

# Case Study

## Balloch House, Balloch

**Client:** Mitchell's & Butlers  
**Location:** Balloch, Loch Lomondside  
**Value:** £160,000  
**Timescale:** Three weeks



## Challenge

Balloch House is a cherished hostelry on the shores of romantic Loch Lomond – and it was given a bonnie new appearance by Pacific Building. Set amid picturesque surroundings, this country pub and hotel oozes rural charm and rustic character and dates back to the early 18th Century.

## Approach

During the three-week project, the hotel rooms – popular with those wishing to visit the natural beauty spots of Loch Lomond and the Trossachs – were closed while they underwent a full makeover. Meanwhile, the bar – which is a favourite watering hole of local residents and day visitors enjoying the scenic surroundings – underwent a five-day closure to accommodate an extensive facelift.

The work involved:

### BEDROOMS

Strip-out of furnishings, fixtures and wall and floor coverings. This was followed up by building alterations to the en-suite shower rooms, the installation of new bed headboards, wallpaper, tiling, carpeting, new lighting, painting, new beds and furniture, plumbing and electrical fixes as well as a comprehensive refresh of the corridors.

### BAR

A strip-out of non-essential fixtures and fittings and a complete refurbishment of the toilets. Then removal and replacement of bar fittings and fonts, new floor coverings, extensive joinery work, tiling, sanding and sealing, decoration, signage, re-upholstery, soft furnishings and external decoration and landscaping.

## Results

The Bonnie Banks of Loch Lomond have long been a magnet for visitors and tourists, and Balloch House will play a rejuvenated role in attracting people to this world-famous location.