



An exceptional hunting lodge, steeped in history with stunning views to Loch Lomond

Inversnaid Lodge, by Loch Lomond, Stirling, FK8

savills

Inversnaid Lodge, Inversnaid, By Loch Lomond, FK8 3TU

Aberfoyle - 15 miles

Stirling – 35 miles

Glasgow Airport - 45 miles

9 bedrooms (all en suite)
Drawing room, dining room and study
Photographic studio and dark room
Separate 3 bedroom cottage
Bothy
Stabling and agricultural stores
Incredible views over Loch Lomond
Approximately 50 acres

Directions

From Aberfoyle continue on the B829 road towards Kinlochard. Passing the loch and the village continue to a T junction turning left towards Inversnaid. Continue past the footbridge to the walkway which crosses the river and keep going along this road towards Loch Lomond itself. Inversnaid Lodge can be found before reaching the Inversnaid Hotel on the right hand side via a gated entrance which climbs a hill to one of the highest vantage points in the vicinity.



Historical Note

Since the 18th century when the grandeur of mountain scenery first began to be appreciated, Loch Lomond and the surrounding hills have been visited and enjoyed. Dr Johnson in 1773 and William Wordsworth, who with his sister stayed at Inversnaid in 1803, both wrote of their experiences. Queen Victoria wrote of Inversnaid as, “particularly fine mountains with serrated tops and a clothing of grass and trees.” The whole area was immortalised in Scott’s *Lady of the Lake*.

Rob Roy MacGregor, a notorious outlaw and cattle thief and one of the Romantic figures of Scottish history was once Laird of Inversnaid in his more gentlemanly days. His increasingly lawless activities led to his erstwhile Patron the Duke of Montrose forcing him further north in 1720. The government and Montrose built Fort Inversnaid to help pacify the countryside, although Rob Roy was later to seize it and make it his home in 1745. It was partially destroyed by Rob Roy's son, James, during the 1745 Jacobite rebellion and gradually fell into decay, subsequently forming part of the Garrison Farm

Nearby is an alleged hideout of [Rob Roy MacGregor](#) known as Rob Roy's Cave. The cave is difficult to access, and is best seen from Loch Lomond, where there is white paint indicating the location of the hideout.

Description

Inversnaid Lodge is a former Georgian hunting lodge on the eastern side of Loch Lomond and situated in a stunning elevated setting maximising the incredible views from the semi-rural hamlet of Inversnaid. Built in 1790, the property bears all the hallmarks of the era and is constructed traditionally of stone under a pitched slate roof.

Internally the property boasts nine bedrooms, all with en suite shower rooms offering huge potential for commercial use. Part of the property remains on business rates having previously been used as a retreat for budding photographers. All the bedrooms benefit from a view, be it loch facing or over the hills behind. High ceilings, decorative cornices and generous sash and case windows are just a few of the features and ensure the property remains bright and airy.

The principal reception rooms are all of a generous size and magnificent fireplaces, cornices, bay windows and stunning views are evident in all of them. The kitchen was fitted some time ago and there are parts of the house that would benefit from a schedule of modernisation while remaining fully functional. The property has a very natural flow with the main reception rooms filtering from a central hallway and likewise the bedrooms from central landings.

In addition to the principal house there is a three bedroom cottage adjoining the former stable block with its own kitchen and sitting room giving rise to further rental opportunities or indeed multi-generational living.

The former commercial elements include a photographic studio and dark room in the main house and there is ample opportunity and scope for a new custodian to evolve the property and make their own mark on this stunning home. Marketed for the first time in over 35 years, this is a very special opportunity.

While the internal features are impressive, it is the easy access to the gardens and grounds with magnificent views that create the overall charm at Inversnaid Lodge. Woodland walks and elevated positions provide a variety of views both of Loch Lomond the immediate rural surroundings. Occupying a site of over 50 acres, of which much is designated agricultural land, Inversnaid has incredible versatility either as a commercial venture or as a superb family home, as was originally intended.

