



**TORNESS**

GAIRLOCHY, SPEAN BRIDGE, INVERNESS-SHIRE





## TORNESS, GAIRLOCHY, SPEAN BRIDGE, INVERNESS-SHIRE

Spean Bridge 4 miles. Fort William 13 miles. Inverness 57 miles.

**A handsome former manse and self contained cottage with spectacular views to the Nevis Mountain Range.**

The accommodation comprises:

- Torness: Hall. Sitting Room. Dining Room. Snug. Breakfast Room. Kitchen. Utility Room. Four Bedrooms. Bedroom 5/Study. 2 Bathrooms. 2 Cloakrooms.
- Honeysuckle Cottage: Living Room/Kitchen. Bedroom. Bathroom. (previously let successfully as a holiday home)
- Delightful rural setting above the River Spean.
- Comfortable family accommodation retaining many original features.
- Mature gardens with burn.
- Close to the Caledonian Canal and in the Great Glen.
- B&B potential in a popular tourist destination.

About 0.52 hectares (about 1.3 acres) in all.



### **CKD Galbraith**

Reay House

17 Old Edinburgh Road

Inverness

IV2 3HF

01463 224343

[inverness@ckdgalbraith.co.uk](mailto:inverness@ckdgalbraith.co.uk)

## GENERAL

Torness is a late 19th century former manse in a beautiful setting close to the Caledonian Canal in the Great Glen. The accommodation in the main house is well presented and comfortable while the charming stone built cottage within the grounds adds to the versatility of the property. Offering supplementary accommodation or as a holiday let, full details can be obtained from their website <http://www.greatglenbarn.co.uk>. The house is in a stunning position set in private and secluded grounds with framed views over the surrounding countryside and beyond to the spectacular Nevis Mountain Range. The mature gardens are a perfect setting for the house, with specimen trees and shrubs and a burn running along one boundary. There are delightful walks directly from the house along the River Spean and Caledonian Canal.

Spean Bridge lies in the Great Glen, a popular tourist route which runs between Inverness and Fort William in the midst of some of Scotland's most spectacular scenery. The village has a shop, train station, primary school, hotels and a golf club while Fort William, about 13 miles away, has a further range of services and amenities including a yacht club and fine dining within Inverlochy Castle. Inverness, approximately 1 hour distant, has all the facilities of a modern city including its airport with regular flights to the south and Europe and its new university campus.

The surrounding countryside offers some superb scenery with the opportunity for many outdoor pursuits including hill walking, country sports and sailing. Permits are available locally to fish on the River Spean and shooting and stalking is available on neighbouring estates. The Nevis Mountain Range, including Ben Nevis, attracts mountaineers, mountain bikers and skiers from across the world and there is also easy access from here to the west coast with its beautiful coastline and excellent sailing. Anoch Mor offers off-pist skiing found nowhere else in Scotland.

## DESCRIPTION

Torness is approached by a private road and is some 4 miles away from Spean Bridge.

### Entrance Porch

Front door. Quarry tile floor. Cornicing. Inner part glazed door to:

### Hall

Elegant staircase to first floor with attractive wrought ironwork. Cornicing.

### Cloakroom

Hand basin. WC. Extractor fan.

### Drawing Room

Double aspect room with good views. Fireplace with wood burning stove and ornate wood surround and mantle. French door to garden. Cornicing. Window shutters.

### Dining Room

Double aspect room with good views. Window shutters. Fireplace with Victorian style grate, wood surround and mantle. Display shelving. Cornicing.

### Snug

Window seat. Recessed storage. Window shutters.

### Breakfast Room

Window shutters. Door to:

### Kitchen

Double aspect room. Floor and wall units. Single drainer stainless steel sink. Aga range cooker with a five ring LPG gas hob and electric ovens. Plumbing for dishwasher. Larder cupboard. LPG boiler for central heating and hot water. Door to:

### Rear Porch

Back door. Electric meter and fuse box. Door to:

### Utility Room

Single drainer stainless steel sink. Plumbing for washing machine.





## First Floor

### Landing

Linen cupboard. Access to roof space. Book shelving.

### Bedroom 1

Good views. Slightly coombed ceiling. Recessed storage.

### Bedroom 2

Good views. Victorian style fireplace with wooden surround and mantle. Slightly coombed ceiling.

### Bedroom 3

Recessed storage. Slightly coombed ceiling.

### Bedroom 4

Blocked in fireplace. Slightly coombed ceiling.

### Bedroom 5/Study

Fitted desk/work surface. Slightly coombed ceiling.

### Bathroom 1

Corner bath with shower over. Pedestal basin. Wall light with shaver point. Walk in cupboard. Airing cupboard. Extractor fan. Heated towel rail. Access to roof space.

### Cloakroom

Hand basin. WC.

### Bathroom 2

Panelled bath. WC. Pedestal basin. Wall light with shaver point. Heated towel rail. Shower cubicle.

## HONEYSUCKLE COTTAGE

### Living Room/Kitchen

Exposed stonework to one wall with fireplace and wood burning stove. French doors to garden. Access to roof space. Kitchen area with floor and wall units. Four ring electric hob and oven under. Extractor hood over. Sink with single drainer. Storage cupboard.

### Bedroom

Good views. Airing cupboard with insulated hot water tank.

