



INVERVAR LODGE

Glenlyon, Perthshire, PH15 2PL



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A handsome and substantial country house providing characterful and generously proportioned accommodation with private garden grounds situated amidst the glorious scenery of Glenlyon in Highland Perthshire.

Aberfeldy 16 miles. Perth 47 miles (all distances are approximate).

Summary of Accommodation

Ground Floor: Reception Hall, Drawing Room, Billiards Room, Study, Sitting Room, Breakfasting Kitchen, Dining Room, Cloak Room and useful Domestic Offices.

First Floor: Principal Bedroom with en-suite Bathroom and Dressing Room, three further en-suite Bedrooms, four additional Bedrooms, a Box Room and two Bathrooms.

Exterior: The property is situated within established garden grounds, extending to approximately 0.9 acres. Encompassing the house on all sides, the verdant garden features generous areas of lawn, interspersed with mature trees, shrubs and bushes which provide year-round colour and interest.

Garage/Workshop. Log Store.

Situated amongst attractive countryside with splendid views.





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Situation

Invervar Lodge is situated towards the eastern end of Glenlyon and approximately 5 miles east of the charming hamlet of Bridge of Balgie. This hamlet is renowned for its popular tea shop, post office and primary school.

Nearby, the Victorian town of Aberfeldy services the community and the surrounding rural hinterland with a wide selection of individual shops, delicatessens, butchers, bakeries and antique shops, in addition to a range of professional services. For schooling, Breadalbane Academy, a community campus in Aberfeldy provides secondary education and there is a school bus running the length of the glen to Bridge of Balgie Primary School and Breadalbane Academy that picks up at Invervar. Aberfeldy has a health centre and a not-for-profit cinema in addition to swimming pool, sports and library facilities which are open to the general public at the Breadalbane Campus. There is a festival theatre and railway station at Pitlochry and a comprehensive range of high street shops, services, and communication links at Perth.

Outdoor enthusiasts are drawn to the area as the river Lyon is bounded by impressive mountains, both north and south. The Hamlet of Invervar is known among hill walkers as the starting point for the Glenlyon Horseshoe which is a high level walk taking in four Munros on the north side of Glenlyon.

In addition, Lawers, Schiehallion, Ben More and Stob Binnein are all close by and popular with walkers.

First class brown trout and salmon fishing is available to rent on the river Lyon and close by the Rivers Tay, Dochart and Tummel. For country sport enthusiasts in addition to the stalking in Glenlyon there is a variety of shooting readily available on local estates. There are water sports on Lochs Tay, Earn, Rannoch and Tummel and for golfers there are local courses at Aberfeldy, Kenmore, Killin and the famous courses at Gleneagles.





Description

Dating to the Victorian era, Invervar Lodge is a traditional former shooting lodge which was built in 1871 by the Menzies family. The lodge was significantly enlarged by Sir Donald Currie, the shipping magnate who at one stage owned the length of the glen.

Invervar Lodge is a traditional, stone-built house, which has been diligently renovated and upgraded over the passage of time to provide comfortable and tastefully presented modern living accommodation, in an utterly delightful rural setting. Orientated to indulge in the splendid South-facing aspect, the enamouring façade of the house has a crisp rough-cast render and is set beneath a pitched slate roof, with a number of period external details including bay windows with astragal panes. The house has generous, well-proportioned accommodation that offers flexibility of use and a highly specified interior.

The house is approached by a shared private drive which leads to a timber entrance gate which opens out into a generous gravel driveway providing ample car parking with turning circle.

The main entrance into the house is through solid timber double doors which open to the Entrance Porch with an inner part glazed door opening to a spacious and welcoming Reception Hall with wood burning stove. The Hall is flooded with natural light from the dual sash windows, framing the entrance door.

From the Hall steps lead to the Drawing Room which is sumptuously proportioned with ceiling rose and cornice. Natural light emanates from the large bay window and sash window which provides a pleasant outlook over the garden grounds and the hills beyond. The log burner with decorative timber mantle and granite hearth provides a heartening focal point. A timber door opens to an inner hall with understairs cupboard which leads to the Billiard Room with full size billiard table, log burner and marble hearth. Sash windows provide a dual aspect view overlooking the garden grounds.

