

Cameron Lodge

River Tilt Resort, Blair Atholl
Perthshire, PH18 5TE

Offers Over £160,000



Cameron Lodge

Irving Geddes are delighted to offer, for sale, this immaculately presented THREE BED-ROOM HOLIDAY LODGE which is situated on the banks of the River Tilt, with stunning views of the Cairngorms National Park. The lodge enjoys a prime location on the river bank, in the award-winning, family-owned, River Tilt Resort at Blair Atholl.

The lodge has recently undergone a full renovation which has included a complete re-wire, a new boiler and central heating system. The lodge has been remodelled to include a full en-suite shower room and the installation of a washing machine. Two sets of French doors were added to the main living area to bring the outside, in and to allow the lodge's fantastic location on the river to be enjoyed from both inside and out. The interior was designed to create a beautiful living experience by using a mix of Skandi, Japanese and Mid-century features. Our motto for the lodge is "Relax. Retreat. Repeat."

The **video walkthrough tour** can be accessed via - <https://youtu.be/MdkzogKMyso>

River Tilt Park

The Richardson family are the park owners and they have created an immaculate setting for the lodges with exceptional attention to detail to the landscaping and facilities for guests. A circle of buildings at the entrance of the park houses the reception office, a post room, the restaurant and the pool complex. The owners have cleverly taken advantage of lockdown to extend the Spa building which will offer a bigger pool, a brand, new café with seating inside and out, a toddlers' pool, a sauna, a steam room, a jacuzzi and a state-of-the-art gym. The park's own Loft Restaurant is adjacent to the Steadings Spa and offers lunch and dinner. With a large terrace overlooking the glen, you can choose to dine inside or out. The owners have a great vision of a great quality park. There is an ongoing program of maintenance and upgrading and their attention to detail ensures the smooth running of the park and all lodge owners are kept updated through a regular newsletter.

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Entrance Hall 5.64m x 2.92m

Entered via a glazed front door, the hall is spacious and offers convenient storage for all outdoor wear in the hall itself. There is a further cupboard which houses utility items such as a Hoover, dustpan and brush, ironing board and iron.

Lounge/diner/kitchen 8.86m x 7.93m

This beautiful space takes up half of the lodge and looks out onto the deck, the river and the forest beyond. The space flows well between the sunny kitchen, the dining area and the lounge which is centred on a Gazco gas fired stove.

Master Bedroom (1) 3.89m x 2.90m & En-suite shower room 1.14m x 2.10m

A spacious master bedroom with windows to the front and side. Furnished with a King-sized bed, a large wardrobe and rocking chair for those quiet moments. A luxury shower room with window, electric fan, dual fuel radiator for constant heat, a walk-in shower, electric mirror, waterfall tap..... all designed for maximum comfort.

Bedroom 2 2.90m x 2.46m

With a window to the side, this room can be set up either as a twin room or as a second double bedroom with the linking twin beds. There is a wardrobe with drawers and vanity station.

Bedroom 3 1.98m x 1.98m

This bedroom is a bunk room – loved by kids and adults alike! Like the other bedrooms, the bunk room has hanging space and drawers for storage with a set of steps to reach the top bunk.

Bathroom 2.46m x 1.68m This is a brand, new bathroom with a full 3-piece suite and shower over the bath. A large dual fuel radiator keeps the bathroom warm and the towels dry. There is a window to the side and the cupboard houses the gas boiler and a small washing machine.

Deck 6.8m x 4m

This large area of decking effectively doubles the living area of the lodge and is “the jewel in the crown” providing an ideal haven for relaxing, exercising, socialising, star gazing.....The constant sound of the river is mesmerising, watching the wildlife with the backdrop of the Highland scenery is what makes this holiday lodge so special and unique.

There are floodlights at the side front door and above the French doors on the deck plus an external socket on the deck. There is a driveway to the side of the lodge offering off-street parking for two to three vehicles.

Additional Information

The lodge owner has fishing rights to fish directly from the lodge's deck.

The park is open 12 months of the year.

The ground lease has 9 years remaining and the annual park fees are around £7K. Included in the fees is the maintenance of the external grounds, refuse, lock box maintenance and the painting of the lodge, approximately every 3 years. The owners offer other useful services, such as drain downs, at a reasonable cost.

The lodge has been trading as a holiday let via Airbnb and although it is known on site as Cameron Lodge, it has been marketed for holiday guests as “The River Tilt Retreat” via a website (www.rivertiltretreat.com), Instagram, and Facebook.

