



**FOYERS LODGE**  
FOYERS, INVERNESS-SHIRE

**Galbraith**







# FOYERS LODGE, FOYERS, INVERNESS-SHIRE

A sympathetic, luxury conversion of a Highland lodge overlooking Loch Ness.

Inverness 18 miles ■ Fort Augustus 14 miles

About 0.9 hectares (2.2 acres) in all.

Guide Price £1,100,000

- Three Reception Rooms. Six en-suite Bedrooms
- Self-contained, one bedroom suite
- Two bedroomed staff/owners' apartment
- A Michelin award-winning boutique hotel
- An exceptional standard of accommodation
- Formal gardens and woodland
- Elevated position with outstanding views of Loch Ness
- Planning consent for owners' accommodation and garaging
- 8 salmon fishing licenses on Loch Ness
- Fishing rights on Loch Bran and Loch Mhor

**Galbraith**

Inverness  
01463 224343  
inverness@galbraithgroup.com





## INTRODUCTION

Foyers Lodge is an impressive, traditional Highland lodge on the south-west side of Loch Ness with beautiful, framed views of the loch and up the Great Glen. The current owners purchased Foyers Lodge in 2016 and since then have fully renovated the property which, today, is an award-winning, luxury boutique hotel. The current owners operate the lodge as a seasonal lifestyle business however the property is flexible with opportunities for growth, expansion and diversification. Unexplored avenues include weddings, events and exclusive use or indeed the possibility of becoming a luxury family home.

The area benefits from its association with Loch Ness and setting in the Great Glen, however, it is the hidden side of the loch compared with the busier tourist route on the far shore. Although both Inverness and Fort Augustus are just a 1/2 hour drive away, this area remains peaceful and unspoilt; its beautiful, wooded shoreline and dramatic inland landscape providing a haven for many rare species of plants and wildlife, while the road verges are dotted with wildflowers throughout spring and summer. The quiet countryside makes it an ideal area for cycling and walking while the west coast, with its excellent sailing, is within easy reach. In addition, the area offers traditional country sports and Foyers Lodge itself has 8 salmon fishing licences on Loch Ness and fishing rights on Loch Bran and Loch Mhor, along with the right to erect boat houses on specified sites.

The renovation and refurbishment have created an outstanding rural property which still retains the integrity of a traditional, Highland lodge but has introduced exceptional levels of design, comfort and energy efficiency. It is rare to find such luxury in an iconic, world-famous location.

## DESCRIPTION

The refurbishment work at Foyers Lodge, which has been carried out in accordance with building regulations, began in 2016 and now complete offers six luxury rooms along with a self-catering suite and owners' apartment. The work has been extensive and includes partial re-roofing, replacement timbers and timber treatments; the installation of a biomass boiler with RHI, replumbing, excellent levels of insulation, reconfiguration of some of the rooms, a new commercial kitchen, and new bathrooms and shower rooms throughout. Each room has been individually designed using top quality fittings, furnishings and decoration and, where possible, original features retained or restored. The overall effect is to create a sense of luxury, individuality and comfort to complement the stunning loch side setting.

In a short space of time, Foyers Lodge has established itself as an outstanding boutique hotel and has won many awards and accolades, both national and international. Of note is the Michelin Key which was awarded in 2024 and a place on the UK's Top 50 Boutique Hotels for 2024/25. The hotel has reached a level of excellence and is now at the stage where the opportunity exists for a new owner not only to maintain this but look at expansion via alternative offerings and/or increased capacity.

## ACCOMMODATION

### PUBLIC AREAS

Dining Room.  
Residents' Lounge.  
Bar.  
Reading Room.

### LETTING BEDROOMS

Two en suite Bedrooms with Dressing Rooms  
Four en suite Bedrooms.

### SERVICE AREAS

Commercial Kitchen and Store Rooms.  
Office.  
Wine Cellar.

### OWNERS' APARTMENT

Sitting Room.  
Two Bedrooms.  
Shower Room.