Situation

Inversnaid Lodge lies amongst scenery of great beauty by the wooded eastern shores of Loch Lomond, in an area which remains less well-known and largely undisturbed. It commands spectacular southwesterly views over Loch Lomond and the peaks beyond, including the three munros: Ben Vorlich, Ben Ime and Ben Vane.

Inversnaid is in the centre of the magical landscape of the Trossachs and the surrounding countryside of wooded hills, rocky crags, freshwater lochs and gentle pasture. It is quite without parallel and in an area of outstanding natural beauty within Loch Lomond & The Trossachs National Park. The absence of loch side roads on this part of Loch Lomond adds greatly to its peaceful character, and the relative remoteness and undisturbed wild landscape of Inversnaid resulted in its former designation as a Wilderness Area, which has since been absorbed by the National Park. This serves as valuable protection from unsympathetic development.

Inversnaid lies on the West Highland Way and is therefore a popular destination for walkers. The western side of the loch is home to the world famous Loch Lomond Golf Club, Cameron House Hotel and Spa as well as the Duck Bay Marina.

Aberfoyle (15 miles) is the nearest village providing a primary school, medical practice and good shopping including an award-winning butchers and a recently enlarged Co-op supermarket.

Glasgow Airport (45 miles) offers both international and domestic flights.





Flora and Fauna

The land and gardens surrounding Inversnaid Lodge support a tremendous variety of wildlife. Badgers, pine martens, foxes and red squirrels are daily garden visitors, encouraged by the present owners. Roe and red deer are regularly seen and the occasional otter ventures up the stream taking a shortcut from Loch Lomond to Loch Arklet.

The land has a rich diversity of trees, grasses and wildflowers, while the Woodland Garden harbours an abundance of birdlife, both resident and summer visitors. Herons, ducks and geese frequent the ponds. Golden eagle, osprey, black-throated diver and black grouse can often be seen and breed in the vicinity.

The property is adjacent to the RSPB Inversnaid Nature Reserve, parts of which are designated as a Site of Special Scientific Interest (SSSI).

GENERAL REMARKS

Rhododendron Treatment

Loch Lomond and the Trossachs National Park is currently undergoing extensive eradication of certain species of rhododendron plants. This 10 year plan has commenced and is centrally funded. Such work will take place at Inversnaid Lodge in order to remove these invasive species.

Services

Mains electricity, private drainage, private water and oil fired central heating.

Local Authority & Outgoings

Stirling Council

Council Tax Band C, Partially on business rates.

EPC Rating: D

Servitude rights, burdens and 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 referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession Vacant possession and entry will be given on completion.

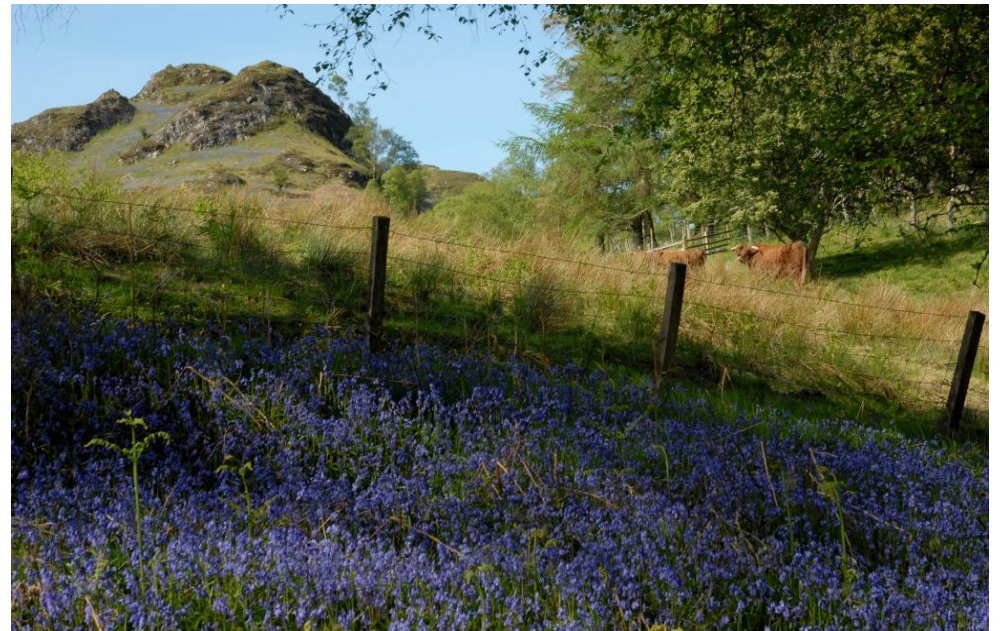
Offers Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

