ACHADERRY ESTATE

ROY BRIDGE • INVERNESS-SHIRE

Knight Frank

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An attractive West Highland amenity estate with spectacular views of the Nevis Range.

A modernised traditional farmhouse with 2 reception rooms and 4 bedrooms.

A steading conversion with 2 bedrooms and large, high ceiling living area.

A unique steading and gallery barn used for hosting a diverse range of events.

Land consisting of 26 acres grass leys, 7 acres permanent pasture, 174 acres mixed woodland/rough grazing, 179 acres hill/open woodland and 7 acres of miscellaneous ground.

About 1 mile of single bank trout fishing on River Roy.

Opportunities for rough shooting, duck flighting and deer stalking.

About 393 Acres in total (159.04 Ha).

For sale as a whole

Spean Bridge 3.5 miles • Fort William 13 miles • Inverness 60 miles
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.

Situation

Achaderry Estate is situated in the Western Highlands nestled at the junction of Glen Roy and Glen Spean, adjacent to the village of Roy Bridge.

The Estate has the River Roy running along its northwest boundary towards the hamlet of Bohenie then coming back across the hill towards the A86 and the southern boundary leading back towards Roy Bridge. This creates a triangular gem in this spectacular part of Lochaber in the West Highlands.

There are uninterrupted views to the south and west overlooking the Grey Corries, Aonach Mòr and The Nevis Range. Achaderry lies in the midst of the Parallel Roads, a remarkable geological feature in Glen Roy, which makes Achaderry protected from any major development.

The village of Roy Bridge has a primary school, two hotels, a small café/shop, village hall and church. There is also a train station providing links between Glasgow and Fort William, the great joy is the sleeper service, direct to Euston, which leaves six evenings a week. Further facilities can be found in Spean Bridge (3 miles), whilst a wider range of services can be found in the town of Fort William. Inverness Airport is 69 miles away providing a range of flights to a number of national and international destinations.

The Lochaber area is the ideal location for those who enjoy a diverse range of outdoor pursuits including hill walking, mountaineering, canoeing and mountain biking. The Nevis Range is only 5 miles away and offers superb skiing. For the sailing enthusiast, the west coast is in easy reach with Mallaig giving ferry access to the Isles of Rhum, Eigg and Muck. Shooting, stalking and salmon fishing can be rented on nearby estates. Many other activities are available locally and are advertised in the local monthly newsletter called The Braes.

Description

Achaderry is a largely wooded estate extending to 393 acres running from an elevation of about 300 metres down through a beautiful woodland leading to a flat meadow forming close to the houses and then terminates on the River Roy.

The estate includes a 4-bedroom farmhouse and a 2-bedoom conversion within part of the traditional Steading. The Steading has been transformed by the current owner into versatile facilities, creating a great events venue providing an additional income (see Events).

The land consists of 26 acres grass leys, 7 acres permanent pasture, 174 acres mixed woodland and rough grazing and 179 acres hill and open woodland.

There is a great network of nature trails throughout the woodland with a picnic area established at the largest of the four lochans.

