G
The Coach House – EPC Rating - F

RATEABLE VALUE / COUNCIL TAX

East Haugh House – Council Tax Band H
The Annexe – Council Tax Band – Not Rated
The Coach House – Council Tax Band F

TENURE

The Heritable (Freehold) / Outright Ownership of the property.

PRICE

Offers over £1,150,000 are invited for the heritable (freehold) interest in the whole properties. Furniture etc payable in addition by separate negotiation.

EXCLUSIONS

Personal effects of the vendors. Standard industry items held under lease or lease purchase arrangements.

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald and Rettie & Co are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.







Coach House



Coach House



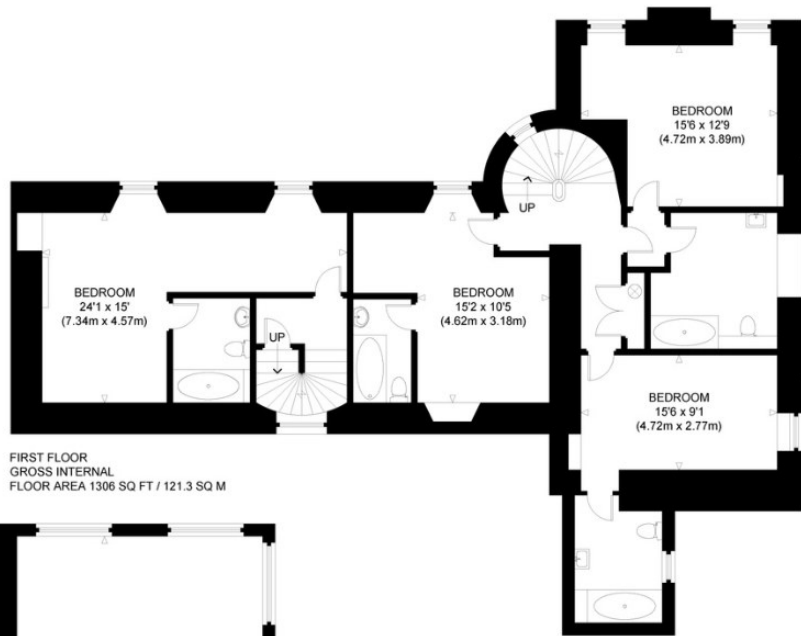
Coach House



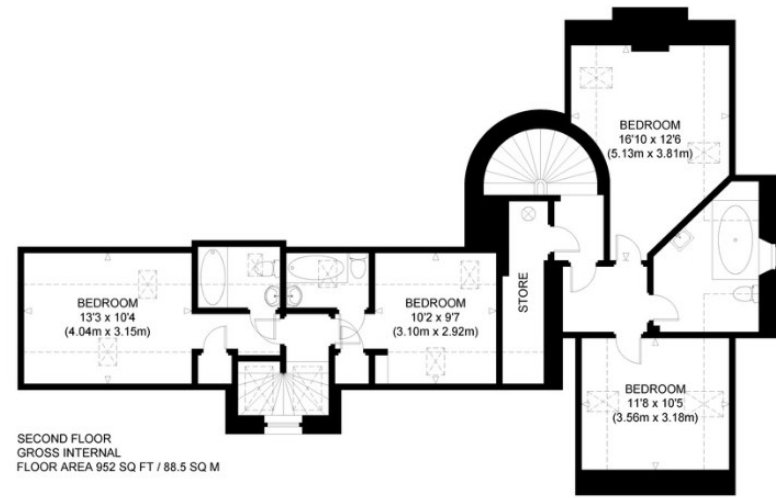
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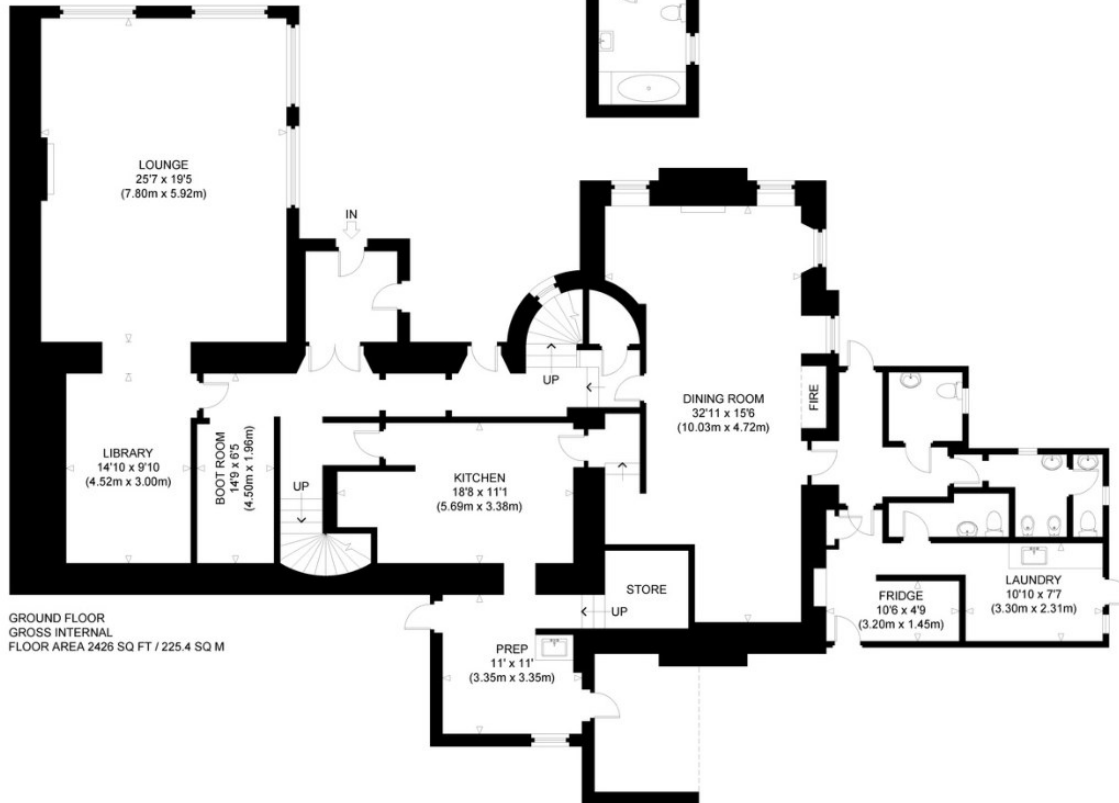
Coach House



