

# CROISCRAIG

LOCH RANNOCH • PITLOCHRY • PERTH AND KINROSS





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*Traditional Highland lodge in a spectacular lochside setting*

Entrance vestibule • Reception hall • Drawing room • Dining room • Library • Sitting room • Games room • Study • Kitchen • Cloakroom • WC

5 bedrooms • 2 bathrooms • 2 separate wc • Basement

3 adjoining cottages ideal for self-catering lets

Storage area for kayaks, bikes, tractor, fishing etc.

Stone Built Jetty

Mature gardens and policies

Fishing rights on Loch Rannoch – all three varieties of Arctic Char

**In all about 6.5 acres**

**230m of loch frontage**

Kinloch Rannoch 8 miles • Pitlochry 28 miles • Rannoch station 9 miles • Edinburgh 98 miles  
(All distances are approximate)



These particulars are intended only as a guide and must not be relied upon as statements of fact.  
Your attention is drawn to the Important Notice on the last page of the text.

## Situation

Croiscrag sits majestically on the south shore of Loch Rannoch, in the heart of Highland Perthshire and is surrounded by the remote and romantic splendour of the southern Rannoch mountains. The shores of Loch Rannoch feature a small number of fine lodges and houses but few will rival the outstanding position in which Croiscrag stands, with some 6.5 acres of gardens and grounds and enjoying a wonderful view down the loch. Loch Rannoch is one of Scotland's deepest fresh water lochs. The property falls within an area of Outstanding Natural Beauty and a National Scenic Area. This is one of the most unspoilt and beautiful places in Europe.

Croiscrag is about 28 miles to the west of Pitlochry. From the A9 there is fast access to Perth, Inverness and Edinburgh. The main line railway and sleeper connection to London at Rannoch Station, is only about 9 miles from the house. Both Edinburgh and Glasgow airports are around 2 hours drive with regular flights to London and many other UK and international destinations. There are local shopping facilities in Kinloch Rannoch including a general store which hosts a newsagent, post office, fresh bakery and fresh butchery. In addition there is a medical practice, garage, café and hotel. More extensive facilities are available in Pitlochry and Aberfeldy.

## Directions

From Perth take the A9 northward. A few miles north of Pitlochry turn left, following signs for the B8019 to Tummel Bridge and Kinloch Rannoch and crossing the Linn of Tummel. The quiet country road winds through woodlands and then along the north shore of Loch Tummel to Queens View and on to Tummel Bridge. From there, take the B846 west to Kinloch Rannoch and then turn left following signs for the South Loch Rannoch Road. Cross the bridge, over the Tummel at the head of Loch Rannoch, then take the right fork and follow the South Loch Rannoch Road (an ancient road to the Isles) along the southern shore of the loch. After approximately 7.5 miles, the cream gates to Croiscrag will be seen on the right hand side.





## Description

Croiscrag is a substantial and attractively built highland home. Built of stone, under a slate roof, it enjoys superb views up and down Loch Rannoch. It is rare to find a property with such excellent loch frontage, particularly in a situation where the public road does not run between the house and the shore.

The house sits in ancient woodland and is surrounded by attractive gardens comprising of sweeping lawns, well laid borders and specimen shrubs. The property has been a wonderful family home

for the owners for almost 30 years and it and the surrounding area offers a whole host of pursuits including fishing, sailing and hill walking. Red deer stalking, salmon fishing and pheasant shooting can be taken locally.

## Accommodation

The accommodation at Croiscrag is well laid out with a good flow of public rooms and bedrooms, most of which are placed to take advantage of the exceptional views. It has the most welcoming feel and yet the room sizes are generous with good proportions

and fine period detail. There are 5 main reception rooms including drawing room, dining room, sitting room, library and games room. All these rooms have either open fires or wood burning stoves and mainly have easterly views over the gardens. There is also a small study. The kitchen is fitted with base and wall units with a "Range" style cooker and space for a breakfast table.

On the first floor there are 5 bedrooms, 2 bathrooms and 2 separate wcs.





