



INVERLAIR LODGE

TULLOCH, ROY BRIDGE, INVERNESS-SHIRE

Galbraith



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An outstanding compact estate of historical note.

Spean Bridge 8 miles. ■ Fort William 17 miles. ■ Inverness 62 miles.

- Four Reception Rooms. Six Bedrooms.
- Sensitively modernised and with beautiful, original features.
- Separate, two bedroom cottage.
- Traditional, well-maintained, stone and slate steading.
- Delightful, established gardens and productive kitchen garden.
- Magnificent mature mixed woodland.
- Well-managed grazing land.
- Garaging, kennels and general stores.
- In a spectacular setting with river and mountain views.

About 12.5 hectares (30.88 acres) in all.

Offers Over £1,350,000

Galbraith

Inverness
01463 224343
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SITUATION

Inverlair Lodge lies close to Roy Bridge in Inverness-shire. The property is in a spectacular, unspoilt setting with beautiful views over its own land to the River Spean, Creag Meagaidh and Ben Alder.

The property lies between the Cairngorms National Park and the Great Glen and is close to some of the most spectacular and iconic scenery in Scotland, an environment which is at once beautiful and dramatic and offers the opportunity to enjoy nature at its best. The area attracts many visitors throughout the year, but Inverlair Lodge is away from the popular tourist areas and its environment is unspoilt - a haven for native wildlife. There are excellent sporting and leisure facilities nearby for the outdoor enthusiast including the Nevis Range Mountain Resort with its ski centre, mountain climbing and world class mountain biking, and Creag Meagaidh Nature Reserve which offers fantastic hill walks, while fishing, stalking and shooting are available on local estates. The single-track road that passes the house terminates in a car park and from here there are waymarked walks and access to three Munroes.

Inverlair Lodge itself offers excellent amenity with a network of tracks and paths through the grounds, a wetland area and magnificent mature woodland.

Spean Bridge, about eight miles away, has a general store, primary school and hotel, while Fort William has all the amenities of a major centre including supermarkets, a railway station, schooling up to secondary level, a leisure centre, and a range of hotels and restaurants. There is a train station at Tulloch Bridge, about 1.5 miles away, on the West Highland line, which includes overnight access via the Caledonian Sleeper direct to and from London Euston, and Glasgow International Airport is about a two hour drive away.



DESCRIPTION

There are historical records of the land at Inverlair going back to the early 13th century, but Inverlair Lodge as we know it today was built in three stages from the early until the late 1800s and was formerly the shooting lodge for Lord Abinger of Inverlochy Castle. The property was requisitioned during WW2 and, because of its relative isolation, became a facility for the Special Operations Executive who operated during the war in espionage and intelligence gathering. The SOE was disbanded after the war and Inverlair fell into disrepair until it was renovated in the 1970s by new owners and then, as only the second family ever to have lived there, the sellers bought the house in 2008.

An exceptional property of some presence, the house has well laid out accommodation which is very comfortable, of a manageable size and a wonderful family home. The current owners have sensitively modernised the house and improved the grounds and outbuildings to create an outstanding country home. Work carried out includes upgrading and zoning the heating system, double glazing to all living spaces and reconfiguring the kitchen to create a spacious dining kitchen with sitting area, a new utility room and new second staircase to the first floor. Where possible, original features have been retained, restored or replicated such as a beautiful curved inner wall, cornicing and fireplaces.

The reception hall creates a welcoming introduction to the house, while the reception rooms, including the impressive lounge and dining room with its curved wall, are ideal for family use as well as formal entertaining. The generous, modernised dining kitchen with Aga is well laid out and is the family focal point of the house, while the conservatory, adjacent veranda and terrace are suntraps to be enjoyed throughout the year. A main staircase and second staircase lead to the first floor where there is a master bedroom with en suite shower room and dressing room, along with five further bedrooms, a sewing room, two bathrooms, WC and a shower room.

The second floor comprises rooms currently used for hobbies and supplementary storage.





ACCOMMODATION

Ground Floor - Entrance Porch. Reception Hall. Lounge. Conservatory. Dining Room. Study. Open plan Dining Kitchen with Sitting Area. Utility Room. WC. Larder. Wine Cellar.

First Floor - Master Bedroom with Dressing Room and en suite Shower Room. 5 further Bedrooms. Sewing Room. Two Bathrooms. WC. Shower Room.

Second Floor - Six Rooms plus Two Boxrooms.

KEEPER'S COTTAGE

Keeper's Cottage lies to the east of the main house and has its own access off the public road. The sellers refurbished the property in 2019, and it now has a well-appointed, single storey interior, suitable as a holiday let, supplementary or staff accommodation.