Accessed off the rear Hall is the Study with log burner and walk-in cupboard with shelving. Adjacent is the Sitting Room which is an exceptional reception room and captures the morning sun from the large bay window which provides a wonderful outlook over the surrounding countryside. There is a log burner with timber mantle and granite hearth.

Neighbouring is a walk-in storage cupboard with integrated storage units. An inner door leads to a rear porch with Belfast sink. A door provides access to the rear garden. Adjoining is the Laundry Room with traditional pulleys, a worksurface and shelving with coat hooks below with an adjoining racked Boot Room. The Laundry Room houses the hot water tank and the Worcester boiler. The rear Hallway has a range of useful rooms that links the inner and main halls. A part glazed door opens to an external courtyard area.





Accessed via the Reception Hall and the rear Hallway is the Breakfasting Kitchen which is the heart of the house; an exceptional reception room which features sash windows providing a triple aspect view. The Kitchen has been fitted with an array of timeless wall and floor units providing ample storage with timber worksurfaces. The units incorporate a Belfast sink. There is a central island with a Rangemaster double oven and grill with a halogen hob above. The Kitchen benefits from an oil fired Aga with decorative tiled splashbacks, and ample space for a large dining table. The Kitchen has been thoughtfully configured to align with modern lifestyle trends and incorporates a Dining area which allows for sociable and relaxed family living, as well as entertaining larger parties when occasion demands. A part glazed door opens to the Reception Hall and an inner door provides access to the Dining Room which is generously proportioned and offers the ideal entertaining space. There is a large bay window and a sash window that provide a wonderful outlook over the surrounding countryside and the hills beyond. A notable feature of this room is the ornate fireplace with decorative timber mantle and stone surround.

Completing the Ground Floor accommodation is the Cloakroom with WC.

The ground floor accommodation is ideal for entertaining with four flexible reception rooms alongside the large Reception Hall and the more informal living space of the Breakfasting Kitchen.

From the Reception Hall a staircase rises to the spacious First Floor landing with natural light emanating from the large skylights, giving access to the Bedroom accommodation. The Principal Bedroom is located at the eastern end of the house and has an en-suite Bathroom and a spacious Dressing Room. The Principal Bedroom

is sumptuously proportioned and boasts a triple aspect view, capturing a splendid, elevated view over the garden grounds and the valley beyond. A door provides access to the en-suite Bathroom with bath unit and separate shower attachment. WC, wash hand basin with vanity mirror above and wall mounted towel rails. An inner door opens to the Dressing Room which is currently utilised as a double Bedroom.

In addition, there are three Double Bedrooms with en-suite facilities, three further Double Bedrooms and a box room. Completing the First Floor accommodation is the linen cupboard and two Bathrooms, one with a separate shower attachment, and both with bath unit, WC, wash hand basin and wall mounted towel rails. If desired, it would be possible to create further en-suite facilities.

Outbuildings

Adjoining the house to the west is a Garage/ Workshop. To the rear of the house is a useful log store and garden shed.

Gardens and Grounds

The garden is a particular asset of the property, surrounding the house attractively. Sheltered by mature trees and burgeoning shrubbery, it is something of a protected haven providing a sense of privacy and seclusion.

The garden ground at Invervar Lodge has been landscaped with passion and interest to provide an utterly delightful setting for the house. The garden is predominantly laid to lawn and is well stocked with flowers and plants, which provide year-round colour and interest. There is a sheltered decking area to the rear of the house which offers ideal entertaining space in the warmer months. A notable feature of the garden is the well-established running water feature and pond.





GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH15 2PL

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Local Authority

Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD. Tel: 01738 475 000.

Classifications

Council Tax Band H

EPC Rating – Band D

Tenure

Freehold

Services

Mains electricity. Private water and drainage. Oil fired central heating. BT broadband connection.

Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Internet Websites

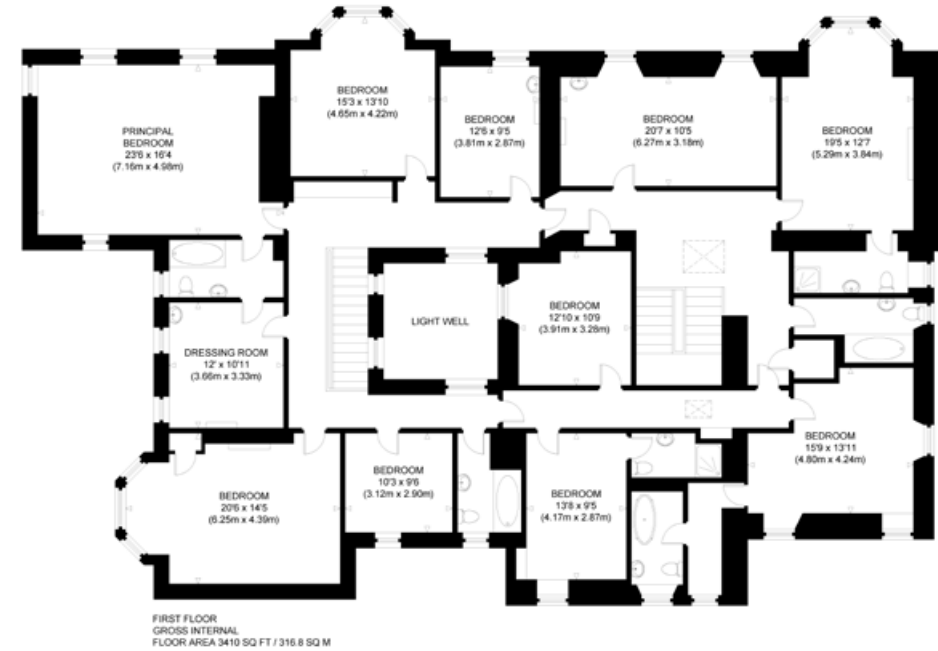
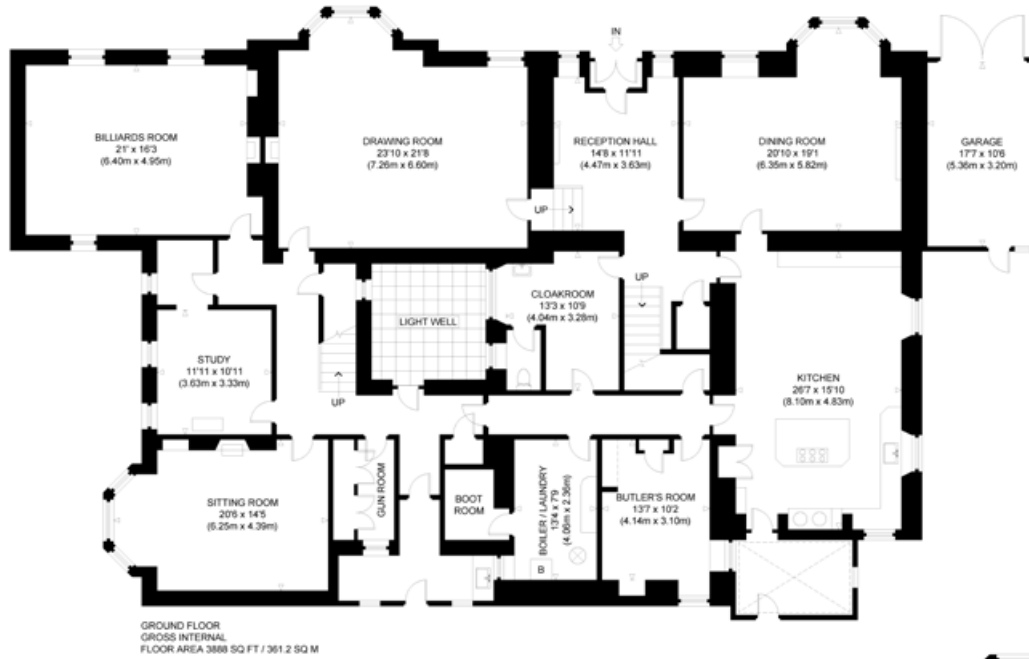
This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com and www.thelondonoffice.co.uk

In addition, our social media platforms are [facebook.com](https://www.facebook.com), [RettieTownandCountry](https://www.RettieTownandCountry.com), [twitter.com](https://www.twitter.com), [RettieandCo](https://www.RettieandCo.com), Instagram and LinkedIn.









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INVERVAR LODGE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 7298 SQ FT / 678.0 SQ M
(EXCLUDING LIGHT WELL)

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Rettie & Co give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.







Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

RETTIE

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