**Approximate Gross Internal Floor Area**

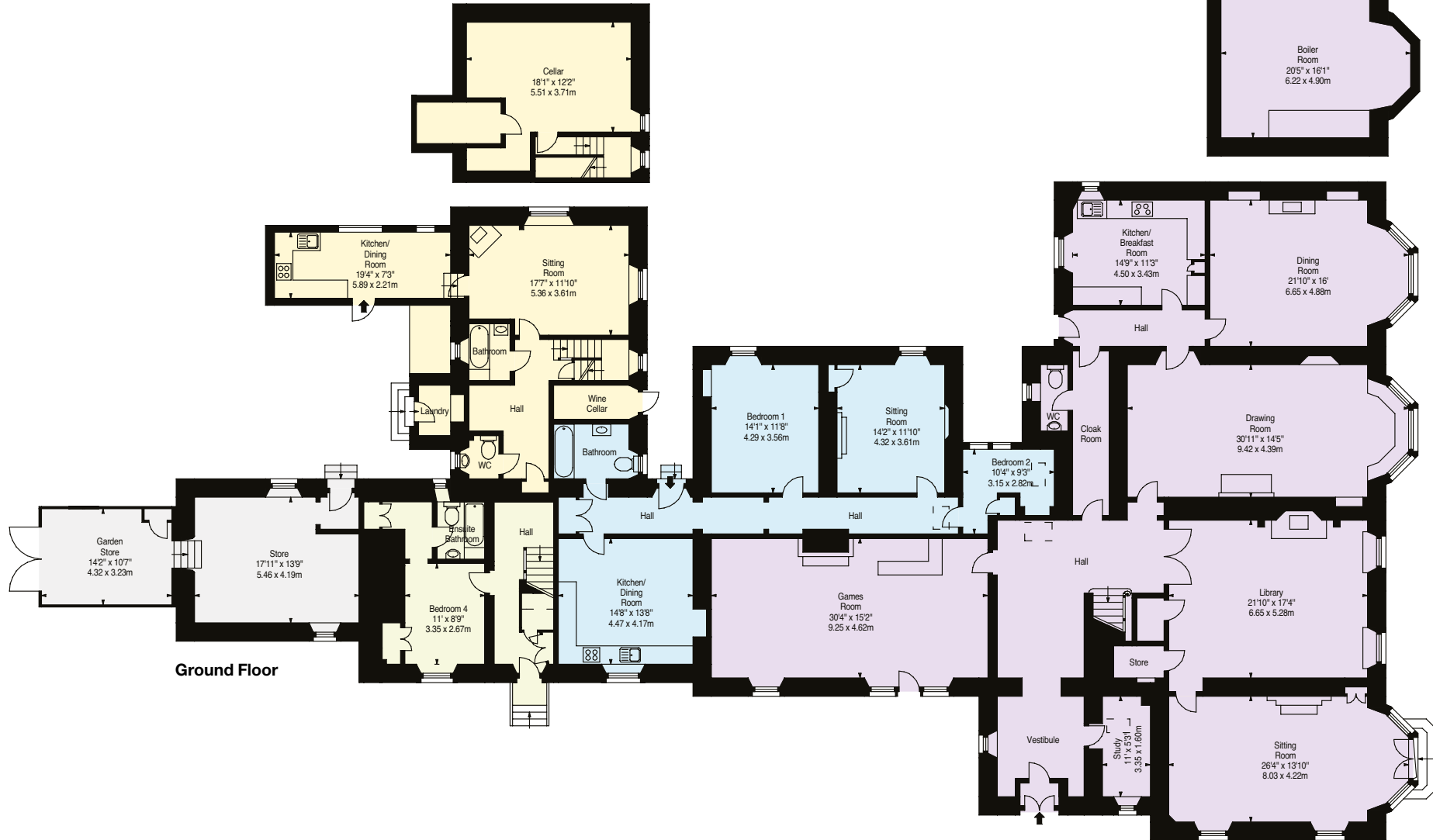
**9767 Sq Ft - 907.35 Sq M**

**(Including Wardens Cottage, Gravel Cottage,  
Baillies Cottage, Stores & Laundry)**

**This plan is for guidance only and must not be relied upon as a  
statement of fact. Attention is drawn to the Important Notice  
on the last page of the text of the Particulars**

**Basement**

**Basement**







### Gardens and Grounds

To the front of the house is a wide and sweeping lawn with a backdrop of fine, mature trees consisting of both hard woods and conifers. There is direct access to the loch shore from the garden and there is a substantial stone jetty from where boats can be easily launched.

