



Beinn Loy

Beinn Bhan

Frances's Sketch Pad

Maclean

**INVERSKILAVULIN ESTATE,**

**GLENLOY, BANAVIE, FORT WILLIAM, INVERNESS-SHIRE, PH33 7PD.**

# LOCATION

Inverskilavulin is situated in a semi-rural location surrounded by spectacular views and lies approx 9 miles from Fort William.

The town of Fort William is recognised as the Outdoor Capital of the UK and marks the end of the West Highland Way, Scotland's oldest and most popular long distance walk. The start of the Great Glen Way can be found within the Old Fort, on the shores of Loch Linnhe and takes in Glenloy.

Fort William has built the reputation of being a fantastic holiday destination, mainly for the amount of outdoor pursuits that can be enjoyed, including skiing, sailing, hill walking, mountain biking to name but a few.

You can also admire the locks at Neptune's Staircase on the Caledonian Canal, built by Thomas Telford between 1803 and 1822. This is the longest staircase lock in Britain with its dramatic eight lock flight.

We must also not forget Britain's highest mountain, Ben Nevis, towering at 4412 feet above sea level and is clearly visible from all angles of Fort William. Ben Nevis is an extremely popular destination, attracting over 300,000 ascents a year. The cliffs of the North Face are amongst the highest in Scotland providing amazing mountaineering climbs. They are also the principal locations in Scotland for ice climbing.

You should, by now, be starting to get a feel for why IE is so perfectly located, with Inverness being just 70 miles away and Glasgow being a further 90 miles away. Fort William also benefits from a bus station and train station and therefore making Fort William an accessible destination for those wishing to visit the area.





# INVERSKILAVULIN ESTATE

An impressive, private estate nestled in a remote Glen on the West Coast of Scotland. Inverskilavulin Estate boasts a 9.5 acre idyllic and picturesque setting with spectacular West Highland landscapes and overlooks Great Britain's highest mountain, **Ben Nevis**.

The estate properties have been meticulously enhanced over the years to meet the luxuries and demands of modern day living.

## **INVERSKILAVULIN HOUSE:**

A luxurious five bedroom detached family home with reception hall, open-plan lounge-kitchen-diner, utility room, study, games room, family bathroom, cloakroom, 5 bedrooms (3 en-suite), sauna, steam room, wine cellar and integral double garage.

## **INVERSKILAVULIN COTTAGES: MACLEAN AND CAMPBELL HOUSE:**

Two, executive, three bedroom semi-detached cottages.

## **INVERSKILAVULIN HOLIDAY LODGES:**

Two superior, two bedroom holiday lodges.

## **FRANCES SKETCH PAD**

A One bedroom boutique Lodge

SET IN APPROXIMATELY 9.5ACRES

Move in ready and with potential to generate significant rental income

Fort William 9 miles ► Spean Bridge 8 miles ► Inverness 63 miles



# INVERSKILAVULIN HOUSE



This superb and luxurious 5 bedroom detached family home is the result of careful design, taking full advantage of both light and views.

The bright and welcoming interiors are enriched by the windows that provide spectacular views. The high end finishes add a touch of elegance. This fabulous home would not be out of place if used as a stylish boutique country hotel.

The main entrance and reception hall create a wonderful welcome setting the tone for the rest of the Villa.

The ground floor comprises a large open plan living space where a central raised fireplace is just one of its many features. The room is zoned with a large sitting area, dining area and a fully equipped kitchen. The utility provides access to the outdoors and the integral double garage. Further rooms are a study, cloakroom, gun room and an indulgent games room.

The attention to detail continues to the first floor. An oak stairway joins the mezzanine floor where there are five beautifully appointed bedrooms, all of exceptional quality and enjoy views towards Ben Nevis. The master en-suite boasts a shower cubicle, jacuzzi tub and a walk-in dressing area and two other rooms have en-suite facilities. The family bathrooms completes the first floor.

Other features include a basement sauna, steam room, shower, store room and wine cellar.



