



STRATHFILLAN HOUSE



TYNDRUM, CRIANLARICH, FK20 8RU



THE LOCATION



STRATHFILLAN HOUSE

Strathfillan is said to be “in the middle of nowhere but at the centre of everything”. Enjoy a rural location but be an hour or so from Oban, Stirling, Perth, Helensburgh, Callander and Fort William. Close to the A82 and the West Highland Way long distance footpath.

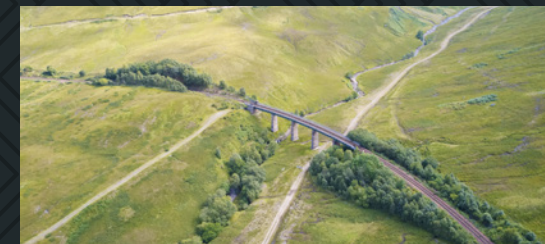
Tyndrum (Taigh an Droma) is a popular tourist village and a well know stopping off point for those journeying north and to the Isles. The village provides various types of accommodation and eateries. Tyndrum itself is at the midpoint of the 96mile long West Highland way footpath and is well connected via the West Highland rail line which runs from Mallaig in the north to London in the south.

There is a nursery and primary

school located in Crianlarich and a secondary school in Callander.

There are 30 Munros within 15 miles of Strathfillan House and excellent trail, mountain runs, wild swimming, skiing, fishing, and golf to name a few of the activities on the doorstep.

Situated 500meters from Strathfillan House is the ‘Kings field’ where Clan MacDougall defeated Robert the Bruce in 1306, one of many historic features in the local area.



STRATHFILLAN
HOUSE

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McEwan Fraser Legal are delighted to present this unique property, a collection that is rarely seen on the open market. The new owners will have an opportunity to own a café which boasts outstanding trading figures, along with an impressive 5-bedroom family home.

The property itself is a former Manse which dates back to 1873 and was operated by the Church of Scotland until 1969 but is now a comfortable family home. Set back from the A82 it occupies a prime business location yet enjoys a private setting, with mature gardens and mountain views.

The main house and former church currently hold Listed Building Category B Award, retaining most off the original features including fireplaces, cornices, doors, staircase, and stained-glass windows.

On entering the house, the ground floor comprises of 3 reception rooms, all with working fireplaces, open plan kitchen/dining area with wood burning stove, wc, utility room and walk in cupboard.

The first floor comprises of 5 bedrooms, 4 of which are doubles with one bedroom having the added benefit off an ensuite and one single. One

family bathroom with roll top bath and separate shower room. And a walk-in linen cupboard.

The rooms have recently been refurbished and offer cosy accommodation suitable for anyone wishing to live in this wonderful part of the country.

The café itself is being run as the Artisan Café and is self-contained within the original church with traditional features intact, including stain glassed windows and beams. There is a full commercial kitchen with separate prep area, 3 public toilets and outdoor seating. The current business model offers potential for significant increase in turnover through additional hours and covers.

Externally the house benefits from a large secure, turfed garden area with uninterrupted views, polytunnel, boiler shed and large garage offering secure off-road parking.

Overall, the current set would provide an excellent opportunity for the right person to run a successful hospitality business in the southern highlands.

Please note Strathfillian is not available on separate purchase terms.

Services: Private water supply, mains electricity and drainage to septic tank. The house and church benefit from paid heating through a Renewable Heat Incentive on the biomass boiler which has 13 years to run and is transferrable.

Tenure: Freehold.

Website: www.artisancafetyndrum.co.uk

Accounts: Management Accounts will be made available following a formal viewing or note of interest by your solicitor.