## The Cottages

Attached to the main house are three cottages which have been successfully let for self-catering holidays.

The largest of the cottages, Gravel Cottage, is on two floors and includes four bedrooms, sitting room, kitchen, and two bathrooms. Each of the other cottages, Wardens Cottage and Baillies Cottage, have a sitting room, kitchen, 2 bedrooms and bathroom. As can be seen from the floorplans, it would be relatively straightforward to incorporate one or more of the cottages back into the house if desired.

## Fishing

Included in the sale is the right to fish in Loch Rannoch, famous for its Ferrox Trout with weights of over 20lbs having been recorded. Until 1993, Loch Rannoch held the UK record. It is also one of the few places to have all three varieties of Arctic Char.

## Walking

Croiscrag is nestled within some of the finest walks and hikes in the Highlands. It is on the doorstep of: - magnificent waterfalls cascading from Croiscrag Munro, the famous Black Wood of

Rannoch which boasts one of the few patches left of Caledonian Pine Forest, the bleak but wondrous Rannoch Moor and of course the "centre of Scotland" Schiehallion munro.

## Services

Croiscrag benefits from mains electricity, private water and private drainage. Heating and hot water are supplied by an LPG fired central heating boiler. The cottages have partial central heating with supplementary wall mounted electric panels.

## Council Tax

Croiscrag is in Council Tax band F.

The self-catering cottages are subject to non-domestic rates and each has a rateable value. Due to small business relief no rates are currently payable. The rateable values are;

Gravel Cottage	£2750
Wardens Cottage	£1325
Baillies Cottage	£990

## Viewing

Strictly by appointment through Knight Frank on 0131 222 9600.

## Closing Date

A closing date for offers may be fixed and prospective purchasers are advised to note their interest in writing to the selling agents. The seller reserves the right to conclude a bargain for the sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer.

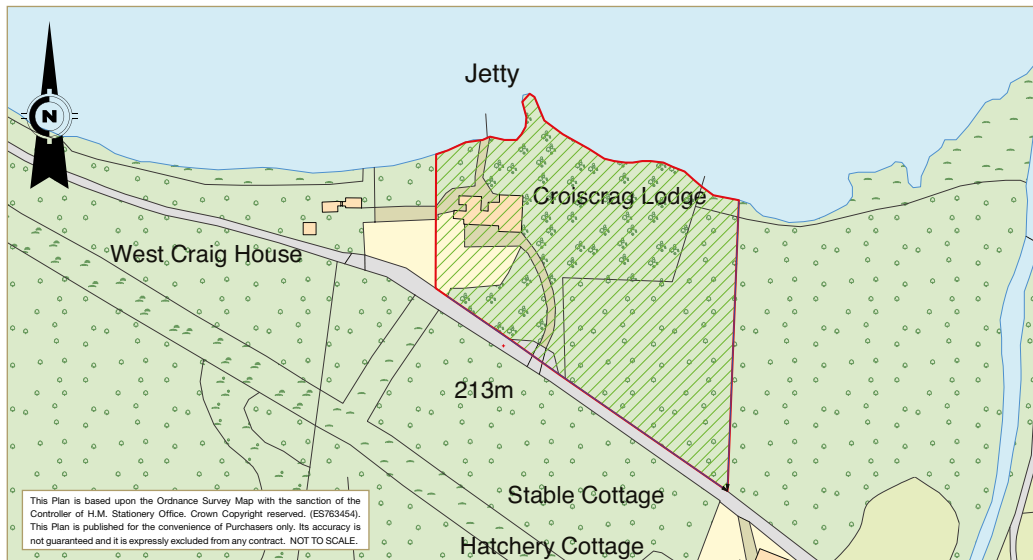
## Conditions of Sale

### 1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

### 2. Deposit

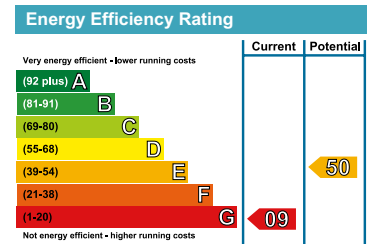
On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.





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