# Inverskilavulin House

Energy Performance Rating C:76

## GROUND FLOOR

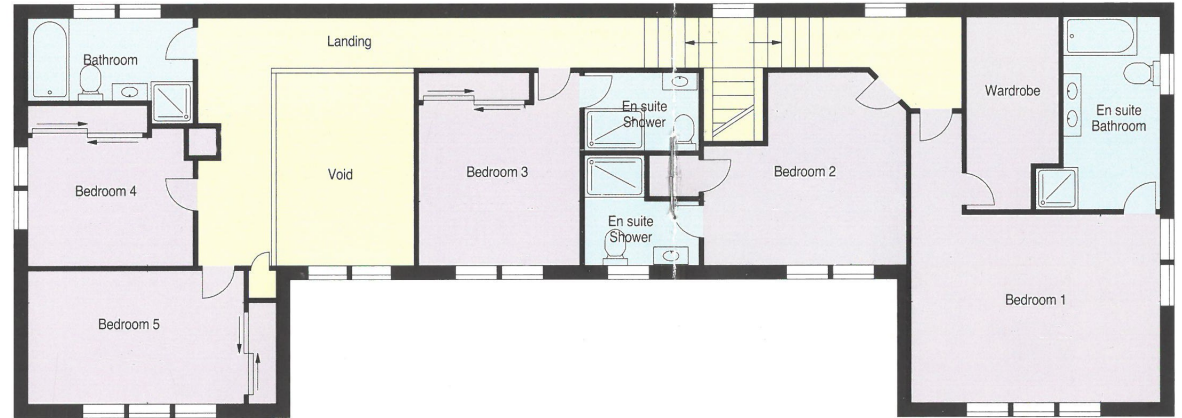
Lounge-Diner	12m x 8.5m
Kitchen	4.2m x 3.3m
Utility	5.7m x 2.2m
Games Room	5.9m x 5.4m
Study	3.9m x 2.5m
Gun Room	3.3m x 1.4m
W/C	2.3m x 1.5m
Double Garage	6m x 5.7m

## FIRST FLOOR

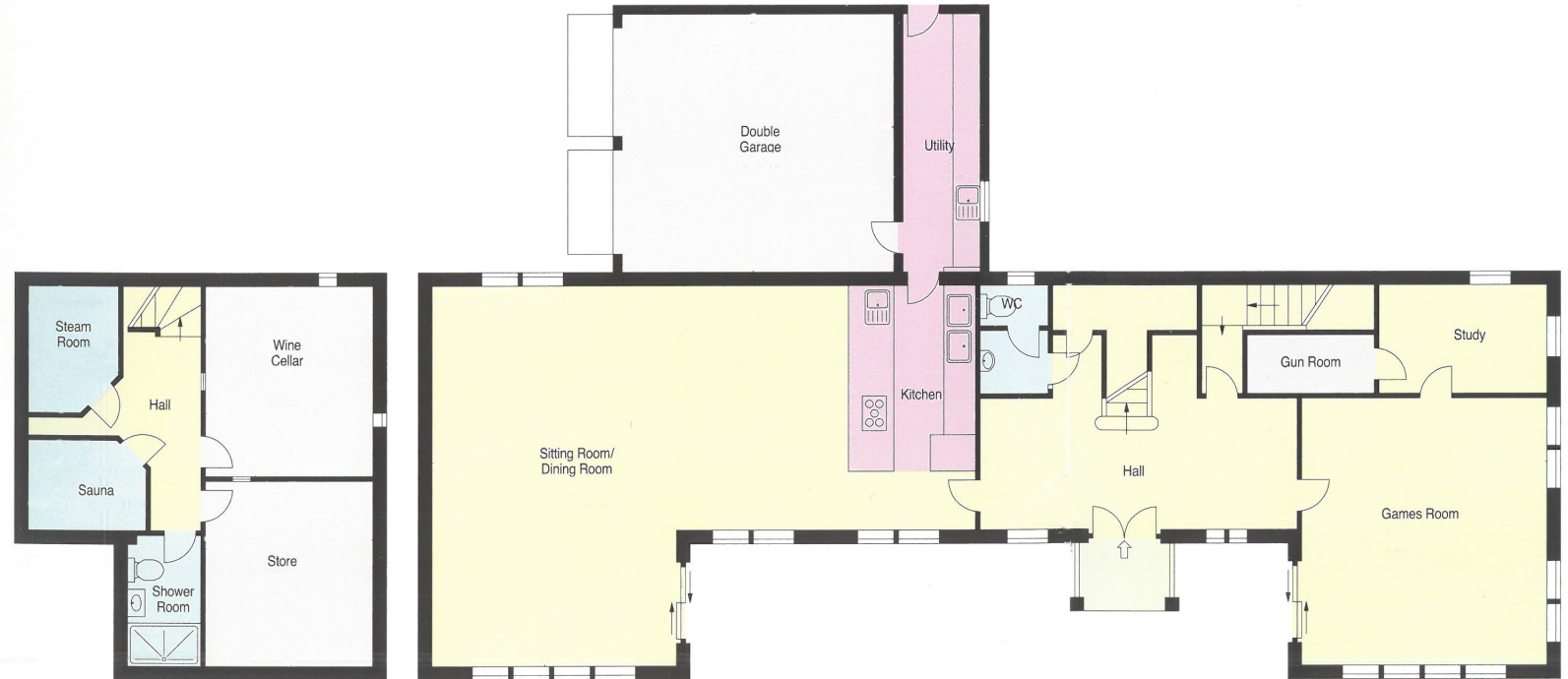
Bedroom 1	5.4m x 4.1m
En-suite	3.5m x 2.6m
Bedroom 2	4.4m x 4.3m
En-suite	2.45m x 2.3m
Bedroom 3	3.5m x 3.5m
En-suite	2.45m x 1.75m
Bedroom 4	3.6m x 2.8m
Bedroom 5	4.7m x 2.9m
Family Bathroom	3.7m x 2.5m