To the rear of Keeper's Cottage is a three-bay garage and store of timber construction under a corrugated iron roof.

GROUNDS

The grounds at Inverlair Lodge extend in all to approximately 30.88 acres and provide excellent amenity as well as a habitat for native wildlife. Beautiful, formal gardens lie around the house, including a productive kitchen garden with raised beds, a polytunnel, greenhouse and soft fruit garden. Beyond this is the well-managed grazing land extending to approx 5.48 acres, currently let on an informal basis, and with a burn, banking and wetland along three boundaries. Set upon a mound, a generous block of magnificent, mixed woodland forms a broad boundary with the public road and is an important habitat and a valuable natural asset with historical and landscape value, while the wetland further expands biodiversity. Within the woodland are a number of kettleholes, land depressions formed by glacial retreat.

OUTBUILDINGS

The Steading

Close to the main house, but with its own access from the public road, is a traditional, partly renovated steading with an excellent range of garages, workshops, studios and stores.

The east side of the steading quadrangle has been completely re-roofed with new timber and slates. The north side has had the stonework upgraded, openings widened, and electric roller doors installed. It now houses a workshop with lined interior and concrete floor, garaging and machinery stores. The two-storey side hasn't been removed and comprises garaging, stores and byres while the upstairs has barn space and a bothy. There is power, light and a water supply to the steading.

The potential exists for residential conversion of the steading, subject to the necessary consents.

Former Kennels

Adjacent to Keeper's Cottage. Of stone and slate construction and comprising three kennels with tiled floors and brick-floored runs, a one room ghillies' bothy, and stable.

Former School House and School Room

Ground Floor

9.8 m x 3 m

The former school room. Fully lined and insulated, power, light and with roller door.

Lower Floor

Store Room

7.7 m x 3 m

With separate access and adjacent former WC.

Garage

9.2 m x 7.8 m

Fully lined and with Kingspan insulated roof. Sliding door, concrete floor, wood burner, mezzanine floor, power and light.

Former Game Larder

4.1 m x 3.4 m

Housing the water filtration system and back-up generator. With two dog runs.

Garden Shed

3.6 m x 2.7 m

Boiler Room

3.2 m x 2 m

Fully lined and housing the oil-fired boiler.

Within the grounds are a summer house, and further machinery and log stores.

HISTORICAL NOTES

During WW2 when the lodge was used by the S.O.E, Rudolf Hess was briefly held there for preliminary interrogation by Intelligence Officers. On the site of the present Lodge, the former structure was attacked and destroyed in around 1663. The seven men within were killed and beheaded. Their heads were washed in what is now known as the Well of the Seven Heads beside Loch Oich before being taken to Glengarry Castle. A small cairn beside the Lodge marks the burial spot of the bodies.

DIRECTIONS

Exact grid location - What3Words - ///postings.scream.costumed

IACS REGISTERED LAND

Approximately 9.59 hectares, 23.68 acres is IACS registered and as such may be eligible for grants and subsidies under the Scottish Government Rural Payments and Inspection Division <https://www.ruralpayments.org/topics/customer-services/about-us/> Further information is available on request.





SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Lodge and Cottage -Private bore hole**	Lodge -Private Cottage - Private	Lodge and Cottage - oil fired	Lodge - G Cottage - C	Lodge and Cottage - Wi-Fi*	4G from Vodafone and O2*	Lodge - F Cottage - E	Freehold

*An indication of speeds and charges can be had from Comms West at www.commswest.co.uk

** The bore hole water supply is shared with Keeper’s Cottage and a neighbouring farmhouse. An agreement is in place to supply the farmhouse in exchange for payment in kind and details may be had from the seller.

MOVEABLES

All fitted carpets, curtains and light fittings are included in the sale however, the two kitchen blinds are specifically excluded from the sale. Further items may be available by separate negotiation.

Keeper’s Cottage is offered fully .furnished as shown with the exception of some of the pictures and 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

