



Castlemains Lodge

Castleton Road, Auchterarder, Perthshire PH3 1JR

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Introduction

The Lodge, dating back to around 1850, stands at the entrance to the historic site of medieval Auchterarder Castle. Reflecting its rich heritage, the property features distinctive architectural details, including an elegant turret and traditional crow-stepped gables. The original stone boundary wall to the front and the entrance pillars, contemporary with the Lodge itself, further add its period charm.



A glazed door opens into a bright and welcoming hallway. To the right, the kitchen has an excellent range of cream base and wall units topped with contrasting granite work surfaces, complemented by an elegant display cabinet. The floor is laid with distinctive mosaic stone tiles, while windows on two sides, along with two Velux roof windows, flood the space with natural light. Integrated appliances include a Smeg oven with five-ring hob and extractor above, as well as a dishwasher.

To the left of the hallway is the bathroom, fully tiled to both walls and floor. Its period-inspired design includes a freestanding roll-top bath with shower attachment, a wash basin, WC, and a traditional-style radiator.

The sitting room is generously proportioned, with large windows on two sides creating a bright and airy feel. A multi-fuel stove set on a slate hearth within a decorative timber surround provides a classic focal point. This main public room affords space for a dining table and chairs.

One of the double bedrooms is located on the ground floor, with a large window overlooking the rear garden.



From the sitting room, a winding staircase ascends through the turret to the first floor. At both the base and top of the turret, panel radiators provide warmth, while an external door at the base opens directly to the garden. The turret walls are tiled, and three windows allow natural light to stream in.

Upstairs, there are two further spacious double bedrooms. The third bedroom is currently arranged as a dressing room, creating a versatile suite alongside the shower room. The modern shower room is fitted with a wash basin, WC, and corner shower enclosure.

Outside

The garden extends to approximately 0.3 acres and is enclosed at the front by the original stone wall and pillars. The grounds are well maintained, predominantly laid to lawn and enhanced by mature trees and established shrubs. A dedicated parking area provides space for two vehicles.