## BASEMENT

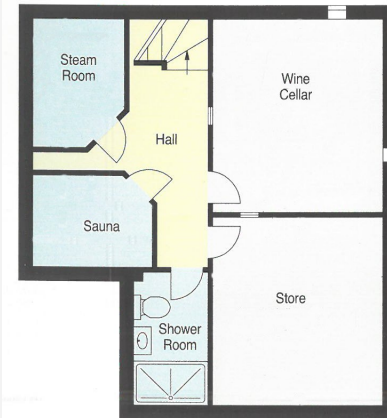
Storeroom	4.15m x 3.7m
Wine Cellar	3.7m x 3.7m
Shower Room	2.8m x 1.5m
Sauna	2.5m x 2.1m
Steam Room	2.8m x 1.96m



First Floor



Ground Floor



Basement

# MACLEAN AND CAMPBELL COTTAGES

Two beautifully appointed and modern, semi-detached houses enjoying spectacular views towards Ben Nevis, Carn Dearg Mor, Aonach Mor and the Grey Corries.

Finished to an extremely high standard the properties form an ideal self catering opportunity that could generate a substantial income.

The ground floor accommodation comprises an entrance hall, lounge-diner, superb fully fitted kitchen and shower room with three spacious bedrooms and a family bathroom on the first floor.

Benefits include solar panels, quality fitted flooring that includes wood and tile, high end fixtures and fittings and quality furniture.

These charming properties benefit from all the comforts of modern day living set in the quiet serenity of Glenloy.







