



Touchwood House

29 Island Bank Road, Inverness

A fine period bed and breakfast property with extensive accommodation and plenty of character features

A magnificent and substantial B listed period home, set in a sought-after position close to the city centre. Most recently used as a guest house, the home features 16 bedrooms, flexible accommodation and stunning character features throughout.



3 RECEPTION ROOMS



16 BEDROOMS



12 BATHROOMS



OFF-STREET PARKING



1 ACRE



FREEHOLD



CITY



8,471 SQ FT



**OFFERS OVER
£1,250,000**



The property

Touchwood House is a handsome B listed period home, set in one of Inverness's most desirable residential locations, just a mile from the city centre.

The property comprises almost 8,500 sq. ft of stunning character accommodation arranged across three floors. The heart of the property is the magnificent 31ft reception hall, with its wood panelling, open fireplace, sweeping staircase leading to the galleried landing, and beautiful stained glass, leaded windows, flooding the hall with natural light. Additional ground-floor reception rooms include the sitting room, which has high ceilings, panelled walls and a bay window looking out across the gardens, while there is also a garden room and a useful study. The kitchen/breakfast room is spacious and well equipped with a stainless steel range cooker, with the utility room providing further space for home appliances. There are four ground floor double bedrooms, two of which are en suite, while a further two have washbasins. A further room is also currently utilised as a bedroom but could also be used as a

reception/dining room. Also on the ground floor is a bathroom with an over-bath shower.

Upstairs, the first floor offers a further eight bedrooms, three of which are en suite, with two shower rooms providing further communal facilities.

The second floor accommodation includes an additional three bedrooms, a family room set up with a double bed, two singles and en suite facilities and two double rooms, one with en suite, plus a shower room and a store room.

Each bedroom has its own unique character, providing comfortable accommodation for guests, as well as kitchenette facilities, ideal for providing continental breakfast.



Outside

Sitting within the Riverside conservation area of Inverness, Touchwood House is set in peaceful gardens extending to approximately one acre, surrounded by mature trees and hedgerows for a sense of privacy from neighbouring homes. At the front, the driveway provides parking space for residents and guests alike, while there is also access at the rear, via a driveway off Drummond Crescent, leading to additional parking space. The gardens include rolling lawns, established shrubs and hedgerows, and patio areas for al fresco dining as well as two storage sheds.

Location

The property sits in a very sought after area of Inverness, in a picturesque setting close to the River Ness with the city centre just 1 mile away. Considered to be the capital of The Highlands, the city offers a wealth of shopping, leisure and cultural facilities, as well as access to a selection of large supermarkets. There is also a choice of both primary and secondary schools within the wider city. Transport connections in the city include mainline rail, with the A9 offering

routes south towards Perth, Edinburgh and Glasgow or north onwards into the Highlands. Inverness Airport is just 10 miles away and offers a good selection of domestic and European flight. The surrounding landscape offers a wealth of activities, including walking, riding and cycling, while the shores of the Moray Firth are ideal for sailing. There are also several golf clubs in and around the city, including Inverness Golf Club and Kings Golf Club with the world famous Castle Stuart Golf Links just 10 miles away.



Distances

- Inverness City Centre 1 mile
- Inverness Airport 10 miles

Nearby Stations

- Inverness
- Inverness Airport

Key Locations

- Inverness city centre
- Loch Ness
- Beaully Firth
- Moray Firth
- Cairngorms National Park
- Castle Stuart Golf Links

Nearby Schools

- Holm Primary School
- Lochardil Primary School
- Crown Primary School
- Inverness Royal Academy
- Milburn Academy
- Gordonstoun Independent School
- Drummond School

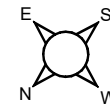
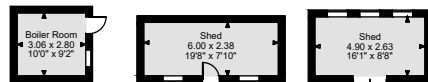
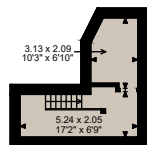
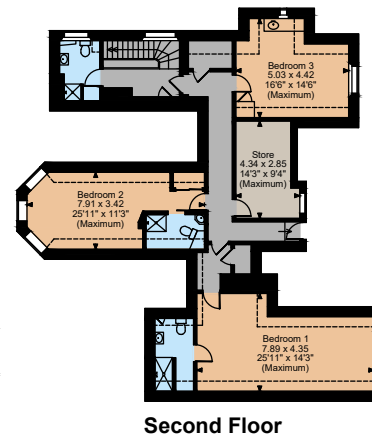












The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Floorplans

House internal area 8,471 sq ft (787 sq m)

For identification purposes only.

Directions

Postcode: IV2 4QS

///what3words: trend.motel.cubs - brings you to the driveway

General

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

Services: Mains electricity, gas, water and drainage, gas-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

EPC Rating: E

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

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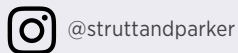
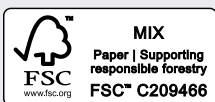
Inverness

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