THE LOUNGE & FAMILY ROOM





THE DINING ROOM, KITCHEN & UTILITY





BEDROOM 1 & EN-SUITE



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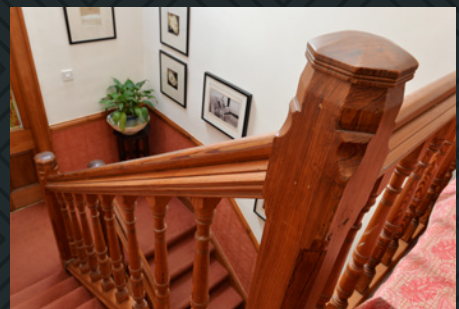


BEDROOMS 2, 3 & 4





THE BATHROOM & HALLWAY



STRATHFILLAN HOUSE - CAFE





THE KITCHEN & PREP ROOM





HOUSE & CAFE FLOOR PLANS



THE GARDEN





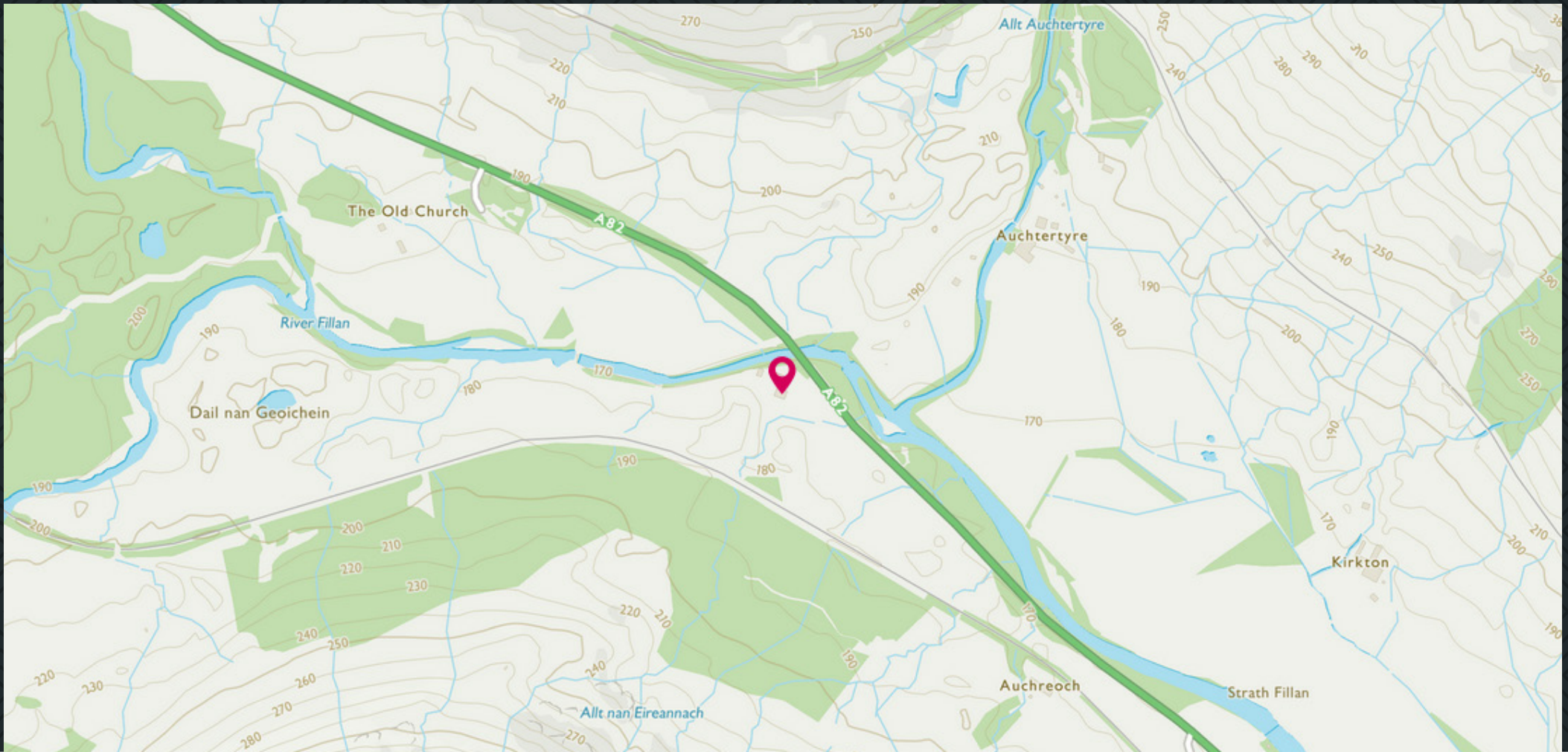


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McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01786 231 155

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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Text and description
BILL CORBETT
Commercial Director



Layout graphics and design
ALLY CLARK
Designer