The bookings are managed via Airbnb professionally and this supported by someone on site who organises the cleans, laundry and any other problems that guests may encounter. There are a number of bookings in the calendar and the sale of the lodge would include a clause that would require any of these bookings to be honoured.

The lodge may be sold as an ongoing holiday let with the option of purchasing the contents and website separate to the lodge itself by negotiation.

Safety Installations:

Hard-wired fire alarm system with both heat and smoke detectors

CO detector at the gas boiler

Fire extinguisher located in the hall.

Fire blanket located in the kitchen area.

Current Gas safety certificate for the gas appliances.

Completion certificate for the new electrical installations.



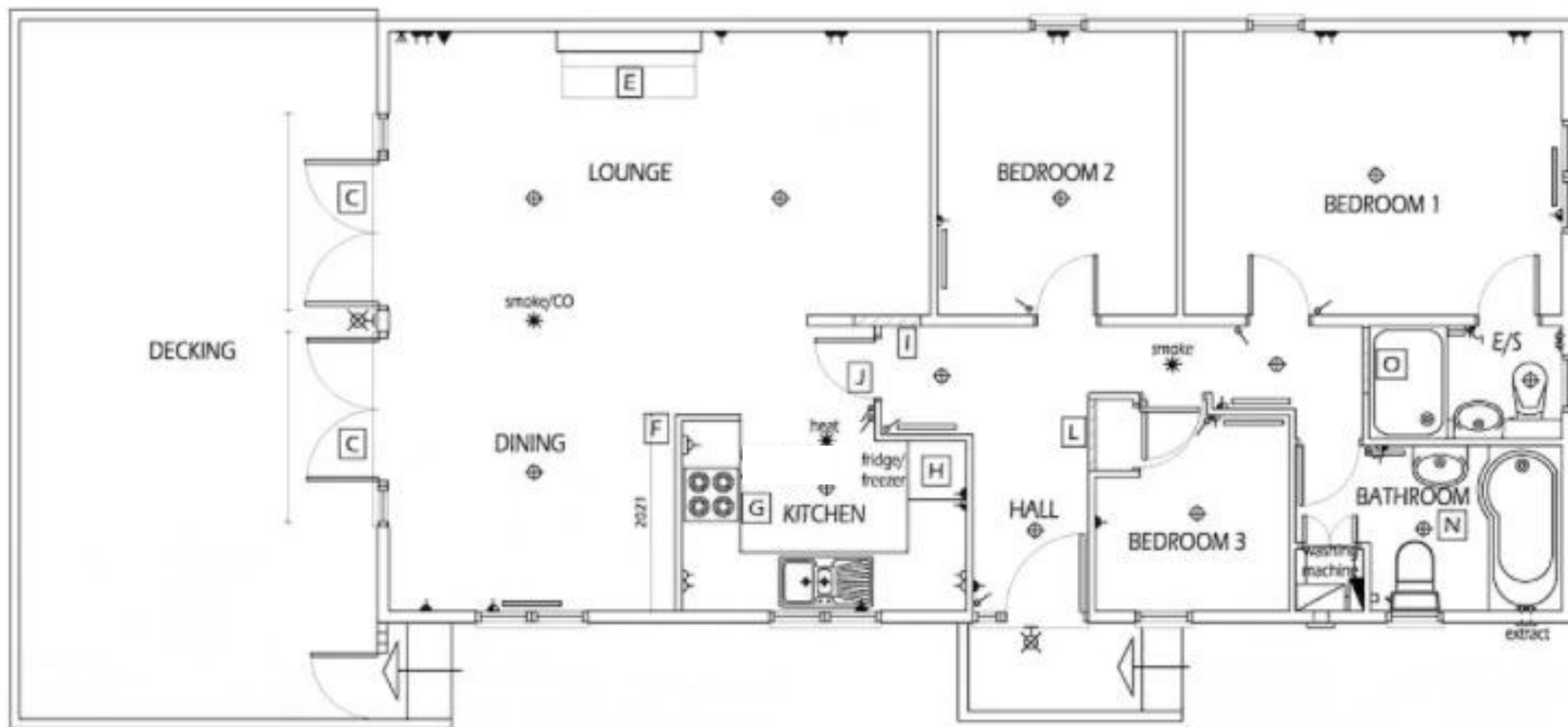




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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.





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