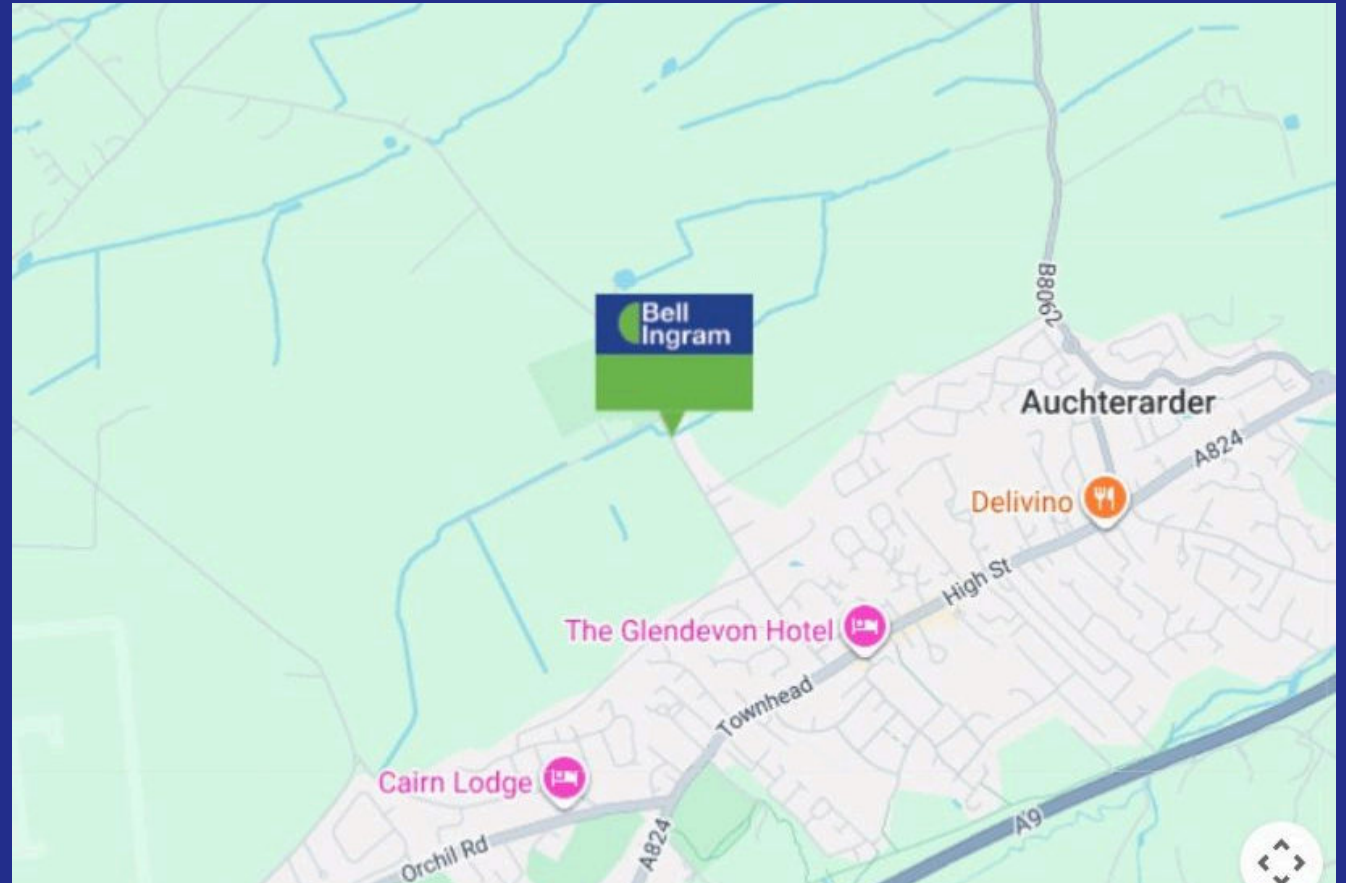
Location

Castlemains Lodge enjoys a prime position on the north-western edge of Auchterarder, surrounded by gently rolling farmland and offering breathtaking views towards the distant hills. The property sits at the historic entrance to the former Auchterarder Castle estate, a site steeped in medieval heritage.

The Royal Burgh of Auchterarder lies approximately 15 miles west of Perth and 20 miles from Stirling, providing excellent connectivity to both cities. Its central location also ensures convenient access to Edinburgh and Glasgow, making it an ideal base for commuters.

