



Sealladh An Loch, Foyers

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# Sealladh an Loch Foyers, Inverness-shire IV2 6XT

A spacious, contemporary detached residence in a picturesque Highland setting

Fort Augustus 14.5 miles, Inverness/station 18.4 miles, Inverness Airport 26.8 miles

Reception hall | Sitting room | Conservatory  
Kitchen | Dining room | Utility | Cloakroom  
6 Bedrooms, 4 with en suite shower rooms  
Family bathroom | Approx. 0.5 acres

EPC Rating B

## The property

Sealladh an Loch is a substantial and beautifully presented detached property which is currently being run as a successful five-star holiday rental business. It offers over 3,600 sq. ft. of flexible accommodation arranged over two light-filled floors. The home also has excellent eco credentials, benefitting from efficient triple-glazing and a ground-source heat pump

The impressive 27 ft. central reception hall with dual wooden turned staircase benefits from a cloakroom, polished stone flooring and glazed double doors that flow out onto the decked terrace. From here is an attractive sitting room with a cosy log-burning stove. Further, the accommodation flows into the spacious open-plan kitchen, dining room and the unique conservatory with views to the fields and mountains. The kitchen enjoys a wide range of tasteful base cabinetry, with granite worksurfaces and an island with inset sink and breakfast bar, along with various appliances, including a 6-hob range cooker and a Zip Tap providing instant boiling and cold water. Alongside is a utility room and store cupboard,

and completing the ground floor, is a bright bedroom with an en suite shower room.

The lofty vaulted and galleried first-floor landing with its floor-to-ceiling window unit offers a sizeable additional space to enjoy the views, with double doors flowing onto the balcony. It also branches off onto five further bedrooms, three of which also benefit from modern en suite shower rooms. Well serving the remainder is a deluxe family bathroom.

## Outside

Nestled among dramatic forests and mountain ranges, the property's generous wrap-around private plot is approached over a sweeping driveway. There is a raised decked terrace and a paved patio for dining al fresco, with a pathway meandering up to a viewing point with a panoramic outlook of the mountains towards Loch Ness. Large enclosed grassed gardens follow, with a wildflower meadow to the rear of the home, a variety of trees and shrubs and a timber outbuilding complete with a log store.

## Location

The property is set in an idyllic rural position close to the iconic Loch Ness, which offers a plethora of hiking, cycling, riding, fishing, swimming and kayaking opportunities. The village of Foyers offers a range of amenities, including a local shop, Post Office, café and a popular public house. Nearby Fort Augustus provides a good selection of additional everyday amenities, whilst the Highland capital of Inverness provides a vast array of commercial, educational, retail and service facilities, together with a mainline railway station and an international airport offering regular domestic and European flights. Convenient road links further afield are easily accessible via the nearby A82.

























Floorplans  
House internal area 3,684 sq ft (342 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## Directions

What3Words - ///caskets.fatherly.vented

From Inverness take the B862 signposted to Fort Augustus/Dores, in Dores take the B852, signposted Inverfarigaig/Foyers and continue for 9.7 miles, where you will find the property on the left.

## General

**Local Authority:** Highland Council, Glenurquhart Road, Inverness, IV3 5NX, [www.highland.gov.uk](http://www.highland.gov.uk)

**Services:** Mains electricity and water, private drainage to septic tank (SEPA registered), ground source heat pump.

**Council Tax:** Rateable Value, £14,400

**Fixtures and Fittings:** Fitted floor coverings and integrated appliances will be included in the sale. Further items may be available subject to separate negotiation.

**Tenure:** Freehold

**Guide Price:** Offers Over £675,000

## Inverness

Castle House, Inverness, IV2 6AA

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