

FOR SALE

Established, Attractive 12-Bedroom Lochside Hotel



The Four Seasons Hotel & Little Larder

Lochside, St. Fillans, Perthshire, PH6 2NF

FOR SALE — as a whole or in 3 lots - Freehold

Find out more at www.g-s.co.uk

- **Lot 1: Established, Attractive 12-Bedroom Lochside Hotel**
- **Lot 2: 6 Hillside Chalets set in appx 1.5 Acres**
- **Lot 3: Foreshore with Lochside Access**
- **Superbly located with open westerly outlook overlooking Loch Earn**
- **Location of Choice for Film Crews**
- **Readily Accessible to Perth, Stirling, Edinburgh & Glasgow**



INTRODUCTION

The Four Seasons Hotel & Little Larder are located in the heart of Perthshire, on the edge of The Loch Lomond & The Trossachs National Park, on the shores of east Loch Earn. With its location at the East End of Loch Earn, a popular Loch for a range of water sports and alongside the main A85 Perth Oban road, the Four Seasons Hotel is ideally situated to capitalise upon its accessibility and the beauty of the surrounding Perthshire countryside. The major population centres of both Stirling and Perth are within an hour's drive whilst Edinburgh and Glasgow are not that much more distant.

The Four Seasons Hotel itself is a 12-bedroom hotel, plus 6 chalets and foreshore frontage, with a prominent position offering enviable views across the loch. The business provides a range of accommodation to suit all guest requirements, the hotel bedrooms and self-catering flat (Lot 1) that are complimented by the chalet accommodation (Lot 2). There is also a fantastic range of food and beverage amenities with the restaurant and bar that take full advantage of the westerly views. Plus, the Little Larder that was opened by the sellers in May 2021, with the mixed use consent to operate a café style with takeaway options available and gift shop. In addition, there is a staff accommodation, a 2-bed self-contained flat within the hotel plus a staff block (Lot 1) located to the rear of the hotel.

Outside, the hotel is set within its own grounds extending to over 0.5 acres. There is also the foreshore (Lot 3) within an area of land, to the front of the hotel, between the public road and loch side, which provides access to the loch and fishing rights on Loch Earn.

The availability of The Four Seasons Hotel & Little Larder and the two additional lots, offers a wonderful opportunity for a purchaser to acquire an established business with substantial property and land located in an enviable setting.

THE PROPERTIES

The business is offered for sale as a whole or in 3 lots, as follows: -

- Lot 1 - The Four Seasons Hotel & Little Larder
- Lot 2 - 6 Hillside Chalets
- Lot 3 — Foreshore & Fishing Rights

ACCOMMODATION SUMMARY

Lot 1 — Hotel & Staff Block

The attractive hotel has a highly visible roadside position with superb westerly views over Loch Earn. The accommodation is over 2 main floors and comprises, briefly, as follows: -

Public Areas

- Entrance Hallway with reception counter
- Tarken Bistro (30) with feature fireplace and separate entrance — not currently in use
- Public Lounge
- Snug Bar (20) with bar servery
- Seasons View Restaurant & Function Room (up to 100)
- Little Larder Shop
- Library Lounge on 1st floor

Letting Accommodation

12 Letting Bedrooms to sleep 26

- 11 x double/twin
- 1 x family

All bedrooms ensuite; 11 bath with shower over; 1 x shower only.

Additional Accommodation

Self-catering 2-bed flat with sitting room, kitchen, and bathroom.

Staff Accommodation

Hotel

- 1-bedroom self-contained flat
- 5-room flat with bathroom and shower room

Staff Block

First Floor

- 8 x staff rooms (single)
- 1 x dining room
- 3 x showers
- 1 x bathroom
- 2 x WCs

Lower/GF Level

- Laundry room
- Cellar
- Storage

Service Areas

- Commercial Kitchen with prep & wash up areas
- Walk-in Fridge
- Range of stores
- Wine Store
- Linen Room
- Housekeeping stores

Outside

Set within its own private grounds, appx 0.58 acres

- Ample Car Parking to front of hotel







Lot 2 - Chalets

Located on land to the rear of the hotel are the chalets, as follows: -

6 Detached Chalets

Each chalet has the following accommodation: -

- Master double bedroom with seating/living area
- Second bedroom (3 x single, 3 x bunk beds)
- Bathroom (shower over bath)

Outside

The chalets are set in appx 1.47 acres

Lot 3 — Foreshore & Fishing Rights

An area of land — appx 0.29 acres - to the front of the hotel, between the public road and loch side which provides access to Loch Earn and fishing rights on Loch Earn.





TRADE

Accounts will be provided to genuinely interested parties, preferably after viewing of the property.

STAFF

TUPE regulations will be applicable to all staff, if any.

LICENCE

Hotel - Premises Licence under the Licensing (Scotland) Act 2005.
Staff Block - HMO Licence.

WEBSITE/RATING

<https://thefourseasonshotel.co.uk/>
TripAdvisor — 4.2 Very Good
Google - 4.1
Booking.com - 7.6 Good

SERVICES

Lot 1
Mains water, electricity and drainage. LPG gas. Heating and hot water via biomass boiler, plus oil boilers and electric back up.

Lot 2

Mains water, electricity and drainage. Heating and hot water by electric.

ENERGY PERFORMANCE CERTIFICATE

The Four Seasons Hotel — EPC Rating — D
Staff Accommodation — EPC Rating — C
The EPCs are available upon request.

