



PETER MURPHY & Co
ESTATE AGENTS



Letterfinlay Lodge House , Spean Bridge, PH34 4DZ Offers Over £575,000

Offered for sale is Letterfinlay Lodge House and this is a unique opportunity to purchase one of only a few properties in the Great Glen that can boast unobstructed views across Loch Lochy, which is one of the most famous freshwater lochs in the world famous Great Glen and is also connected to the beautiful Caledonian Canal at both ends.

As the A82 road runs behind the property you can rest assured that the only traffic you will view from the amazing lounge, bedrooms, kitchen & the huge private deck areas will be yachts and fishing boats plus an array of wildlife including ospreys, golden & sea eagles.

The lodge house sits on an elevated site and just a stone's throw from the waters edge. This means the tranquil sound of the waves lapping onto the private shoreline is an added bonus and the two mighty Munro mountains that dramatically rear up on the other side of the loch just add to one of the most amazing vistas available on the market today.

Letterfinlay Lodge House also offers access to Loch Lochy and has a private jetty where boats can be moored and with some of the biggest & best trout fishing in the UK available on your doorstep this is would be any anglers dream home and the trout can often reach double figures in weight.

There is also a vast amount off red deer in the area and private stalking is readily available at several local estates close by. If clay pigeon is your thing the lodge has its own Promatic automatic clay pigeon trap that can be used to shoot clays using steel shot out over the loch from the banks of the property.

The property has four spacious bedrooms, finished to the highest standards, all of which have flat screen LCD TVs and en suite shower rooms and an open plan lounge/kitchen with patio doors to the balcony to enjoy the stunning views on offer. Externally a winding driveway leads to the property with lawned garden grounds. To the rear the garden stretches down to the shore and waterside.

ENTRANCE PORCH

External door opens to entrance porch. Glazed door to hallway.

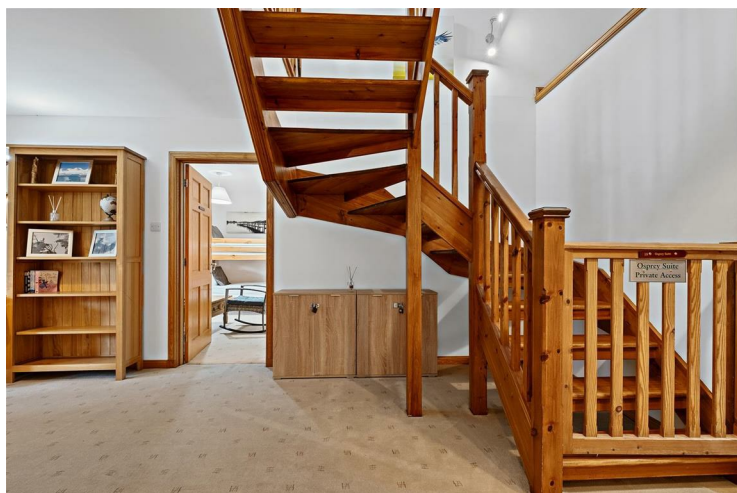
HALLWAY/STUDY AREA

This welcoming reception area has space for seating or for use as a study area, with French doors to Veranda. Provides access to three bedrooms and staircase to upper floor. Storage cupboard.



STAIRCASE

The custom built pine staircase rises to the upper floor.



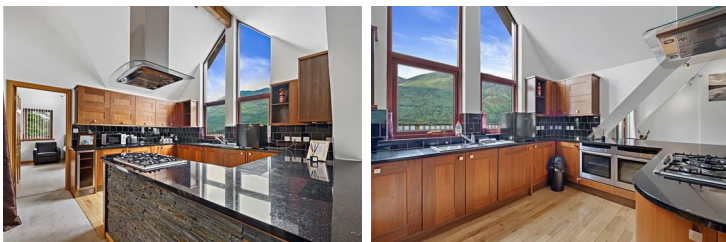
LOUNGE

Located on the upper floor the bright and airy lounge is open plan to the kitchen with sliding patio doors opening to the balcony. There is a closed chimney breast behind the lounge external wall, which could be opened to provide a woodburner if required.



KITCHEN

The stylish and contemporary kitchen has a good selection of quality oak wall and base units with contrasting granite worktops. Peaked window with stunning views of Loch Lochy



BEDROOM 1

Accessed from the upper landing the main bedroom offers luxurious accommodation. This spacious family bedroom has door to en-suite shower room and patio doors leading to the balcony offering the most stunning vista with panoramic views over Loch Lochy to the mountains beyond.



BEDROOM 1 EN-SUITE

Accessed from the bedroom the en-suite includes wc, wash hand basin, heated towel rail and shower cubicle with mains shower. Velux window to front.



BEDROOM 2

Located on the ground floor, this spacious family bedroom has door to en-suite shower room and patio doors leading to the veranda.



BEDROOM 2 EN-SUITE

Accessed from the bedroom this family en-suite bathroom includes wc, wash hand basin, heated towel rail, bath with mains shower over.