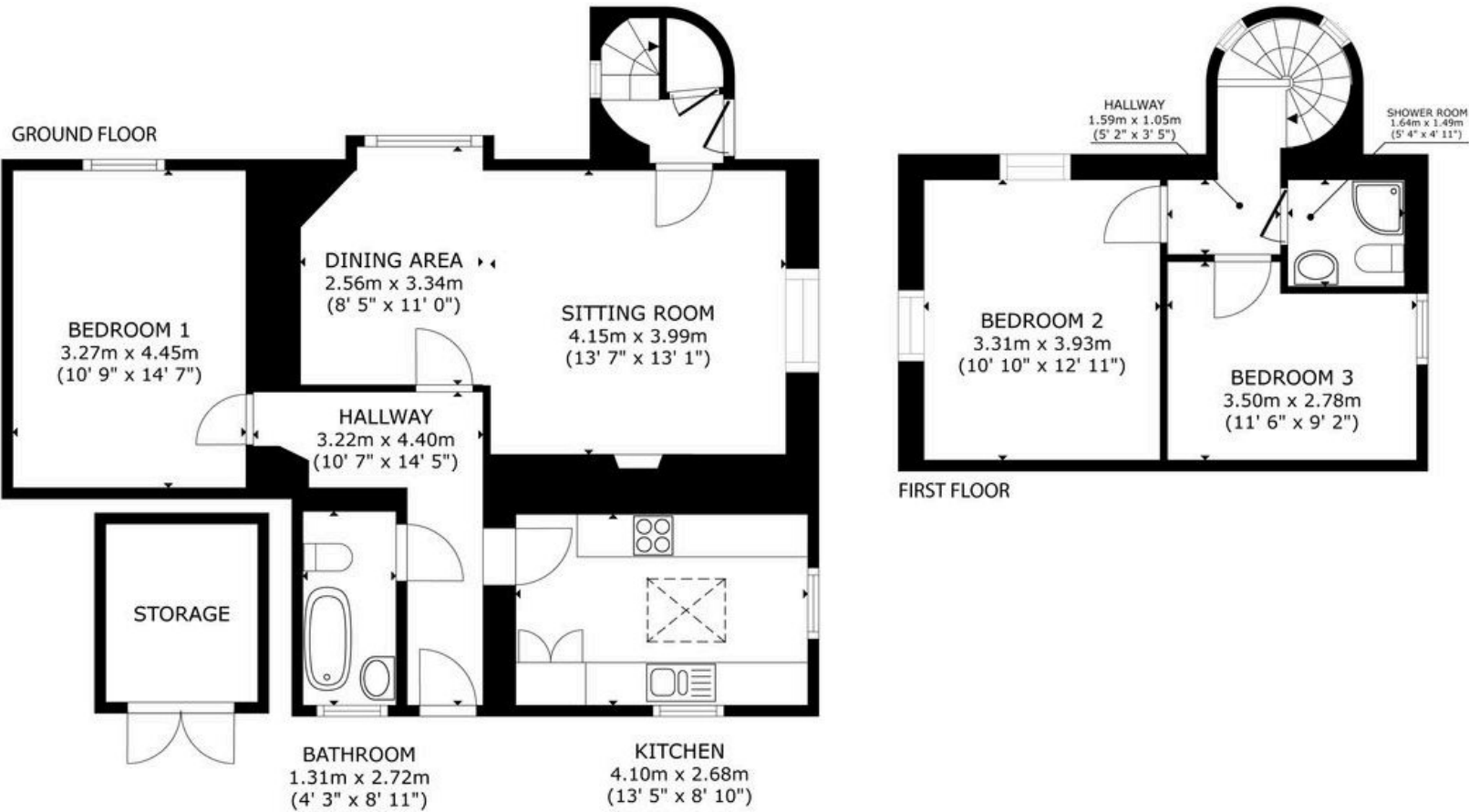
Auchterarder itself has an impressive range of amenities, from everyday essentials to independent boutiques, charming cafés, stylish bistros, and welcoming hotels. The town is well-served by both primary and secondary schools, with additional primary provision in nearby Aberuthven. For those seeking private education, Morrison's Academy and Ardvreck Preparatory School in Crieff, Beaconsbury in Bridge of Allan, and Craigclowan, Strathallan, and Glenalmond are all within easy reach.

Just a short distance away, the world-renowned Gleneagles Hotel offers an exceptional array of leisure and sporting facilities, many of which are open to non-residents. Golf enthusiasts will appreciate three 18-hole championship courses, the nine-hole Wee Course, a Golf Academy, and extensive practice facilities. Beyond golf, the resort provides opportunities for fishing, falconry, horse riding, and membership at the Gleneagles Spa and Country Club, located opposite Auchterarder Golf Club.



Plans

109 sqm (1,181 sqft)



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GROSS INTERNAL AREA
FLOOR 1 78.9 m² (849 sq.ft.) FLOOR 2 30.8 m² (332 sq.ft.)
TOTAL : 109.7 m² (1,181 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Details

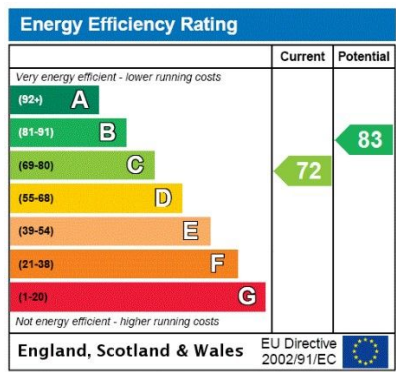
Local Authority
Perth & Kinross Council

Council Tax
Band = E

Tenure
Freehold

EPC
EPC Rating = D

Castlemains Lodge



Services & Additional Information

Directions
From the southwest end of Auchterarder, exit the A9 by bearing left onto the A824, following signs for Auchterarder and Aberuthven. Continue along the A824 for approximately 1.1 miles, then turn left onto Castleton Road. Follow Castleton Road for a further 0.33 miles, and you'll find the entrance to Castlemains Lodge on the right-hand side.

For viewers using the 'what3words' app, the entrance to the property is at
///picturing.requested.wiped

Services:
Mains electricity, water and gas, with uPVC double glazed windows. The gas boiler was replaced in 2023.

Fixtures and fittings
The fitted flooring, blinds and integrated appliance are included in the sale.

Castleton Road, Auchterarder, Perthshire PH3 1JR

Offers Over £350,000



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