

Cairngorms National Park Authority

**Cairngorms National Park**  
Historic Designed Landscapes Project

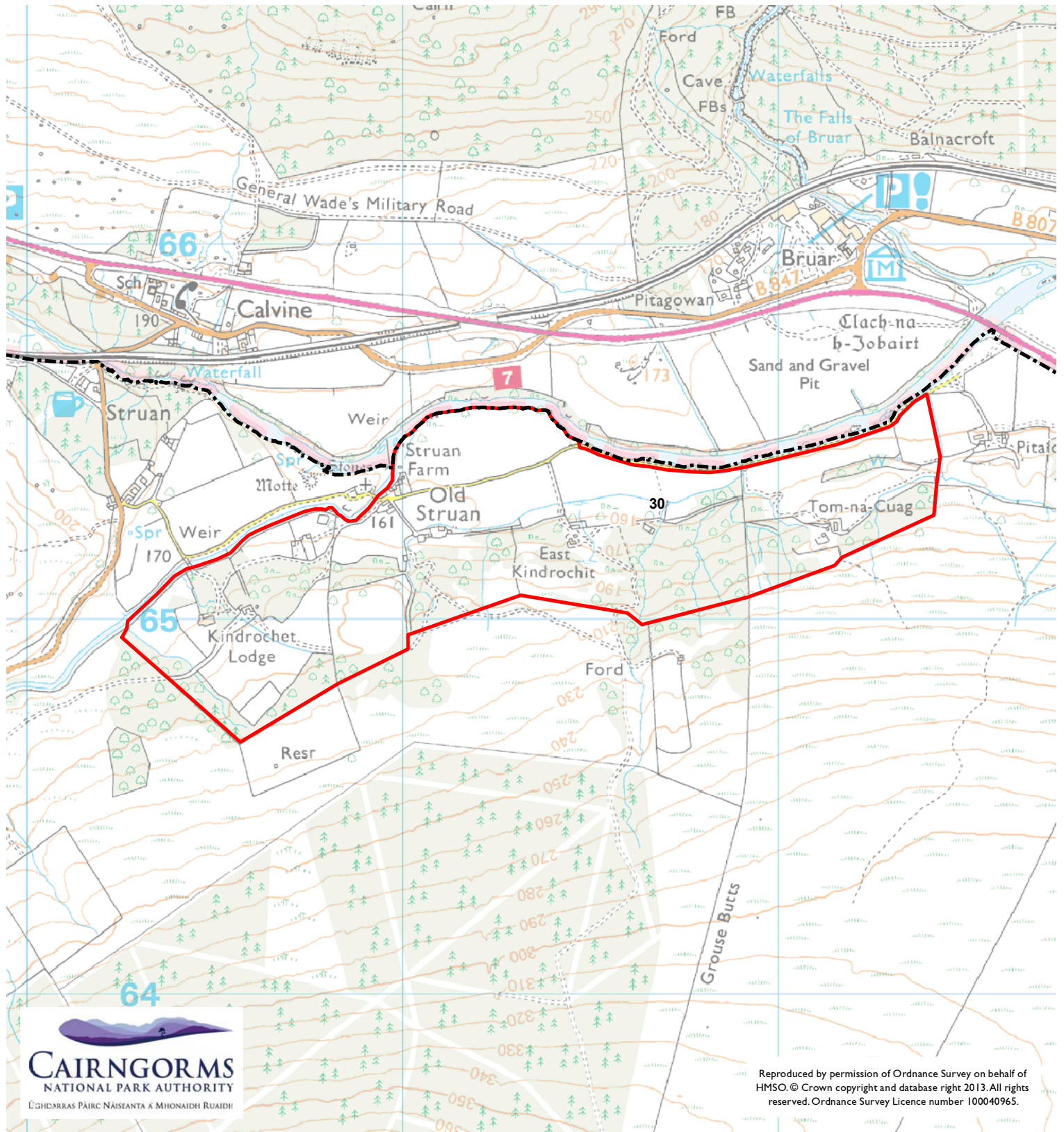
Site Research Report  
**30 Kindrochet Lodge**



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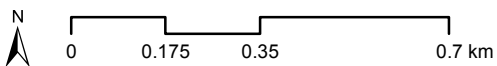
May 2013



- Legend**
-  Cairngorms National Park Boundary
  -  Designed landscape provisional boundary

Site 30

Kindrochet Lodge



May 2013

## 30 Kindrochet Lodge

County Perthshire  
Parish Blair Atholl  
NGR NN 804 609; OS 1:25,000 Sheet 386 (East)

### DESIGNATIONS

Listing Building is not listed

All of the woods immediately surrounding the lodge are designated as Ancient Woodland.