Achaderry Farmhouse

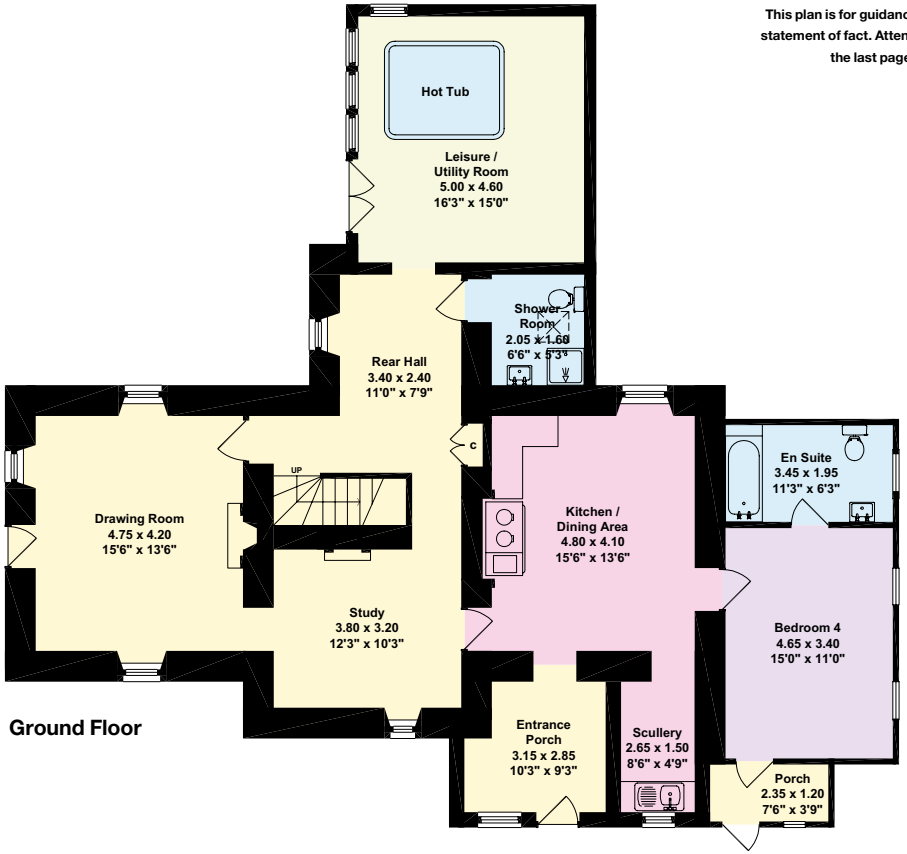
The farmhouse was designed by the architect John Rhind and built in 1859. He also built the Roy Bridge Hotel and the village hall, which was used by the Lovat Scouts. The house is approached via a private hardcore drive terminating in a circular parking area beside the farmhouse. Benefitting from oil-fired central heating and double glazing, the accommodation is over two storeys as follows:

Ground floor: entrance porch, kitchen with Aga, dining area and scullery, study, drawing room, leisure room/utility room with hot tub, shower room and bedroom with ensuite bathroom.

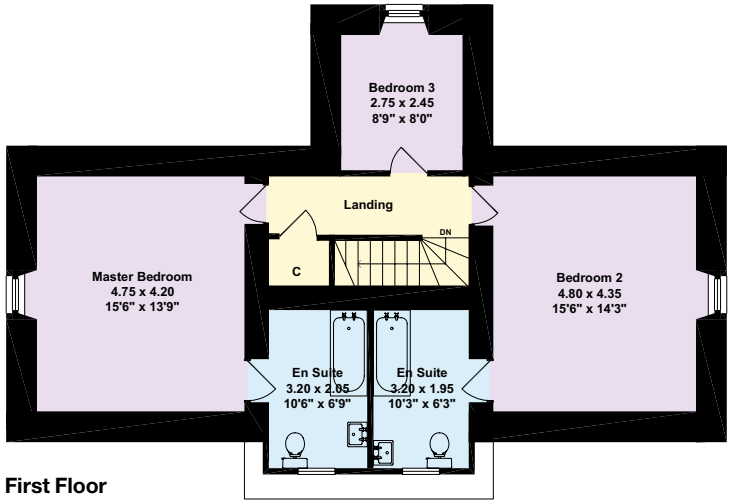
First floor: Landing, master bedroom with ensuite bathroom, a further double bedroom with ensuite bathroom and a single bedroom.

Features of the interior include the Aga in the kitchen, and the open fireplace in the drawing room.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Ground Floor



First Floor

Gardens

Surrounding the farmhouse, there is a large garden laid to lawn together with three patio areas and a belt of mature mixed woodland providing shelter. There is also a flag pole which is included in the sale.

Achaderry Steading

The south wing of this traditional stone built Steading has been converted into a spacious two bedroom ground floor flat.

Constructed of stone beneath a pitched slate roof, the single storey accommodation is as follows:

Entrance hall, W.C, master bedroom with ensuite bathroom, open plan kitchen with dining and sitting areas, bedroom, family bathroom and utility room.

