



**GLENCONVINTH HOUSE**  
KILTARLITY, INVERNESS-SHIRE





## GLENCONVINTH HOUSE KILTARLITY INVERNESS-SHIRE

Kiltarlity 2.5 miles. Beauly 6.5 miles. Inverness 15 miles.  
Inverness Airport 22.5 miles.

**Converted traditional stone schoolhouse in spectacular Highland location.**

The accommodation over two floors comprises:

Ground Floor: Covered Entrance. Entrance Hall. Drawing Room with fireplace and wood burning stove. Studio with Gallery. Dining Room with open fireplace. Kitchen with 4 oven AGA. Double Bedroom 4/Study. Cloakroom with shower. Storage.

First Floor: 3 Double Bedrooms. 1 Bathroom, Galleried Landing. Storage.

- Family home with considerable character and traditional features.
- Panoramic views of Strathglass and the hills of Glen Affric.
- Extensive garden, outbuildings and paddock.
- Outstanding rural location within easy reach of the city centre.

About 1.5 acres (about 0.60 has).

**CKD Galbraith**

Reay House

17 Old Edinburgh Road

Inverness

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## GENERAL

Glenconvinth House is a traditional stone schoolhouse with attractive Victorian features located in a peaceful rural setting within easy reach of Inverness. Kiltarlity is the nearest village and is situated on the Bruiach Burn, with a post office, shop and a village hall. Primary schooling is available at the excellent Tomnacross Primary and secondary pupils travel to Charleston Academy in Inverness. Kiltarlity is a thriving community with many clubs and organisations, perhaps the oldest and best known of these being the Lovat Shinty Club.

The nearby town of Beaulieu, from the French beau lieu meaning 'beautiful place', is a thriving rural centre offering a wide range of hotels, restaurants, shops, banks and local facilities including the well known tweed and tartan retailer Campbell's of Beaulieu. The land around is fertile; historically corn was grown extensively and more recently fruit has successfully been farmed. The extensive ruins of the abbey church of Beaulieu Priory with funerary monuments (notably including those of the Mackenzie family) are managed by Historic Scotland.

Inverness, about twenty minutes drive away, has all the amenities of a modern city as well as its airport with regular flights to the south and Europe including a service to Schipol Airport, Amsterdam. This area of Inverness-shire is known for its gentle landscape and dry climate. The region enjoys continued growth and prosperity and yet retains its unspoilt charm and sense of community. There is a wealth of opportunities available for the outdoor enthusiast including walking, hill climbing, golf, fishing and shooting, while the peaceful countryside is a myriad of rivers and lochs, varied coastline and dramatic hills and mountains.

## DESCRIPTION

Glenconvinth House, formally a school with attached teacher's house, provides spacious and comfortable family accommodation with character. Built in the 19th century as a school for the Glenconvinth area, the house has been sensitively adapted for domestic occupation. The well proportioned ground floor reception rooms, originally the two school rooms, are intimate enough for family living while also allowing for large scale entertaining. A sheltered garden adjacent to the house includes mature trees and shrubs, fruit bushes, vegetable beds and a small paddock.

Traditional features include a raised entrance court, canopies over front and garden entrances, a gallery currently used as an artist's studio and the old schoolroom adapted to provide comfortable seating around the fireplace with a generous raised area to allow enjoyment of the views.

From the gravel drive leading directly off the public road, the house is approached by a parking and turning area with stone steps to the entrance court with flagstones and metal safety rail through the front entrance door flanked by two side lights and fanlight above to:

### Entrance Hall

Cornicing, wide low level cills on each side of the front door, timber linings to raised dado height, fitted cupboard with hanging rail and hooks for outdoor clothing, burglar alarm control panel, door to:

### Drawing Room

Cornicing, windows on all four walls with a raised plinth below allowing panoramic views, seating area around the generous open fireplace with wood burning stove, raised slate hearth, timber mantel and log storage space, two ceiling mounted electric fans.

Returning to the entrance hall a steel plated door leads to:

### Studio and Gallery

Four narrow east facing full height windows, partially coombed ceiling, timber flooring, timber lined walls to picture rail height, recessed shelved bookcases, timber ladder steps to mezzanine level and artist's gallery above with single bowl stainless steel sink and drainer, fitted storage cupboard housing electrical distribution board, north west facing Velux rooflight, partially coombed ceiling, access hatch to loft space.

