



The Old Manse, Invermoriston

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**STRUTT
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BNP PARIBAS GROUP 

The Old Manse Invermoriston, Inverness-shire IV63 7YA

Situated just a stone's throw from Loch Ness, on the way to the mystical Isle of Skye, lies the Old Manse of Invermoriston. Set in approx. 3.8 acres with panoramic views and it's own waterfall. The house is equipped with all the technology of modern day living and all the style of a bygone era.

Fort Augustus 5 miles, Inverness 28 miles,
Inverness Airport 37 miles, Isle of Skye 50 miles

Porch | Reception hall | Drawing room | Sitting room | Dining room | Conservatory | Kitchen Utility | Principal bedroom with en suite shower room | 3 Additional bedrooms, 1 en suite Family bathroom | Shower room | Double garage with floor above | EPC Rating: E

The property

The Old Manse, including the garage amounts to approximately 3800 sq ft. Each room has a spectacular view over the mountains and beautiful surrounding countryside. The current owner has comprehensively overhauled this wonderful home with new kitchen, utility room, bath and shower rooms. New oversized, double garage with the potential for second floor accommodation (subject to the appropriate planning permission). The roof comes with an extensive guarantee. There are new gutters and the electrical wiring is up to date.

Inside, The Old Manse is light and airy. Period features are abundant in the ceilings, panelling and fireplaces. The luxury Murray and Murray kitchen with electric Aga was designed to compliment the Victorian character of the property whilst retaining all modern

convenience with a built in Liebherr fridge and a Bosch dishwasher. A further Bosch fan oven is available in the second kitchen/utility room.

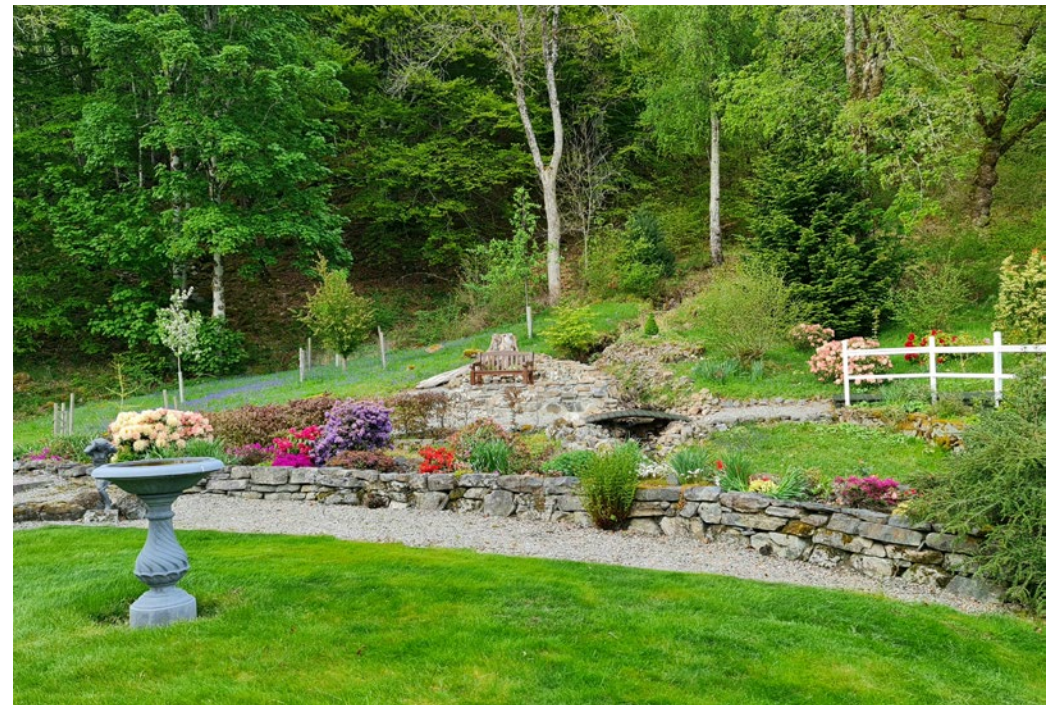
On the first floor are four elegant bedrooms all with feature fireplaces and elevated views, two of which are served by en suite shower facilities. There is also a luxury family bathroom with a freestanding rolltop bathtub and a separate walk-in shower.

