

# **Romantic country cottage for weekends away from the city**

**Is this the most romantic holiday cottage ever?**

*▪ Historic cottage built by Marquis of Breadalbane now for sale at Keltneyburn near Aberfeldy*

**The sale of “Rustic Lodge” represents a once in a lifetime opportunity to own a unique and historic A listed cottage, reputedly built by the Marquis of Breadalbane circa 1840, as the Gate Lodge to Taymouth Castle.**

Situated in a picturesque location in Highland Perthshire, this exceptional one bedroom lodge has been fully restored to offers a luxurious holiday home for today’s discerning market. Suitable either for use as a bolthole holiday property, easily accessed from the Central Belt, or, given its close proximity to the highly desirable village of Kenmore, as a lucrative holiday lettings property to generate a second income, Rustic Lodge is south facing, with outstanding views across the mountains and confluence of Rivers Tay and Lyon.



A fully furnished and decorated turnkey property which retains many period features, Rustic Lodge comprises an open porch, spacious kitchen/living room with integrated appliances, wet/boot room, utility room, and double bedroom with modern en-suite bathroom with separate shower room. Traditional detailing and character charm has been complimented by granite worksurfaces and under-floor heating to present the perfect merger of old and new. The property also has its own car parking.

A number of indulgent extras – namely a fuel burning lover's hot tub, along with a sauna cabin – make this property even more desirable as an escape from today's stresses and strains.



Commenting on the historic lodge, Alastair Houlden, Director of Country House Sales, from selling agents Rettie & Co said: "This is a truly exceptional and unique property with a fascinating history and heritage behind it which potential buyers are sure to find intriguing. It enjoys a secluded spot close to Kenmore, and its many attractions for the visitor, from world class fishing, to water sports on Loch Tay, to superb walking, golfing and equestrian pursuits. The property has been fully upgraded prior to entering the market, ensuring that it retains all of its considerable charm, but has many of the modern features today's market dictates."

"It could well be the one of the most romantic and unique holiday homes to be had in Highland Perthshire at this time."



**Rustic Lodge is available to purchase at offers over £290k. Please contact Alastair Houlden at Rettie & Co on 0131 624 9032 for further details and to arrange a viewing, email [Alastair.Houlden@rettie.co.uk](mailto:Alastair.Houlden@rettie.co.uk).**

The Conservation Village of Kenmore, situated on the Eastern periphery of Loch Tay, offers a local store, the Kenmore Hotel and facilities of Mains of Taymouth 5 star Country Estate and Taymouth Marina. Local golf courses include a nine hole course at Mains of Taymouth and another, designed by the infamous James Braid, within the grounds of Taymouth Castle.

Kenmore is also home to the Scottish Crannog Centre, which features a unique reconstruction of the iron-age dwellings which were excavated from the Loch and are of unique historical interest.

This area is easily accessed, with popular locations such as Perth, Stirling, Pitlochry, Oban, Glen Coe and Fort William within comfortable reachable distance. The nearby A84 and A9 feed into Scotland's main motorway network, which connects to both Edinburgh and Glasgow. Both cities offer airports which can be accessed from Kenmore in under two hours.