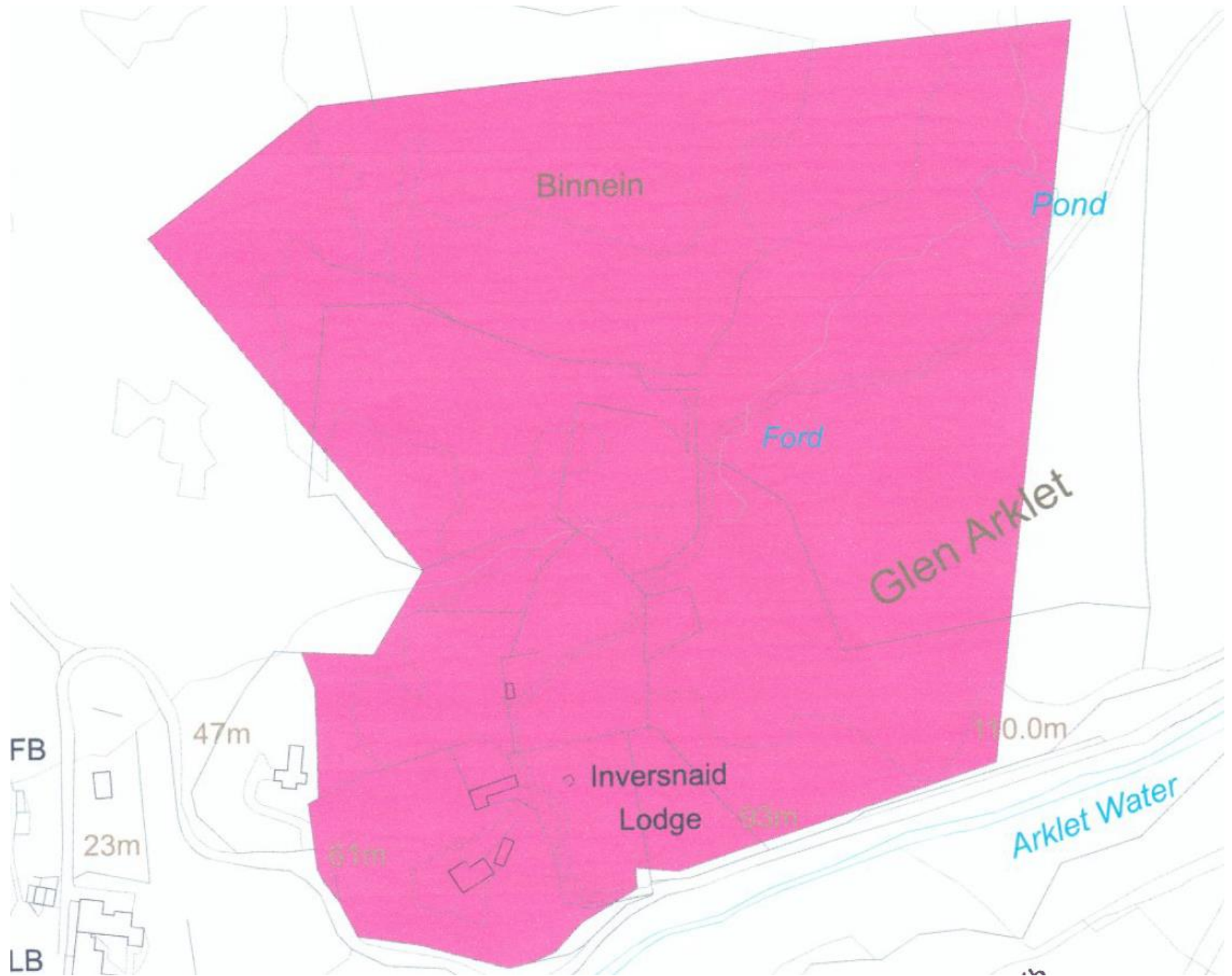
Viewing Strictly by appointment with Savills – 0141 222 5875