# MacLean & Campbell House

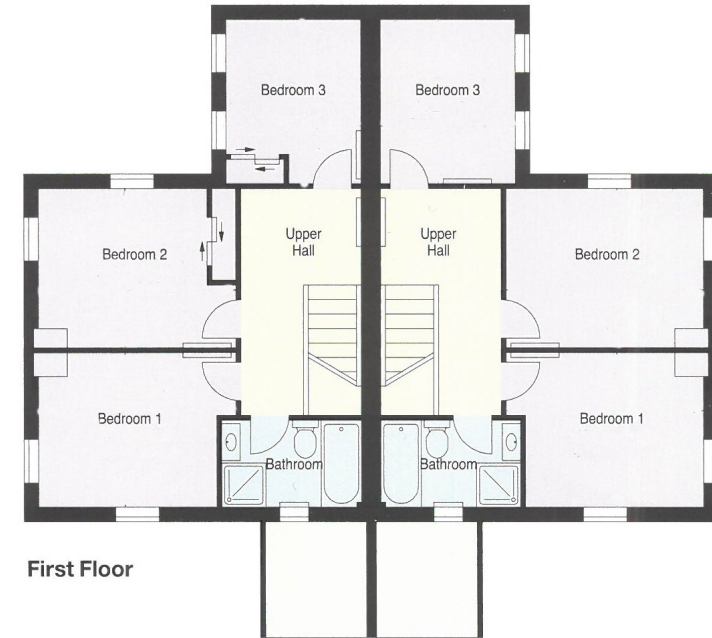
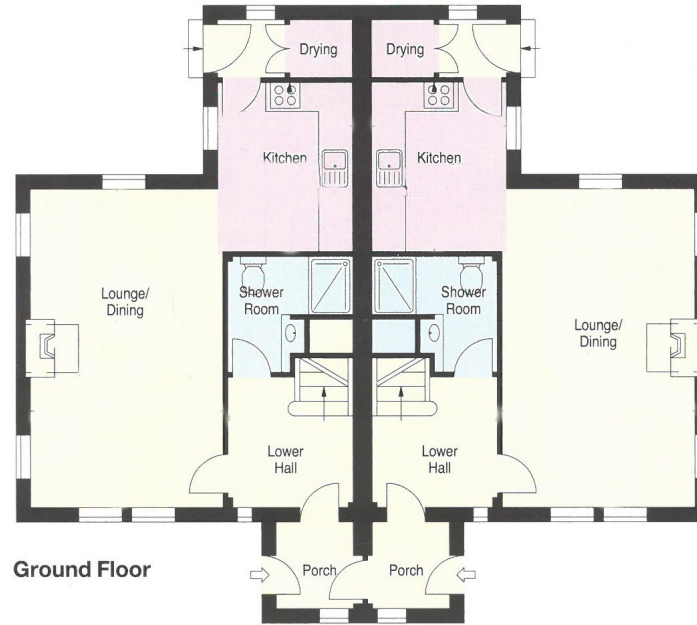
Energy Performance Rating C:78

## GROUND FLOOR

Lounge-Diner 6.6m x 4m  
Kitchen 3.5m x 2.8m  
Shower Room 2.4m x 2.35m

## FIRST FLOOR

Bedroom 1 4.1m x 3.3m  
Bedroom 2 3.2m x 2m  
Bedroom 3 3.4m x 2.8m  
Family Bathroom 2.93m x 1.7m



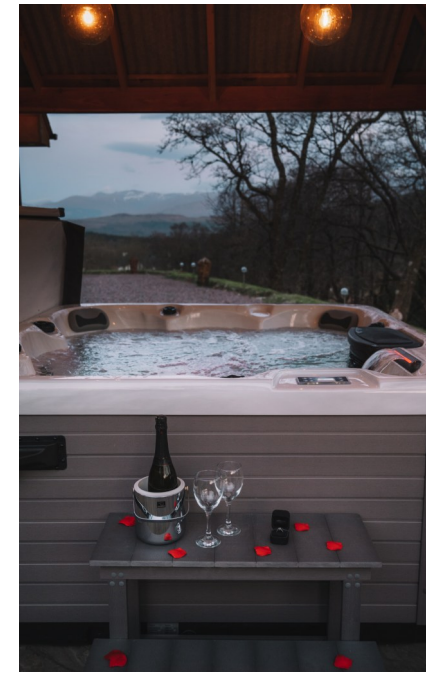
# BEINN LOY & BEINN BHAN LODGE

To the north west of Inverskilavulin House are two substantial holiday lodges finished to the same high standard as the other properties within the Estate.

Each lodge comprises a modern and spacious open-plan lounge - diner- kitchen, two bedrooms and a bathroom.

Benefits include oil fired heating, double glazing and solar panels that generate an annual return for the Estate.

The lodges are set in the grounds near the foot of Beinn Bhan, this straightforward Corbett makes a great short day out and it is right on the doorstep.