Outside

The property sits in an enviable private plot of approx. 3.8 acres, with a large sweeping gravelled driveway and double garage. The oversized, double skinned garage has a polymer sealed floor, space for two cars, electric doors, double glazed windows and floor above with development potential. The beautiful matured garden that wraps around the home is largely laid to lawn and is surrounded by a wealth of mature, handsome trees including a number of fruit trees (apple, pear, plum) and an enclosed raspberry patch. There are also rockeries, seating areas, summer house, decorative pond, a stream flowing from the waterfall, colourful planting and shrub borders. Three raised decked terraces provide the ideal spaces for outside dining with stunning, ever changing views.

Location

Invermoriston is a beautiful village on the shore of Loch Ness. Famous for its waterfalls and rapids as well as the historical Thomas Telford Bridge. There is a hotel with a bar and bistro and local shop in the village. Further amenities including a health centre, supermarket, post office, shops and restaurants are located at near by Fort Augustus. On your doorstep, there is fabulous walking and cycling including the spectacular Great Glen Way. Sailing and other water sports are available on Loch Ness. The village is less than 30 miles from Inverness with all the facilities of a modern city with a sleeper train connection to London and the airport has regular flights to London as well as other UK and European destinations.





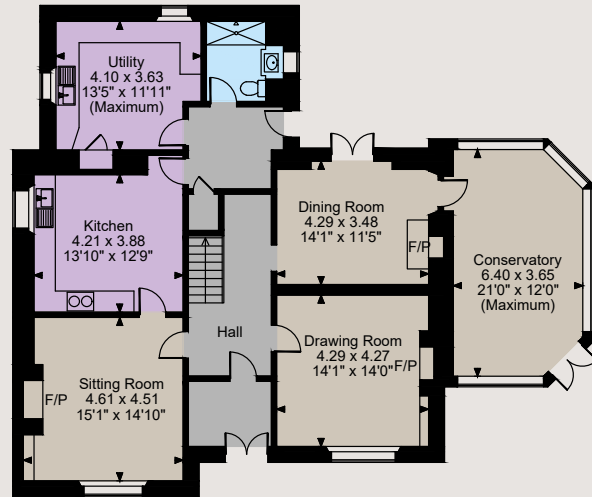
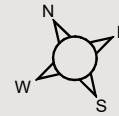




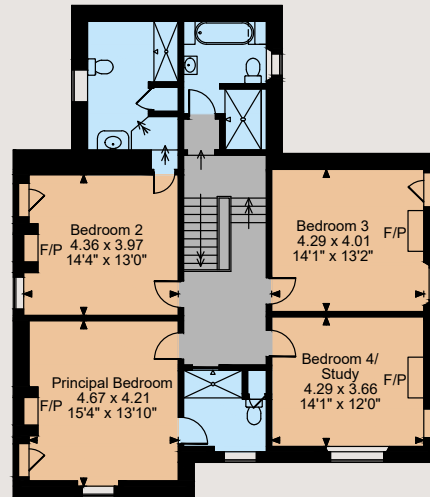




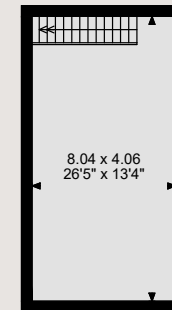
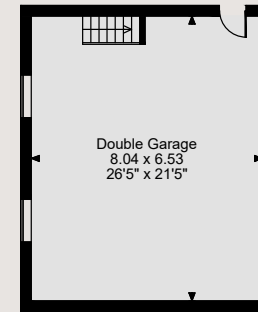
Floorplans
 House internal area 2,771 sq ft (257 sq m)
 Double Garage internal area 902 sq ft (84 sq m)
 For identification purposes only.



Ground Floor



First Floor



Floor Above Garage

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

□ □ □ □ Denotes restricted head height

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Directions

What3Words - ///decide.fence.slept
 From Fort Augustus, head north on the A82 Swing Bridge towards Canal Side and proceed for 6.4 miles before turning left signposted 'Kyle of Lochalsh and Portree', take the next left hand turning with small signpost for 'Great Glen Way' and you will find the entrance to the property immediately on your right.

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, Tel 01349 886606, www.highland.gov.uk

Services: Mains electricity and water, private drainage to septic tank (SEPA Registered), oil-fired central heating. Fibre broadband is available.

Council Tax: Band G

Fixtures and Fittings: Fitted floor coverings and integrated appliances will be included in the sale.

Tenure: Freehold

Guide Price: Offers Over £800,000

Inverness

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