### Bathroom

Panelled bath with shower over. WC. Pedestal basin. Extractor fan.

### GARDEN GROUNDS

The grounds at Torness extend to approximately one acre. An avenue of mature trees leads from wrought iron gates to the front and rear of the property. The garden is bordered by high hedges and rhododendron bushes that give a colourful display. To the rear there is a small area of garden for Honeysuckle Cottage and it continues around the main house with superb views to the Nevis Range of mountains. A small burn runs along the southern boundary of the property.

Two LPG Gas Tanks.

### Garden Store

5.52m x 1.98m

### Wooden Garden Shed

2.86m x 2.38m



## SERVICES

Electricity	- mains
Water	- private for Torness, mains supply for Honeysuckle Cottage
Drainage	- private
Heating	- LPG gas boiler for Torness. Electric panel heaters for Honeysuckle Cottage
Hot Water	- LPG gas boiler for Torness. Electric immersion heater for Honeysuckle Cottage.

## EPC

The EPC rating is F.

## LEISURE PURSUITS

Deer stalking is available on local estates, salmon fishing on the Spean and Mucomer with river Lochy fishing beat some 500 yards away. Trout/salmon fishing is available on river Arkaig and the river Garry/Morison, also loch fishing trawling for ferox trout on loch Lochy with mooring facilities for a fishing boat or a yacht.

Invermoristan has a gun club with down the line and Olympic trench ball trap clay pigeon. There is also pheasant shooting on Achnacarry Estate and down the line clay pigeon at Achnacarry gun club.

## COUNCIL TAX

Torness falls into Band E.

## DIRECTIONS

The Torness post code is PH34 4EQ. From Inverness take the A82 Fort William road travelling along the side of Loch Ness passing through Drumnadrochit and Fort Augustus. Just before Spean Bridge at the Commando Memorial turn right and the property is on the left after approximately 1.6 miles.

## MOVEABLES

All fitted carpets, curtains and light fittings are included in the sale. Further items may be 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. Prior to making an appointment to view, CKD Galbraith strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of CKD Galbraith's staff who has seen the property in order that you do not make a wasted journey.

## 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.

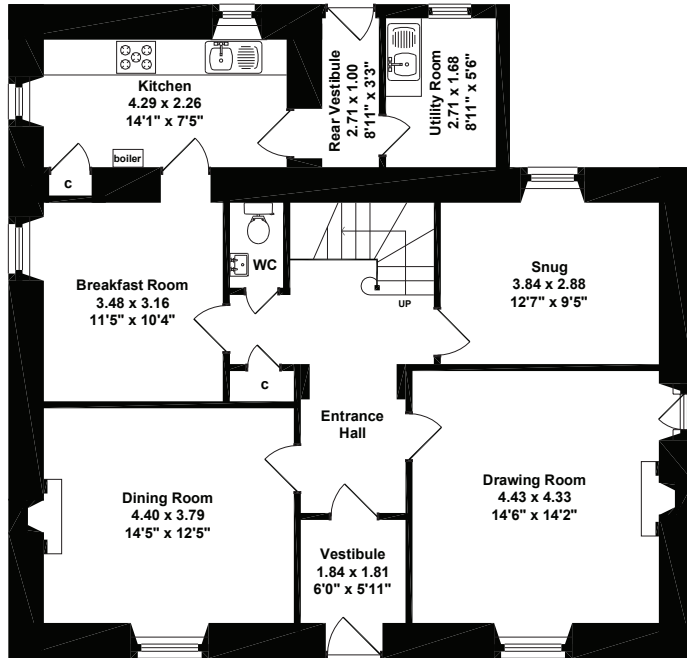
### 6. Third Party Rights and Servitudes

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.

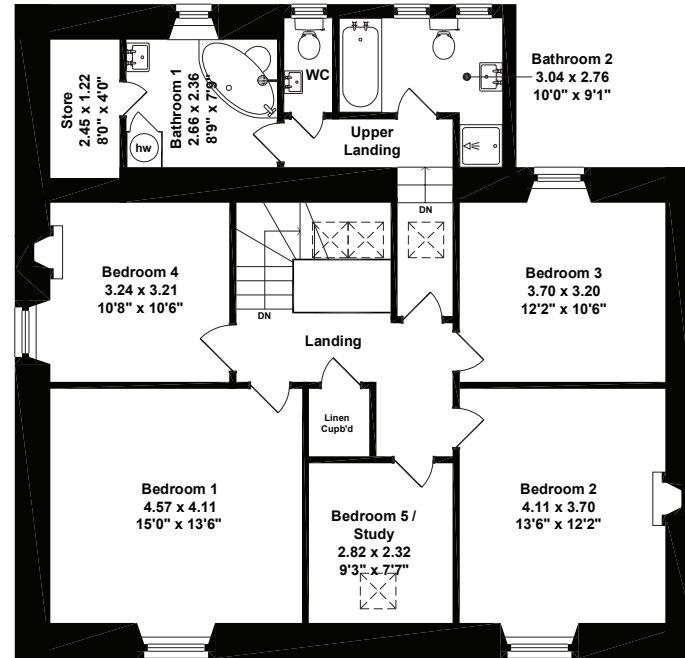


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Gairloch, Spean Bridge, PH34 4EQ**

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**Ground Floor**



**First Floor**

**Honeysuckle Cottage, Torness  
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