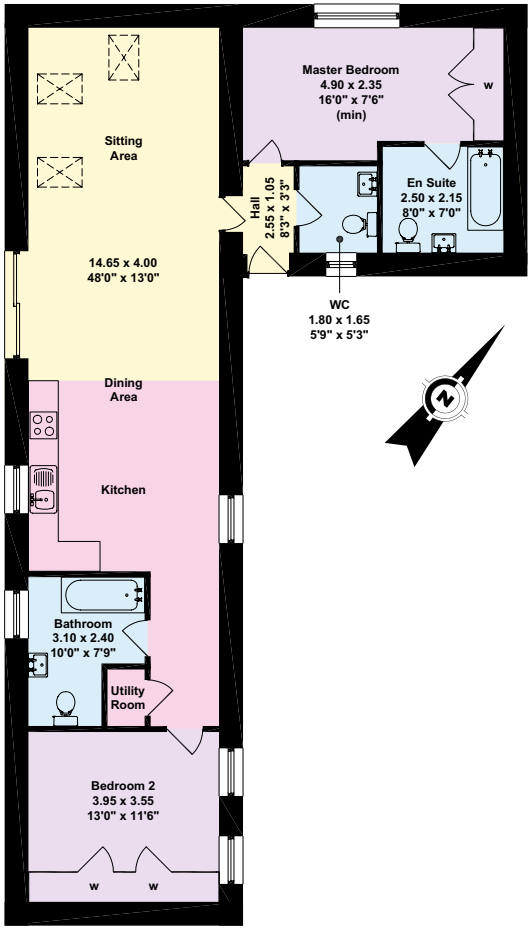
Outside the front door of the conversion is a gravelled courtyard with ample parking space. A large sliding glass door leads off the dining area out to an area laid to lawn and hen run with coup.

The cottage is served by night storage heating.

Estate Buildings

Adjoining the cottage, the remainder of the adjoining steading (15.55m x 19.05m) consists of the following:

- Main hall
- Bar area
- Two shower rooms
- Kitchen



There is also a separate timber toilet block attached to the steading. There are sixteen photovoltaic cells on the steading providing an annual income of £1,000. The steading has night storage heating and a mains water supply.

There is a separate Gallery Barn (13.96m x 6.96m) opposite the steading with a tool shed and store.

Events

The current owner has utilised the range of buildings at Achaderry to host a variety of events over recent years to provide an additional income. This includes hosting the Air Cadets from all over the UK, Ocean Youth Trust Scotland, local dramatic groups and an annual Arts and Crafts Fair which has been held in the Gallery Barn for the last 4 years. Achaderry has also been used as a wedding venue and most recently a film crew used the facilities as a base whilst filming in the local area.

The Land

The land at Achaderry extends to a total of 393 acres. There are three fields of grass leys which extend to a total 26 acres and are cut for silage each year. There is 174 acres of mixed woodland and rough grazing. This is predominantly made up of native woodland species, in particular silver and downy birch, alder, oak, hazel and aspen, together with some smaller coniferous plantations of Lodge pole pine and Scots pine. There is 179 acres of hill/open woodland, part of which (120 acres) forms part of a woodland regeneration scheme which has been planted with about 210,000 mixed native species. The heather hill forms the highest part of the estate at the eastern boundary.

There are a network of signed footpaths passing through the mixed woodland with small constructed bridges crossing the various burns. There are four lochans with a picnic area beside Loch Hope.

Sporting

There is about 1 mile of single bank trout fishing on the River Roy. There is a high seat within the woodland providing opportunities for roe and sika deer stalking. There is rough shooting for woodcock and snipe on the hill ground and duck flighting down by the river and the lochans.

Directions

From Spean Bridge, travel east on the A86 signposted for Roy Bridge. On entering the village continue across the bridge and take the first left signposted for Bohenie. Continue down the road for about 0.4 mile and the entrance to Achaderry is on the right.