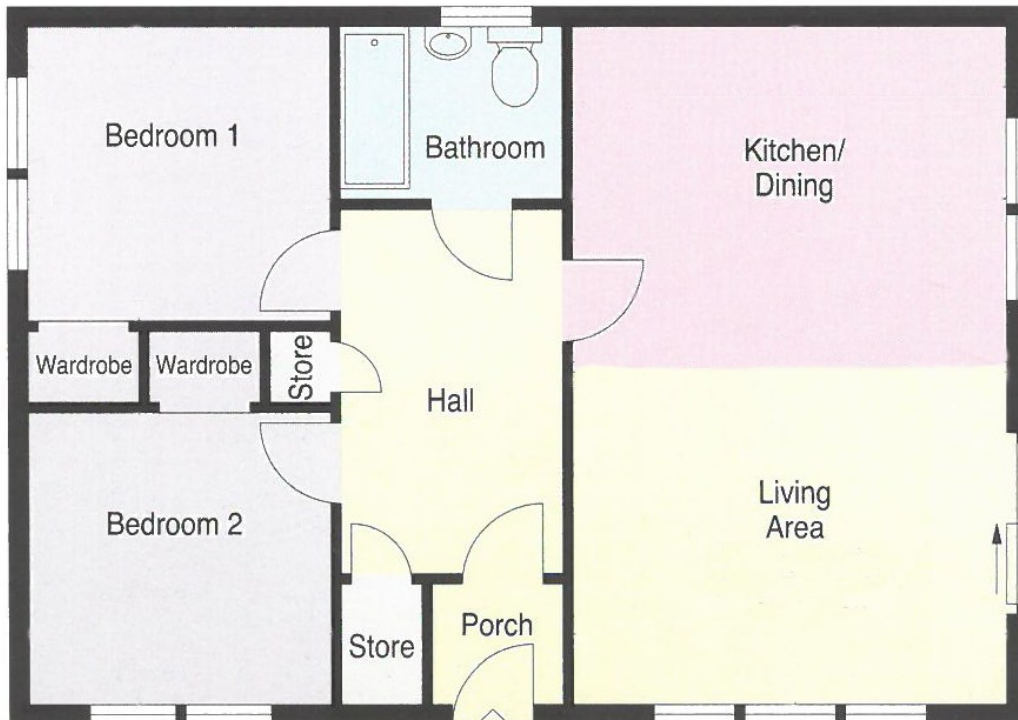
## Beinn Loy & Beinn Bhan Lodge

Energy Performance Rating B-82

### GROUND FLOOR

Kitchen-Diner	4.3m x 3.3m
Lounge	4.3m x 3.3m
Bedroom 1	3m x 2.9m
Bedroom 2	3m x 2.9m
Bathroom	2.1m x 1.3m

The majority of the content in each property will be included in the sale price. This will enable the new purchasers to immediately generate an income.



## Frances Sketch Pad

Energy Performance Rating C-74

Gross internal floor area approximately 232sq m.

A bespoke lodge, designed with luxury and comfort in mind that boasts a private hot tub, open air bath and a delightful terrace with mountain views.

The lodge comprises an open-plan lounge-diner-kitchen with wood burning stove, a fully equipped kitchen, king size bedroom, and a superb and luxurious shower room with walk-in shower. The Shower room opens onto the terrace providing easy access to the outdoor facilities.



## MISCELLANEOUS:

The estate extends to approximately 9.5 acre of grounds enhanced by a burn which flows towards the western boundary and a large pond to the east.

### COUNCIL TAX:

**Inverskilavulin House - Council Band G.**

**Campbell House - Council Tax Band E.**

**MacLean House, Beinn Loy, Beinn Bhan & Frances Sketch Pad - There is currently no council tax paid on the lodges due to small business relief.**

### SERVICES:

**Mains Electric, private water and drainage.**

**Oil central heating to all properties.**

**Solar panels that reduce electricity costs and generate an annual income to the estate.**

**Broadband connections from Locheilnet a private local supplier.**

### VIEWINGS:

Viewings will be by prior appointment only with the selling agent, McIntyre & Company Tel 01397 703231. Email: [property@solicitors-scotland.com](mailto:property@solicitors-scotland.com).

Accounts will only be made available to seriously interested parties after a successful viewing has taken place.

38 High Street, Fort William,

PH33 6AT

Tel: 01397 703231

Fax: 01397 705070

E-mail: [property@solicitors-scotland.com](mailto:property@solicitors-scotland.com)

Website: [www.solicitors-scotland.com](http://www.solicitors-scotland.com)

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e-mail: [law@solicitors-scotland.com](mailto:law@solicitors-scotland.com) or telephone: 01397 703231.



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