From the entrance hall a door opens into:





#### Cloakroom

Cornicing, partially timber lined walls, recessed shower tray with tiled walls, inset open window to ground floor studio space, shower curtain rail, wall mounted wash hand basin, tiled splashback, WC, extractor fan.

Returning to the entrance hall and two steps down, a door opens into the open plan dining room with a door into:

#### Kitchen

Cornicing, east facing window, open serving hatch into dining area, fitted floor and wall units, timber worktop, tiled splashbacks, wall mounted shelves, deep double bowl Belfast sink, pale blue 4 oven AGA with two hotplates, one warming plate and a back boiler for hot water supply, plumbing for dishwasher and washing machine, space for full height fridge/freezer, recessed cupboard with fitted shelves.

#### Dining Room

Double aspect with fully glazed external door to garden and east facing sliding sash window, timber flooring, open fireplace with cast iron grate and tiled surround, stone hearth and timber mantel, recessed cupboard with fitted shelves, square opening into stair lobby with door to:

#### Bedroom 4/Study

Double aspect, cornicing, recessed fitted cupboard with shelves, door to separate storage space with north facing window, fitted shelves, operating controls for oil fired central heating boiler.

Returning to the stair lobby, west facing window storage cupboard under stairs with fitted shelves, painted timber staircase with barley twist banisters and curved hardwood handrail, to first floor:

#### Landing

L-shaped, partially coombed ceiling, two rooflights, fitted cupboard with shelves, doors to:

#### Bedroom 1

Double aspect L-shaped room, west and east facing dormer windows, partially coombed ceiling, timber flooring, fitted cupboard with hanging rail and fitted shelves and a dressing area with two fitted cupboards, one with open shelves for linen storage and hot water cylinder, opposite fitted cupboard with louvred double doors, hanging rail and fitted shelves.

#### Bedroom 2

East facing dormer window, partially coombed ceiling, two fitted cupboards with hanging rail and fitted shelves.

Returning to the landing area a door opens to:

#### Bedroom 3

West facing dormer window, partially coombed ceiling, fireplace with cast iron grate, tiled surround and timber mantel, door to separate storage cupboard with hanging rail and fitted shelves.

#### Bathroom

North facing dormer window, partially coombed ceiling, wall mounted wash hand basin, tiled splashback, timber shelf, mirror and light above, recessed panelled bath partially tiled on three sides with shower fitting above, WC.

#### GARDEN GROUNDS

The grounds at Glenconvinth House extend to approximately 1.5 acres. The gravel drive provides a turning and parking area at the front of the house with stone and fenced boundary walls. A wide timber gate leads from the front drive to the garden area. The garden is also accessed directly from the house from a glazed door with timber canopy above to a paved seating area with a greenhouse and stone built shed. Stone steps lead through a wooden gate to the road and a timber gate opens into a narrow garden with shrubs and creepers along the east elevation of the house and is bordered by a stone wall. The garden is mainly laid to lawn with mature trees and shrubs, fruit trees, a geodesic greenhouse, fruit cage and vegetable beds. Beyond the lawn area a paddock is deer fenced providing suitable accommodation for a pony.



## OUTBUILDINGS

### Double Garage

Located to the left of the main access drive a double garage with two roller shutter garage doors, two west facing windows, concrete floor, electrical supply for light and power, space for a work bench and ladder access to the partially floored first floor area with an east facing double window and potential for conversion.

### Boiler Room

A further stone built outbuilding with timber doors houses the Potterton oil fired central heating boiler with the oil tank located in an adjacent shed.

### 4 Bay Timber Shed

Corrugated metal roofing, open bay shed providing accommodation for garden equipment, vehicle and/or boat storage and log store.

### 2 Greenhouses

## SERVICES

Electricity	- mains
Water	- mains
Drainage	- private
Heating/Hot water	- oil fired central heating
Internet	- broadband

## COUNCIL TAX

Glenconvinth House falls into band F.

## EPC

The EPC rating is G.

## DIRECTIONS

The postcode for the property is IV4 7HT. From Inverness take the A862 in the direction of Beaully and after approximately 10 miles turn left on the A833 signposted Kiltarlity and Drumadrochit. Pass the Brockies Lodge Hotel on the right and after 1 mile turn left at the sign to Foxhole and Abriachan. Continue along this road for 1.5 miles and Glenconvinth House is located at the crossroads by the telephone box with the access drive on the left hand side.