### SELF-CONTAINED SUITE

Open plan Sitting Room and Kitchen.  
Bedroom.  
Shower room.

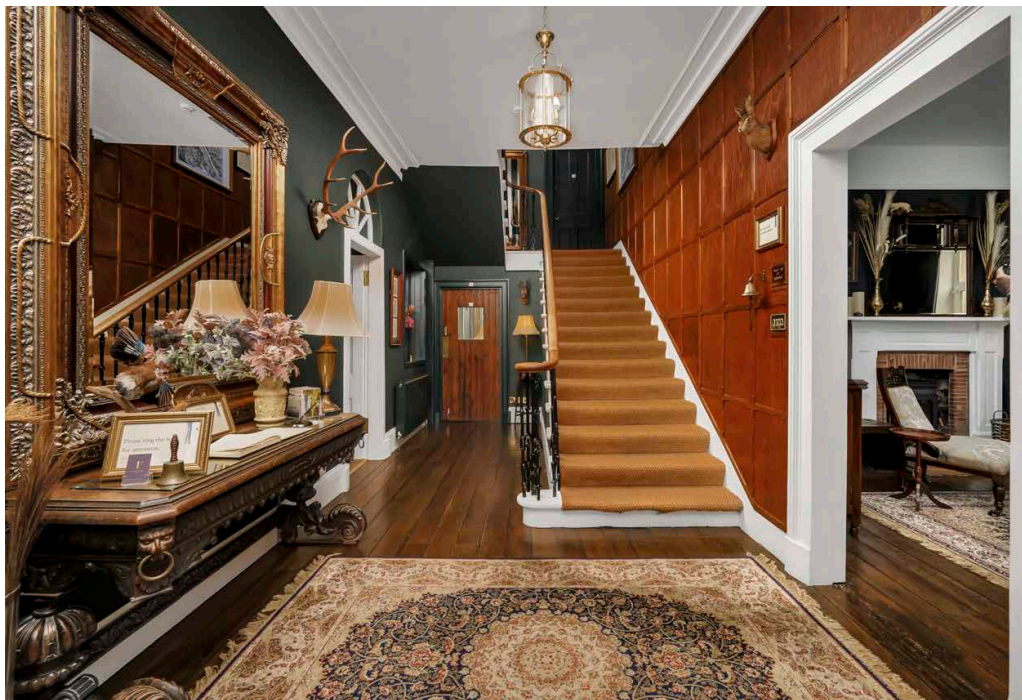
### AWARDS AND ACCREDITATIONS

Michelin Key for Hotels 2024

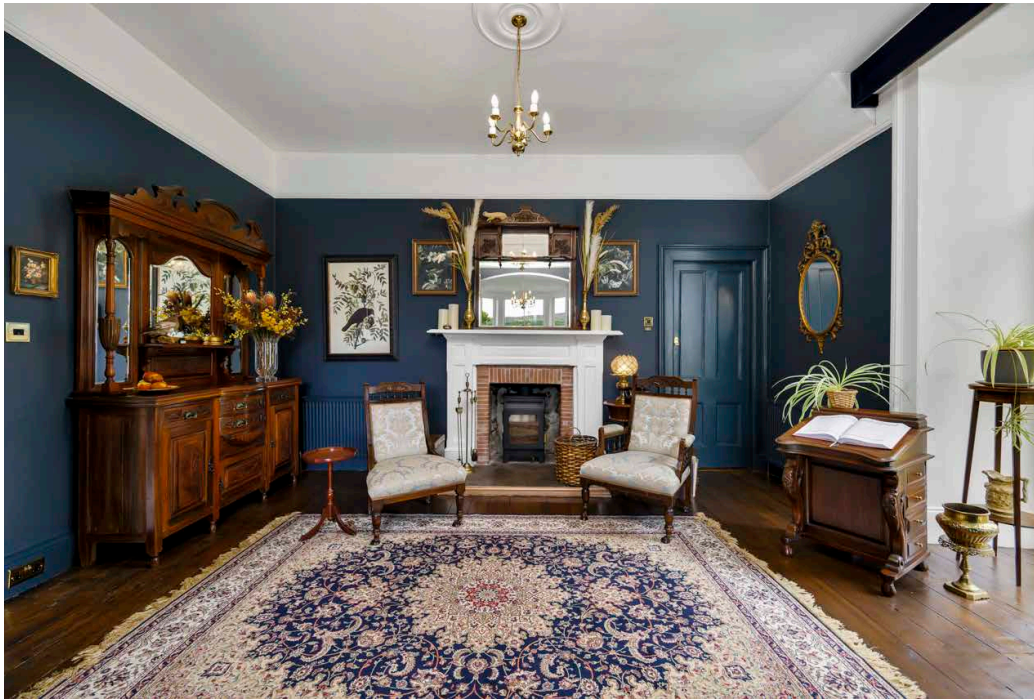
Features in the Good Hotel Guide and is currently listed at No13 in the Top 50 Boutique Hotels