PH31 4AR

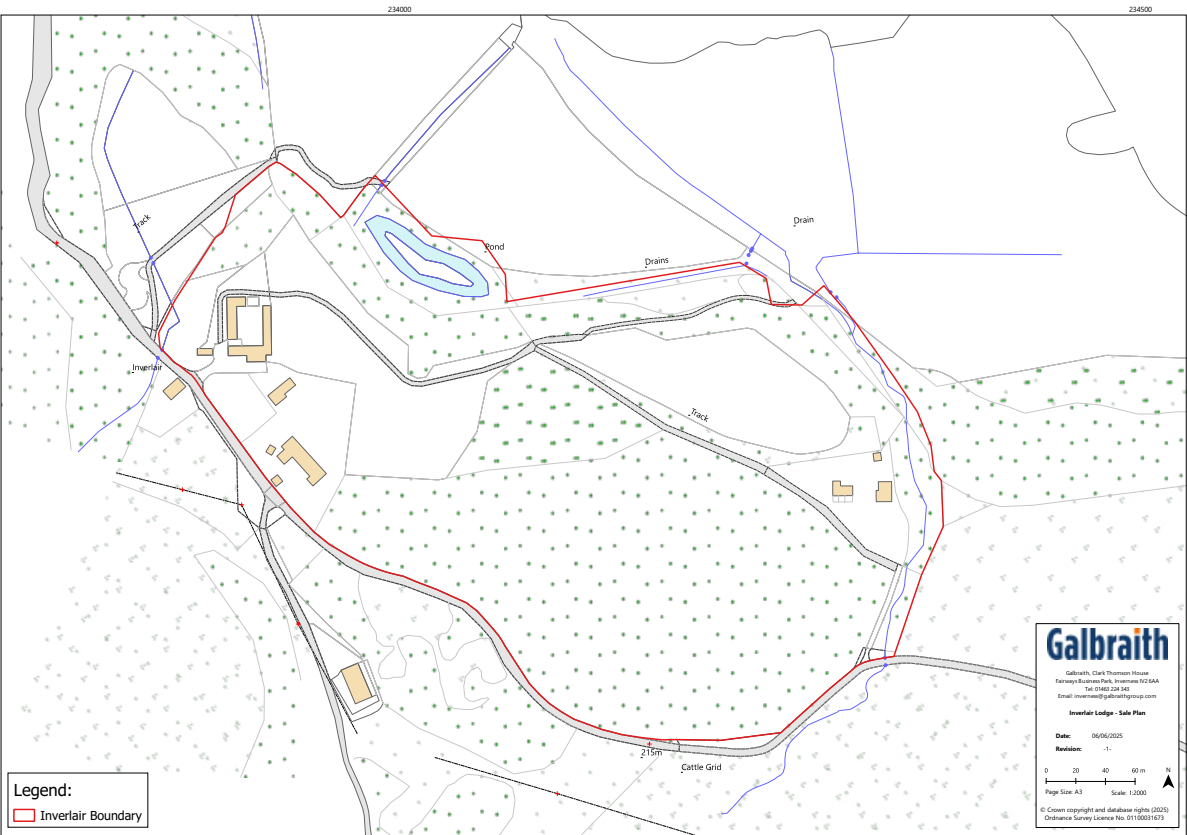
SOLICITORS

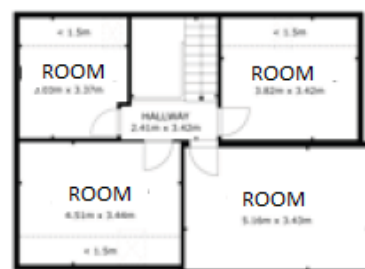
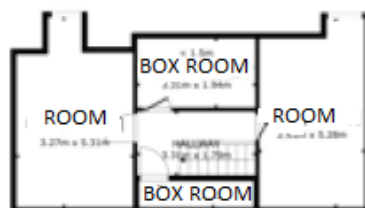
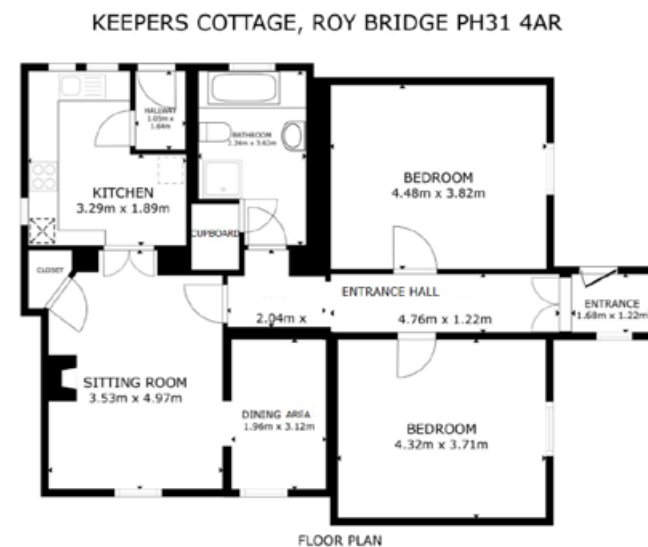
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ANTI MONEY LAUNDERING (AML) REGULATIONS

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.





SECOND FLOOR

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 May 2025.



Keepers Cottage



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