## MOVEABLES

All fitted carpets, curtains and light fittings are included in the sale. Further items are available by separate negotiation.

## VIEWING

Viewing is by prior appointment only through the Selling Agents, CKD Galbraith, Reay House, 17 Old Edinburgh Road, Inverness IV2 3HF. Telephone (01463) 224343. The person who may accompany you may however not be an employee of CKD Galbraith.

## MORTGAGE FINANCE

CKD Galbraith has an alliance with independent mortgage brokers Springtide Capital Ltd, who through their excellent relationships with lenders and private banks can advise on the most suitable mortgage for your circumstances. For further information, contact Matthew Griffiths who is based in our Edinburgh office on 0131 240 6990.

## 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 the 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 CKD 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

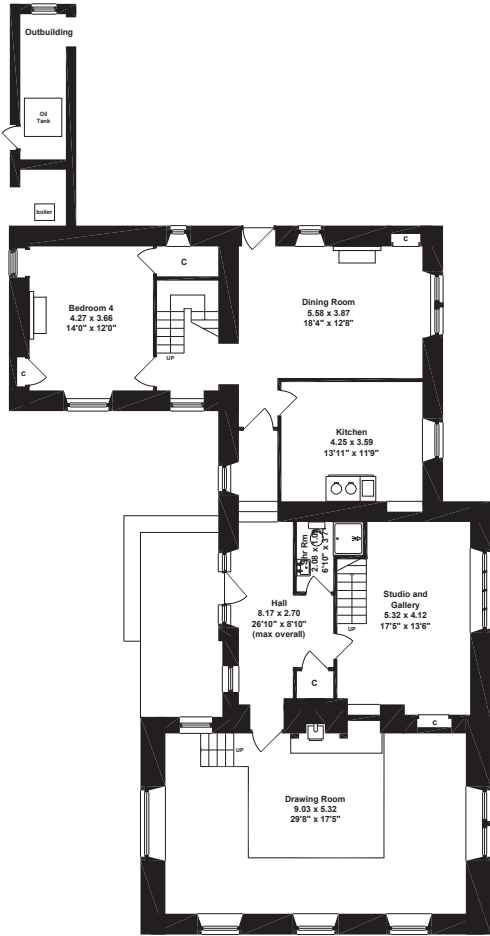
Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to CKD Galbraith, Reay House, 17 Old Edinburgh Road, Inverness, IV2 3HF.

## 6. Third Party Rights and Servitudes

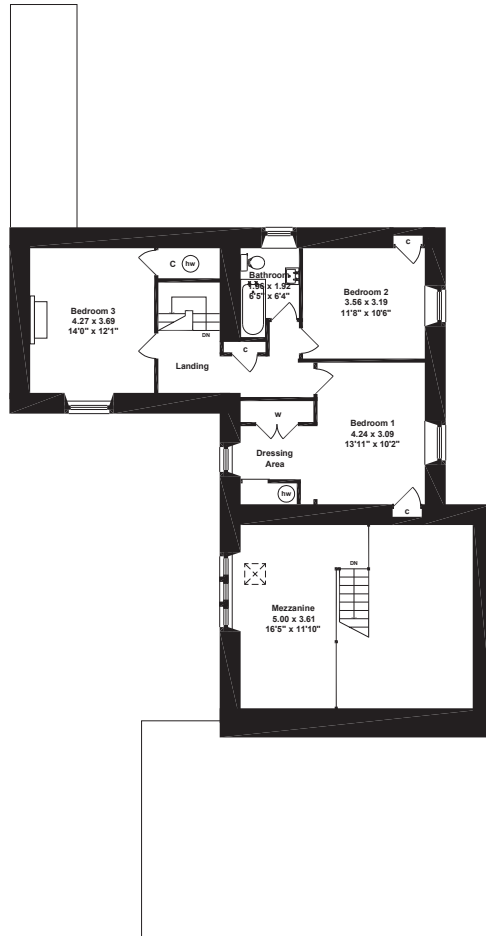
The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.



**Glenconvinth House**  
 Kiltarlity, Beaul, IV27 4EU  
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Ground Floor



First Floor





**CKD Galbraith**