Scottish Hotels Small Luxury Destination of the Year 2025 and Interior Design Award

Featured in Times and Sunday Times Top Places to Stay 2021









Ground Floor





First Floor

THE BUSINESS

The business was established in 2018 with a single letting room and has grown into a 7 bedroom luxury boutique hotel and has seen significant year on year growth. Further information on the business and accounts information can be made available to seriously interested parties following the signing of a non-disclosure agreement and a formal viewing.

LICENCE

The property is licenced under the Licensing (Scotland) Act 2005.

STAFF

The hotel is principally run by the owners and a small team of local members of staff. TUPE regulations will apply.

ENERGY PERFORMANCE CERTIFICATE

Foyers Lodge has an EPC rating of B. Further information is available on request.

GARDEN GROUNDS

The property is approached from the public road, electric gates opening to a driveway leading to a parking area with two EV charge points at the side of the house.

The grounds extend to approximately 2.2 acres. The garden comprises a generous main lawn fringed by colourful mixed beds, shrubs and magnificent specimen trees. An area of woodland has been thinned to encourage biodiversity and here paths have been created which, in turn, lead to a waymarked path to the loch.

A portion of land at Foyers Lodge lies across the public road. This comprises naturally re-generating woodland managed by the owners to create an open backdrop for the hotel.

OUTBUILDINGS

Workshop  
6 m x 5 m  
Constructed in 2019. Fully lined and with fitted workbenches and shelving.

Integral to the property is the plant room, housing the biomass boiler and pellet store.

BIOMASS BOILER

The self-feed, biomass boiler was installed in June 2017. The boiler uses sustainable wood pellets and benefits from a 20 year non-domestic RHI agreement which started in June 2018.