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1306 SQ FT / 121.3 SQ M



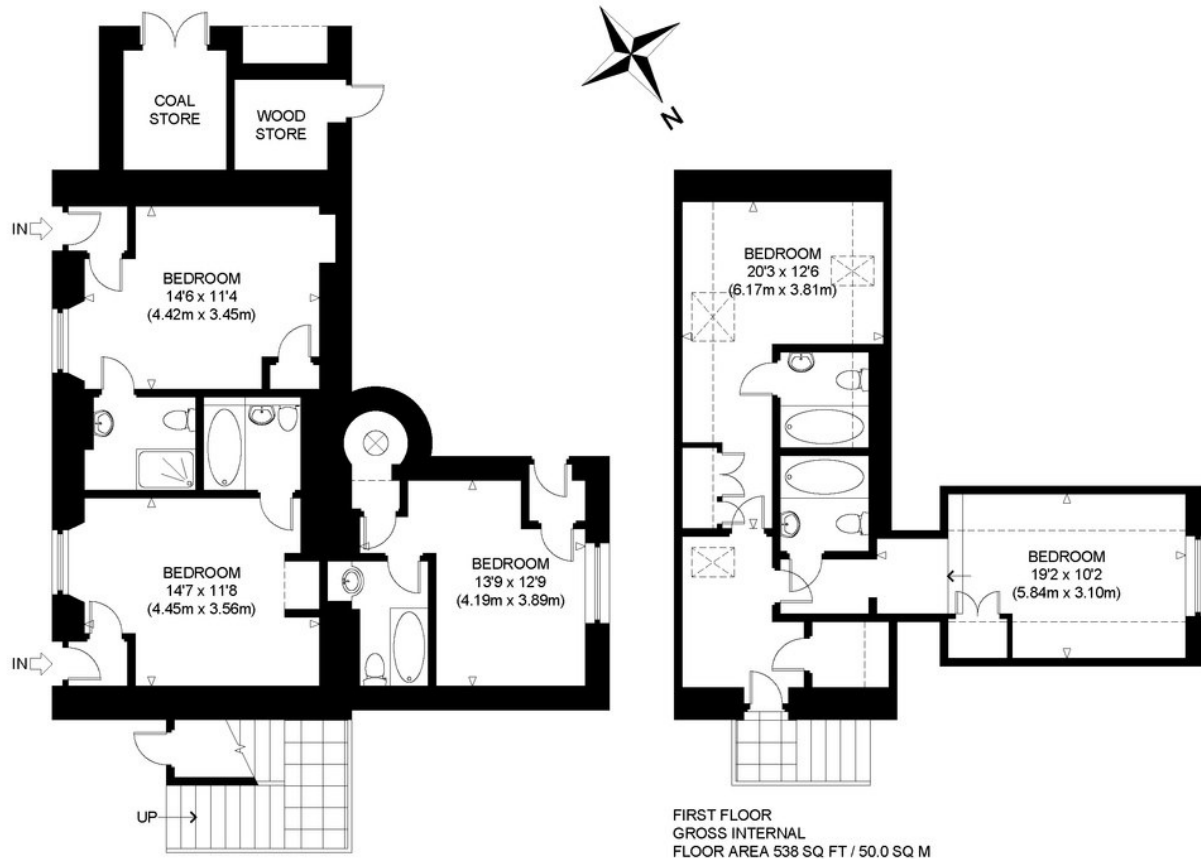
SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 952 SQ FT / 88.5 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 2426 SQ FT / 225.4 SQ M