Residential Schedule

Property	Occupancy	Services	Council Tax
Farmhouse	Owner occupied	Mains electricity, mains water, private drainage, oil-fired central heating and Aga.	E
Cottage	Service Occupied	Mains electricity, mains water, private drainage, night storage heating.	D

Designations

The estate falls within the “Parallel Roads of Lochaber” Site of Special Scientific Interest (SSSI).

Solicitors

Boyle Shaughnessy Solicitors
Standard Buildings
94 Hope Street
Glasgow G2 6QB
Tel: 0141 248 1888
Email: mail@boyleshaughnessy.com

Local Authority

Highland Council
Glenurquhart Road
Inverness
IV3 5NX
Tel: 01349 886606
Email: enquires@pkc.co.uk

Entry

Entry is available by arrangement with the seller.

Sporting Rights

The sporting rights over the whole estate are in-hand.

Timber and Minerals

All standing and fallen timber and the mineral rights are included in the sale insofar as they are owned.

Rights of Access, Right of Servitude and Title Conditions

The estate is sold subject to the following rights of access:

- There will be a right of vehicular access retained over the track at the southern boundary leading off the main road.

Health and Safety

Given the hazards of an estate we ask you to be as vigilant as possible when making your inspections, for your own personal safety.

Viewing

Strictly by appointment with the Selling Agents Knight Frank (tel 0131 222 9600).

Offers

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

Household Contents

The fitted carpets within both houses are included in the sale.

Overseas Purchaser(s)

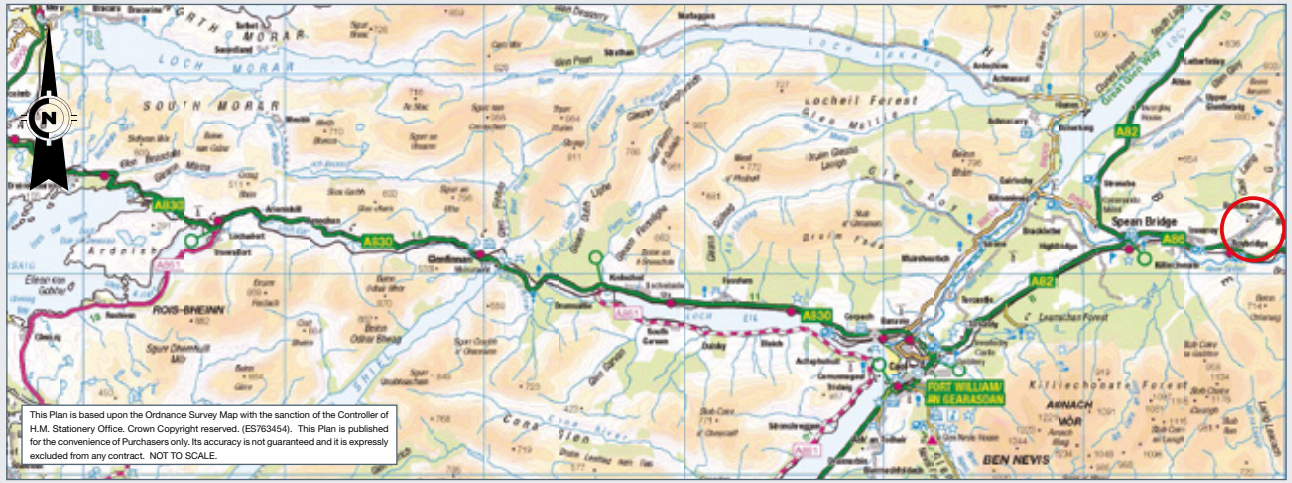
Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

Closing date

A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.

Conditions of Sale

1. Title
   The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.
2. Deposit
   On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.