TENURE

Heritable (Freehold) / Outright Ownership.

EXCLUSIONS

Personal effects of the vendors. Standard industry items held under lease or lease purchase arrangements.

RATEABLE VALUE

Four Seasons Hotel & Chalets
1st April 2023 — RV £32,500 (Non-Resi £30,000; Resi £2,500)
1st April 2026 — Proposed RV £27,400 (Non-Resi £25,000; Resi £2,400)
Foreshore — Recreational Ground
1st April 2023 — RV £280
1st April 2026 — Proposed RV £280

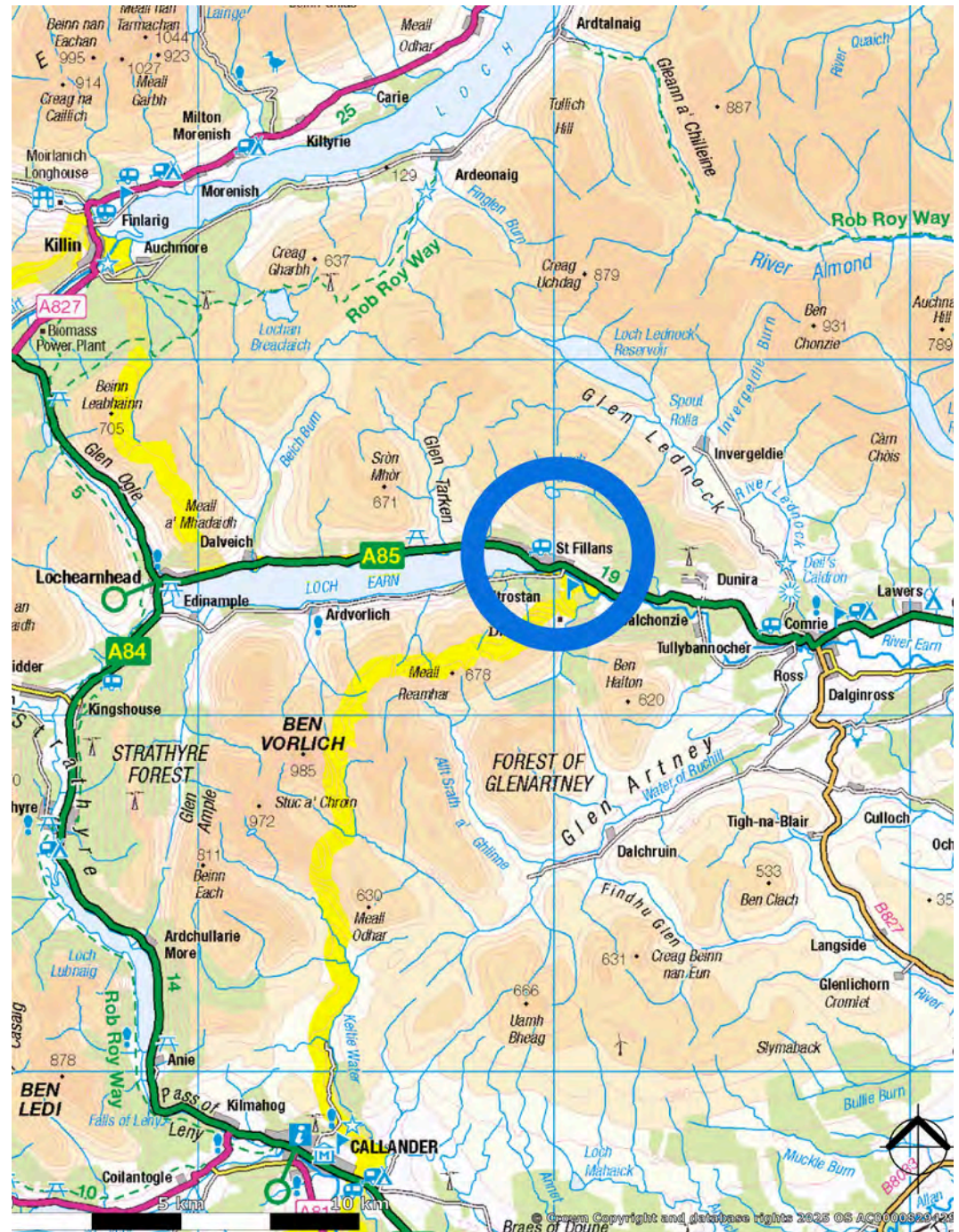
FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

ANTI-MONEY LAUNDERING (AML)

Under HMRC and RICS regulations and the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.







ASKING PRICE

Lot 1 — Hotel & Staff Block:

Offers Around £575,000. The price will include the heritable interest in the property, the trade fixtures, fittings, furnishings and equipment, together with the goodwill of the business, being sold complete as a going concern. Stock in trade will be sold separately at valuation on the completion date of the sale.

Lot 2 — Chalets:

Offers Over £200,000. The price will include the heritable interest in the properties, the trade fixtures, fittings, furnishings and equipment, together with the goodwill of the business, being sold complete as a going concern.

Lot 3 — Foreshore & Fishing Rights:

Offers Invited. The price will include the heritable interest.

VIEWING ARRANGEMENTS

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
40 Torphichen Street
Edinburgh
EH3 8JB

To arrange a viewing please contact:



ALISTAIR LETHAM

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KATIE TAIT

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1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

Date published: **December 2025**

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