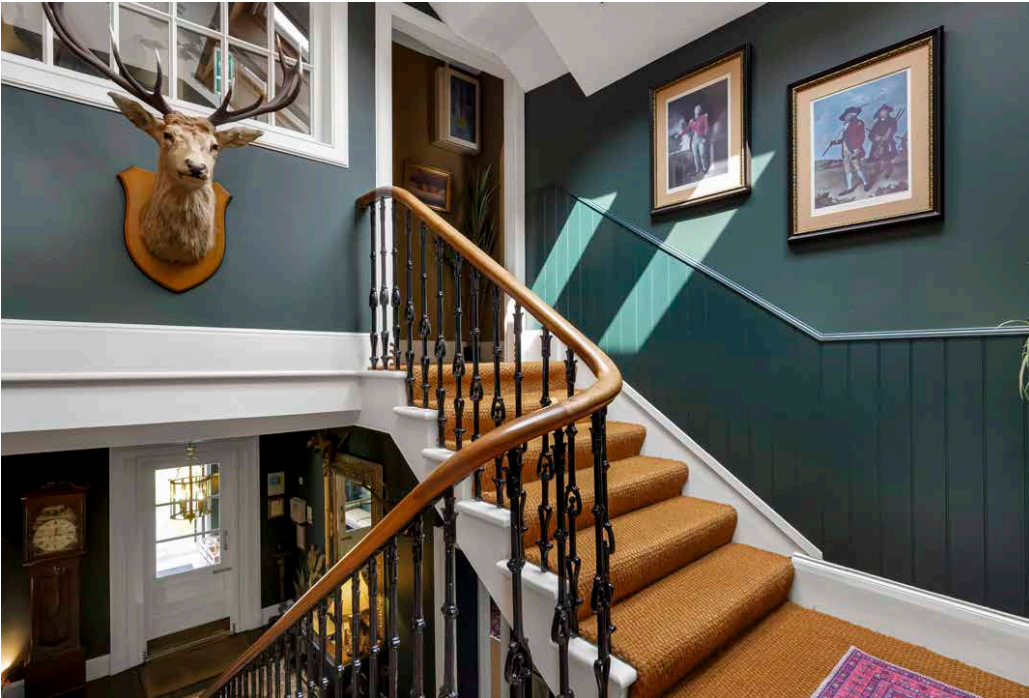
PLANNING APPLICATION

Planning consent for manager’s accommodation with gym and garaging was granted on 27th June 2025. Reference number – 25/01570/FUL  
<https://wam.highland.gov.uk/wam/simpleSearchResults.do?action=firstPage>

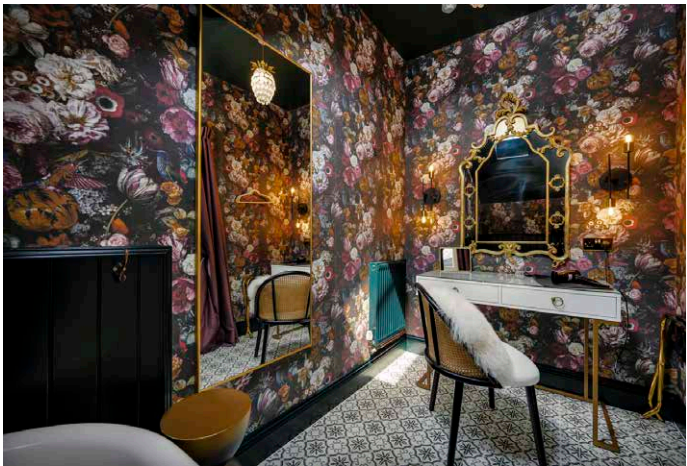
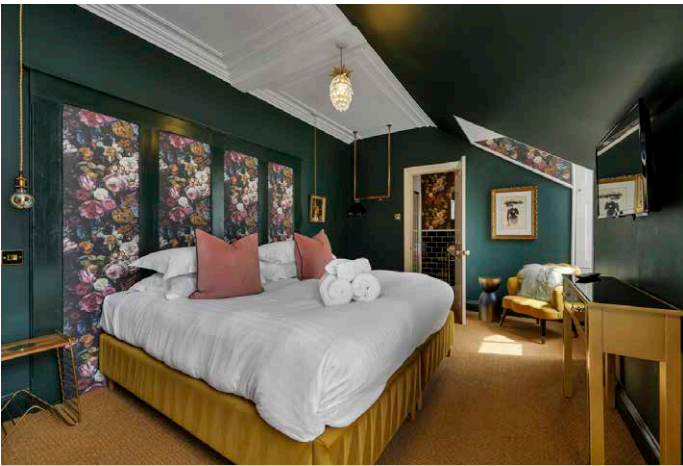
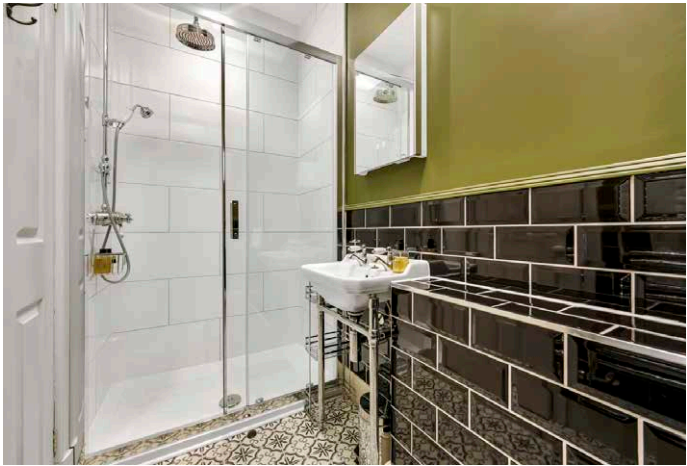
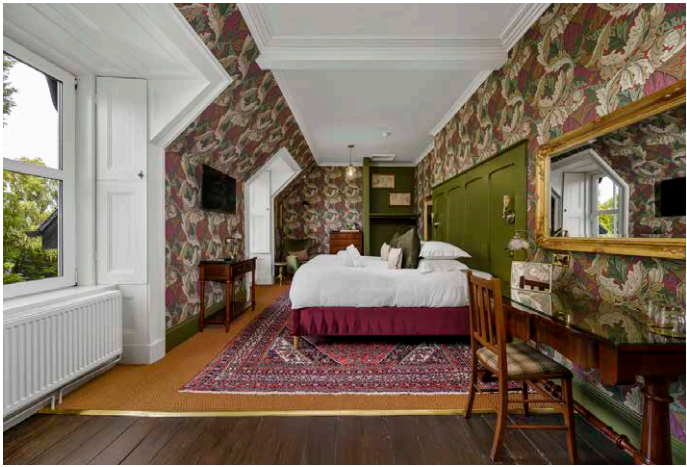
SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Water	Drainage	Heating	Rateable Value	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Biomass boiler and 2 x 5kw log burners LPG gas for the kitchen appliances	£9,100 with non-residential apportionment at £7,700 and residential apportionment at £1,400 - equivalent to Band A	BT Broadband with back-up provider. Download speed circa 40 mbps*	Available*	B	Freehold

