

Sycamore Lodge

Parc Royale, Bridge of Tilt, Blair Atholl, Perthshire, PH18 5TE





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Irving Geddes are delighted to offer for sale this immaculately presented three BEDROOM HOLIDAY LODGE enjoying an enviable situation on the banks of the River Tilt, and 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.

Sycamore Lodge is offered in true move-in condition, with the owners having upgraded the property since their purchase. A spacious layout comprising; HALL with cupboard storage, UTILITY STORE, open plan LOUNGE and DINING ROOM, modern fitted KITCHEN, 3 DOUBLE BEDROOMS (master with EN-SUITE SHOWER ROOM) and FAMILY BATHROOM. Two double doors lead out onto a fantastic wrap-around deck which overlooks the river and the distant hills. A superb area on which to relax and enjoy the sound of the river flowing by, for socialising, wildlife watching, fishing, exercise, star-gazing, or al-fresco dining. The fully enclosed exterior is laid with stone chips, with ease of maintenance in mind, and has an ample area of private parking to one side and further area to the other with a timber store.

The ground lease has 16 years remaining & the annual park fees are currently around £10K. Included in the fees is the maintenance of the grounds, refuse, lock box use and the painting of the lodge, approx. every 3 years. Whilst Sycamore is used only as a second home, many owners rent their lodges very successfully as holiday lets, a great way to help pay for park fees or to provide a healthy income.

The Richardson family are the park owners & they have created an immaculate setting for the lodges, open year round, 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 park is continually evolving to offer visitors and owners further facilities, upgrades including a hot tub, a swim jet, Mocktail bar, Artisan coffee bar in addition to the new lounge & relaxation suite.

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.

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.















Crieff

25 West High Street, PH7 4AU
Tel: 01764 653771

Comrie

1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy

6 The Square, PH15 2DD
Tel: 01887 822722