EAST HAUGH HOUSE HOTEL
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 4684 SQ FT / 435.2 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 682 SQ FT / 63.4 SQ M

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 538 SQ FT / 50.0 SQ M

EAST HAUGH HOUSE HOTEL ANNEX
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1220 SQ FT / 113.4 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
EXTERNAL COAL STORE / WOOD STORE AREA 82 SQ FT / 7.6 SQ M
TOTAL COMBINED FLOOR AREA 1302 SQ FT / 121.0 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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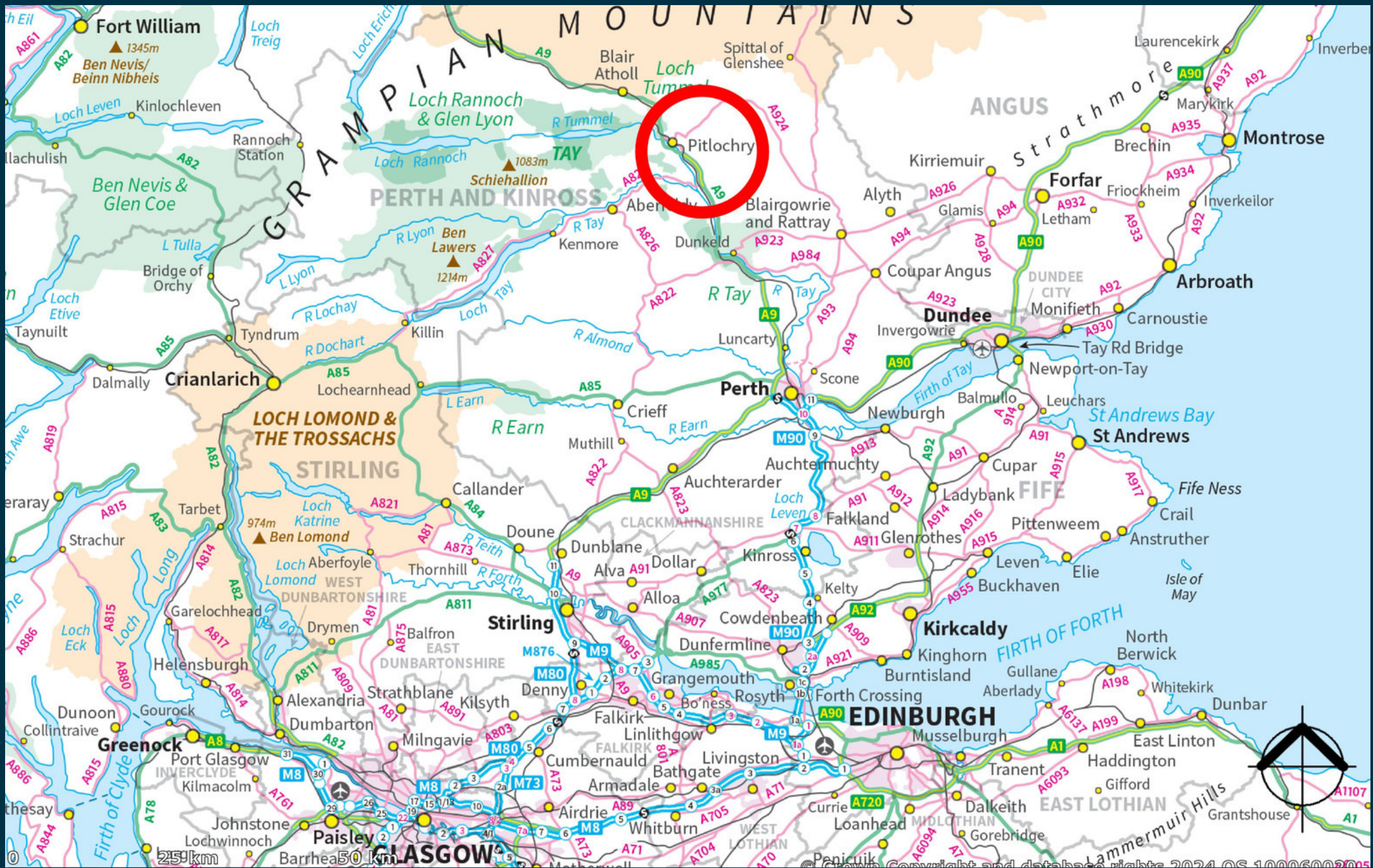


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1740 SQ FT / 161.6 SQ M

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 326 SQ FT / 30.3 SQ M

EAST HAUGH HOUSE HOTEL COACH HOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2066 SQ FT / 191.9 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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VIEWING

Strictly by appointment only to be made through Graham + Sibbald or Rettie & Co.
No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham and Sibbald, 40 Torphichen Street, Edinburgh, EH3 8JBy.

Or

Rettie & Co, 11 Wemyss Place, Edinburgh, EH3 6DH.



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

To arrange a viewing please contact:



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4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

Date published: February 2024

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.