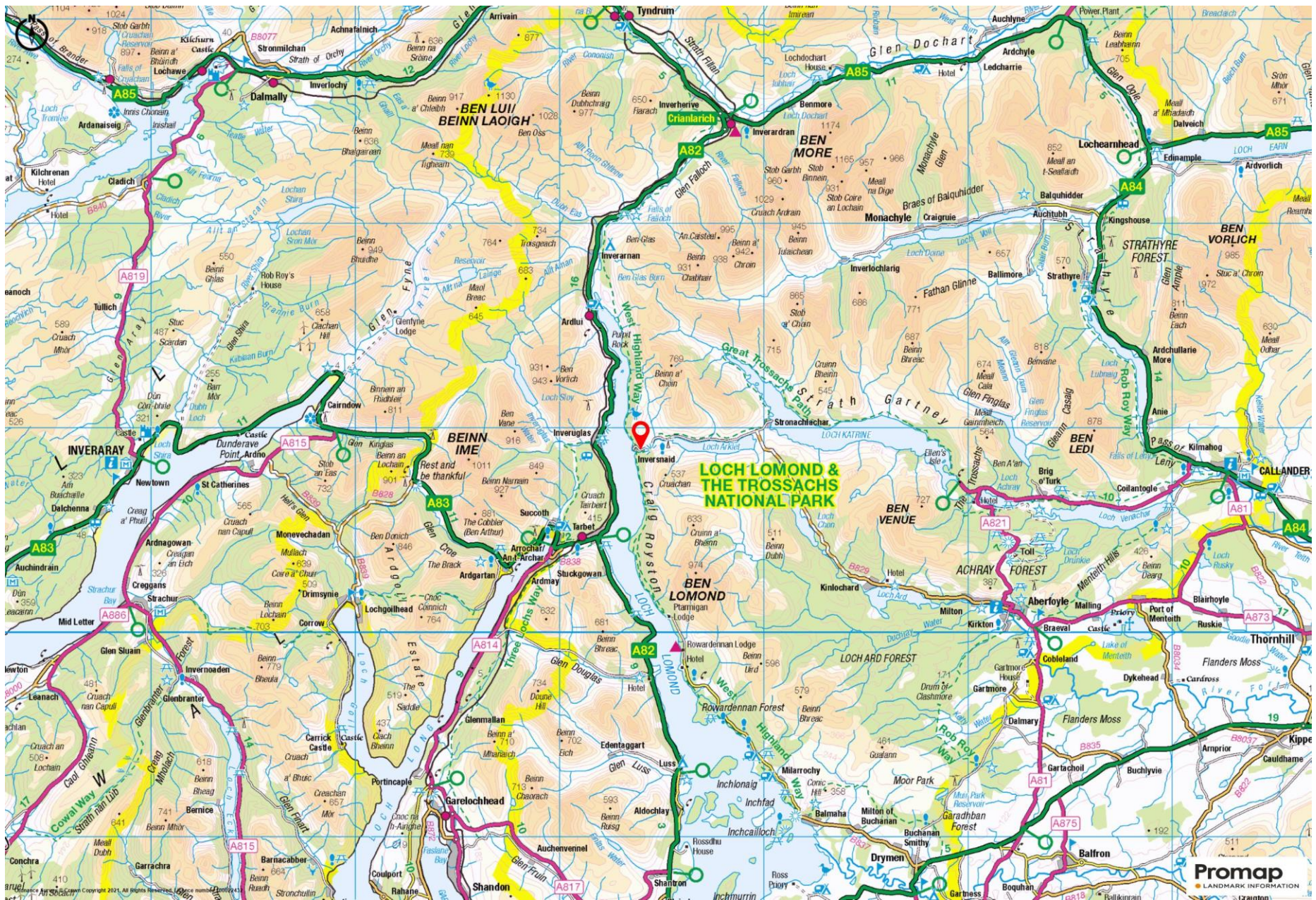
Purchase price

Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

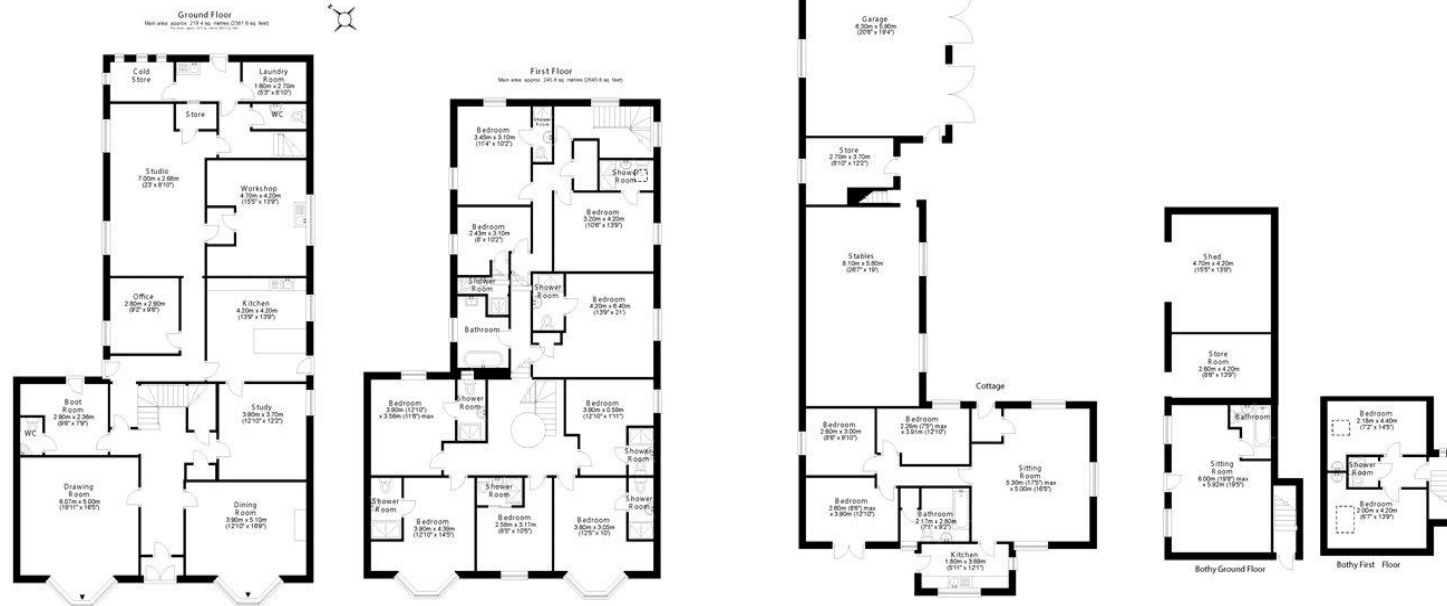








Inversnaid Lodge
 Main area approx. 4652 sq metres (5007 sq feet)
 Plus outbuildings approx. 162 sq metres (175 sq feet)
 Plus Bothy approx. 712 sq metres (765 sq feet)
 Plus Cottage approx. 161 sq metres (173 sq feet)
 Plus outbuildings approx. 162 sq metres (175 sq feet)



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