Approximately half of the woodland surrounding the lodge is the subject of a WGS Mark

### LOCATION AND EXTENT

Kindrochet Lodge is located just to the south of the confluence of the Errochty Water with the River Garry, approximately 6km west of Blair Atholl. And 1km to the south of Calvine. Access is from Calvine across the River Garry on the B487, past Struan, then via a short stretch of unclassified road across the Errochty Water. The site slopes down to the north east on the north side of Dubh Chnocan, so is clearly seen across the Errochty Water from the B487.

### LANDSCAPE HISTORY

#### Map and documentary evidence

Roy (c1750) shows a group of small unnamed townships on the south side of the Errochty Water, with associated rig cultivation and woodland, but no sign of enclosure or improvement. By the time of Stobie (1783) Kindrochet is shown as a high status house or mansion, flanked to the west by the settlement of Croftdow, and to the east by those of Mid Kindrochet and Tomnacuag, with associated planting to the west of the house. By the OS First Edition the house of 'Kindrochit' with the name 'Tom na Spiorain' next door, is seen to stand near the centre of a compact landscape, consisting of four fields, almost entirely surrounded by a strip of policy woodland of variable thickness, with a more informal partly-wooded landscape to the east. Within the 'core' policies are seen a small kitchen garden to the west of the house, a small block of offices to the east, and Kindrochit Cottage to the north. There being no river on the Errochty Water crossing at this time, it would seem that the house was approached from the east, by a winding drive from Old Struan. By the time of the OS Second Edition (1898) the Errochty Water had been bridged, creating a more direct approach to the house. There appears to have been little change during the 20th century.



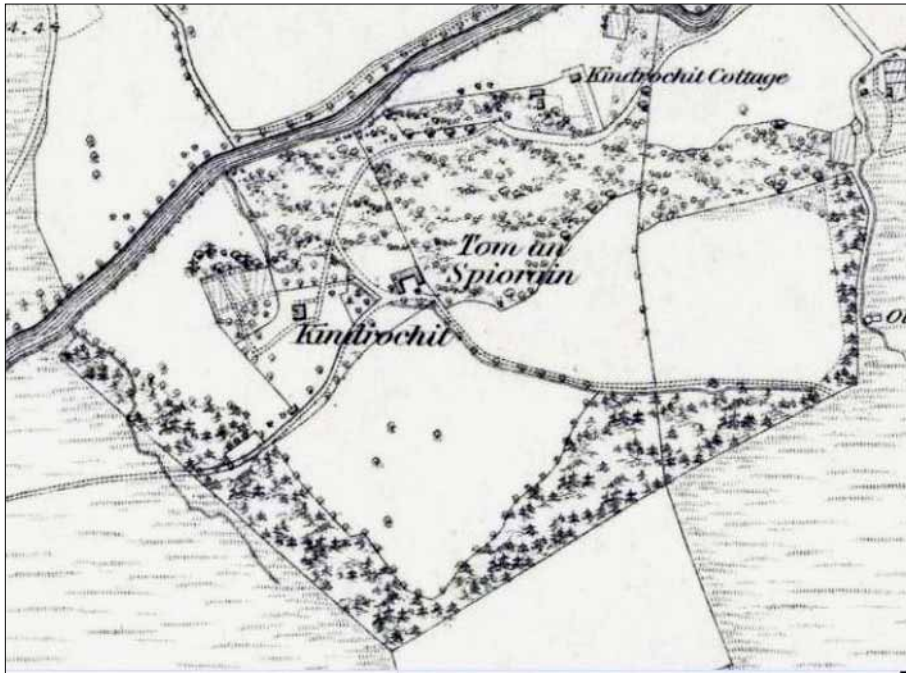
Roy's Military Survey c1750



Stobie 1783

#### Building history and ownership

Kindrochet Lodge has the appearance of a small country house or mansion, of the late 18th century, which now serves as one of several shooting lodges on the Atholl Estates. There is no indication of it having been under any other ownership in recent times, though Hall (1885) describes the Proprietor as 'Trustees, per Messrs J & H Mitchell, Pitlochry', which may point to its having been acquired from a third party during the late C19th, and converted to serve as one of several shooting lodges on the Atholl Estate. Time has not allowed research on the Property Valuation Rolls and/or in the Atholl Archives, which would surely clarify the picture. The house is currently advertised for self-catering sporting and holiday lets.



*Ordnance Survey 1:10,560  
1st edition 1861*

## APPENDIX

### Historical notes

Hall 1885 records Kindrochet as “Proprietors: Trustees, per Messrs J & H Mitchell, Pitlochry. Tenant (vacant). Rent £350. Kindrochet, which is finely situated about one mile from Struan station, is an excellent house, with good drainage and a first-rate water supply ... The outside offices compose two-stalled stable, coach house, dog kennels etc. The garden and lawn adjoin the house. There is pretty good trout, with occasional salmon fishing in the River Garry, which bounds the property for some little distance. The shootings extend to about 2,500 acres, and yield excellent sport”.



*Kindrochet Lodge*