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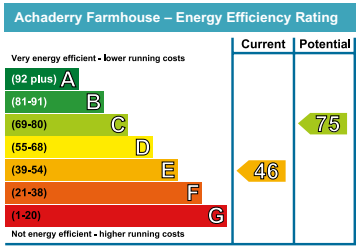
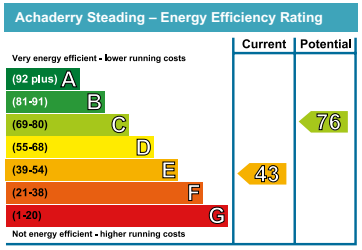
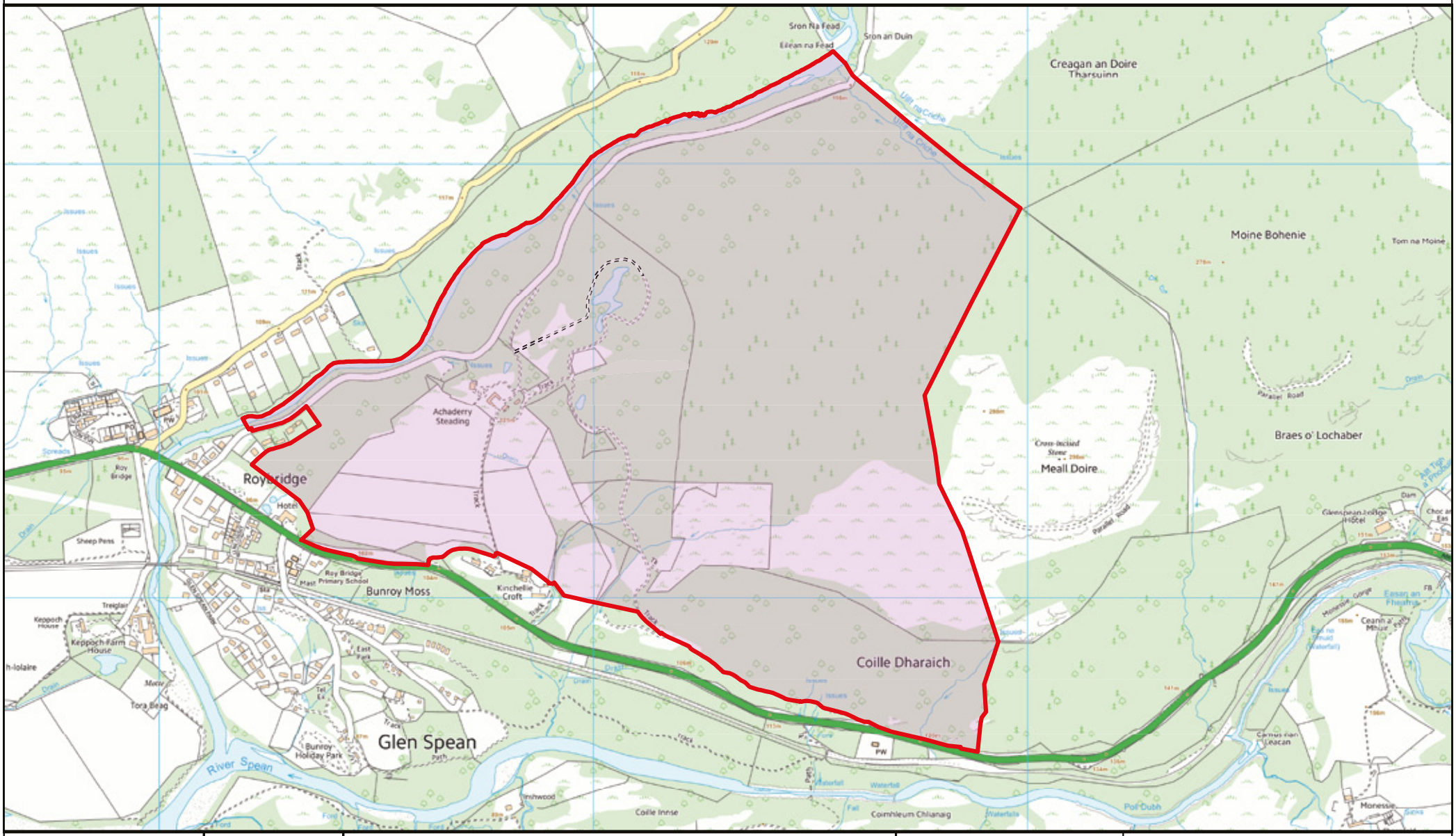




OnTheMarket.com

The Achaderry Estate



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