\*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>







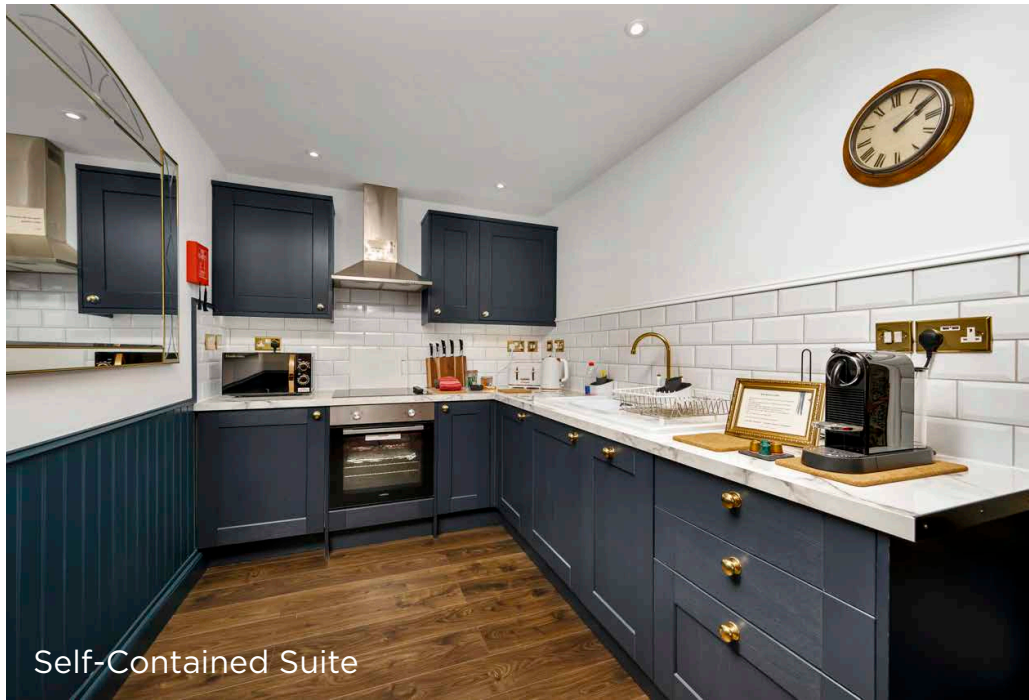




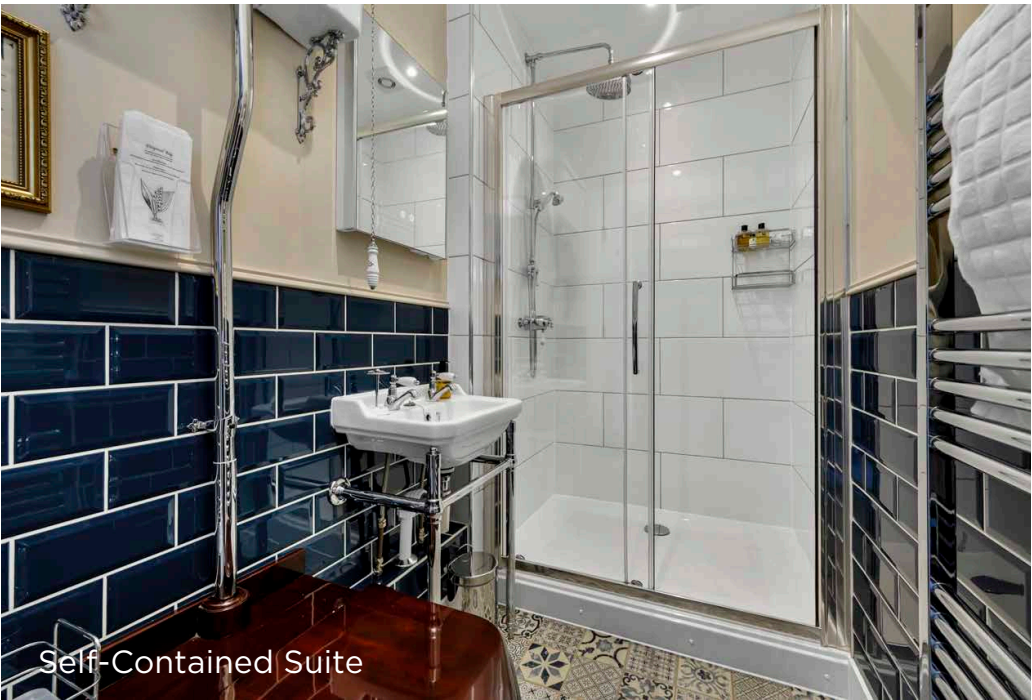
Self-Contained Suite



Self-Contained Suite

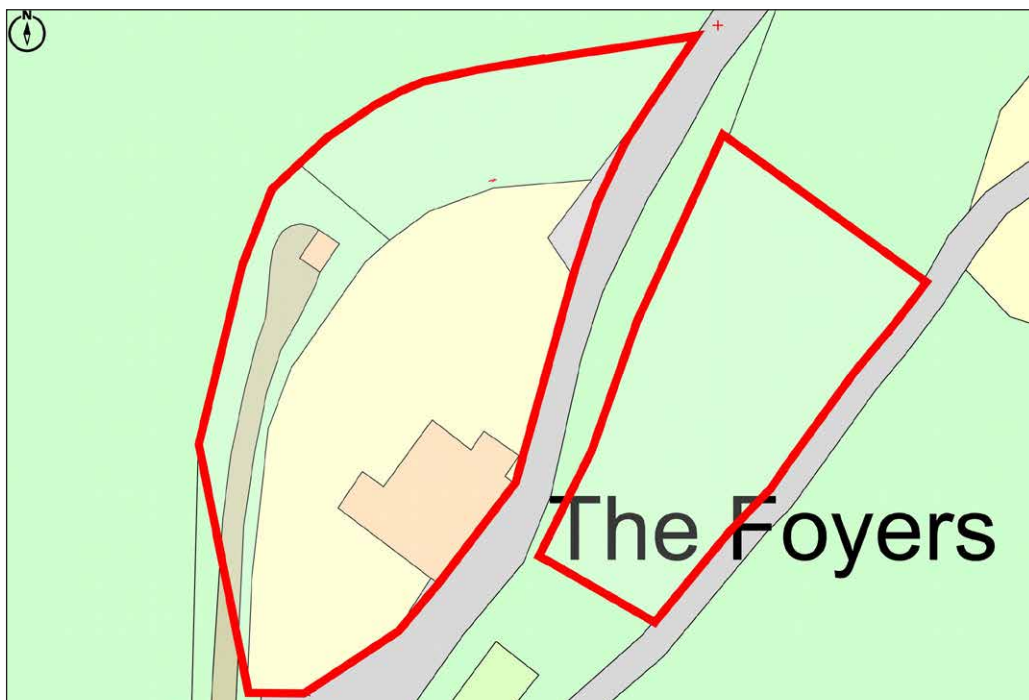
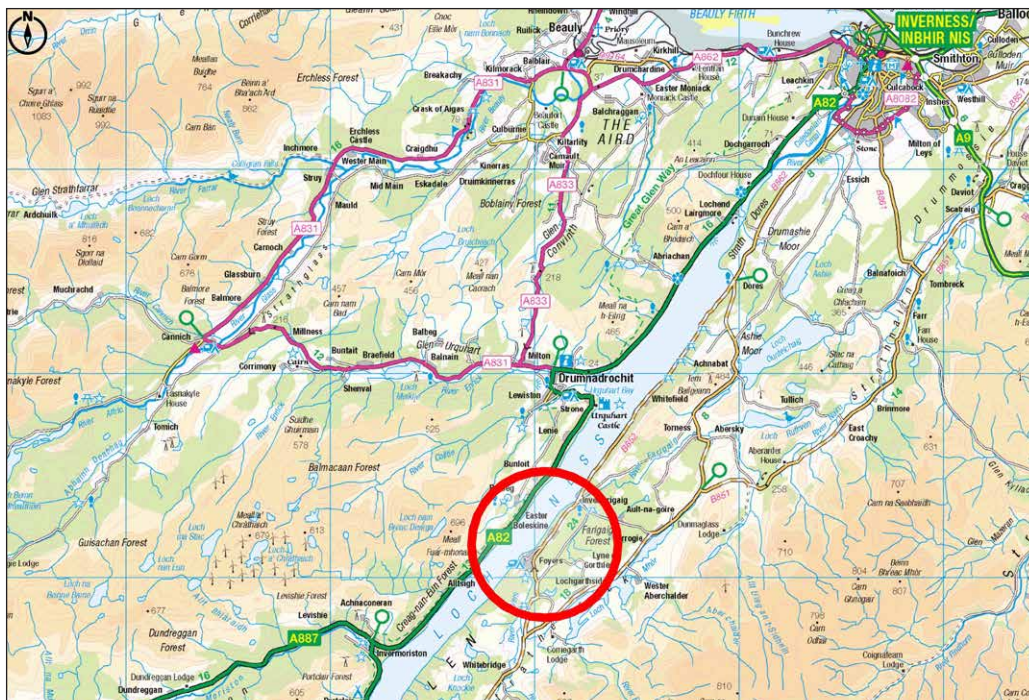


Self-Contained Suite



Self-Contained Suite





## DIRECTIONS

Exact grid location - What3Words - [///overlooks.busters.approach](https://www.what3words.com/)

## MOVEABLES

Foyers Lodge is sold as seen, with the exception of certain personal items.

## VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

## POST CODE

IV2 6XT

## SOLICITORS

Ledingham Chalmers

## ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

## IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in June 2025.





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