BEDROOM 3

Located on the ground floor, this spacious double bedroom has door to en-suite shower room and patio doors leading to the veranda. Two windows to side elevation.



BEDROOM 3 EN-SUITE

Accessed from the bedroom this family en-suite bathroom includes wc, wash hand basin, heated towel rail, shower cubicle with mains shower.



BEDROOM 4

Located on the ground floor, this spacious double bedroom has door to en-suite shower room. Window to front.



BEDROOM 4 EN-SUITE

Accessed from the bedroom this en-suite shower room includes wc, wash hand basin, heated towel rail, shower cubicle with mains shower.

VERANDA

Accessed from the lounge the decked veranda offers a quiet space to relax and enjoy the views.



BALCONY

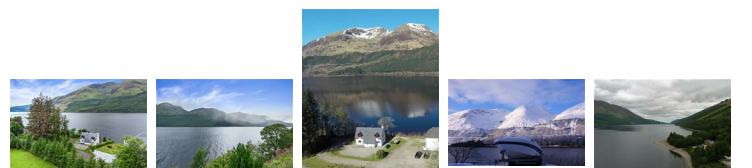
Doors from three of the bedrooms open to this fantastic balcony, providing views of one of the most stunning panoramic outlooks in the country, if not the world.



FRONT ELEVATION



VIEWS



REAR ELEVATION



JETTY

There is also privately owned jetty for the new owner to enjoy access to the beauty of Loch Lochy.



CLAY PIGEON SHOOTING



LOCATION

The house is located in the "outdoor capital of the UK" and we're really lucky to have such a choice of activities both indoor and out – from clay pigeon shooting to canyoning, white sandy beaches to white water rafting whilst encompassed by some of the most awe-inspiring scenery in the world. It is readily accessible to the main A82 Inverness to Fort William road and just a short distance from the Caledonian Canal.

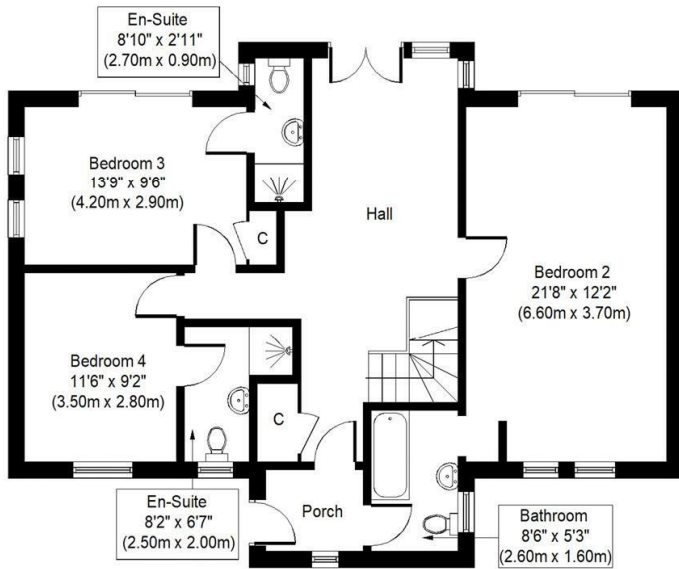
MISCELLANEOUS INFORMATION

Tenure - Freehold

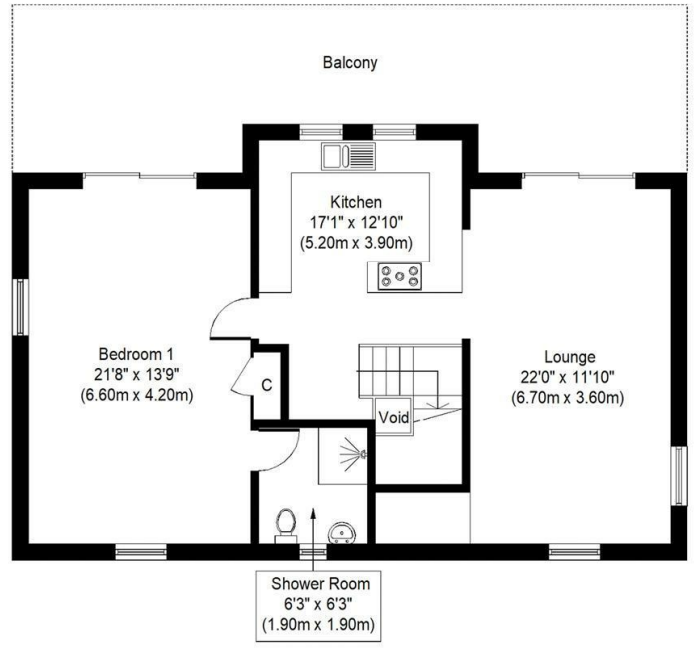
Council Tax - Band E

DISCLAIMER

We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements or representations of fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide for prospective buyers only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller.

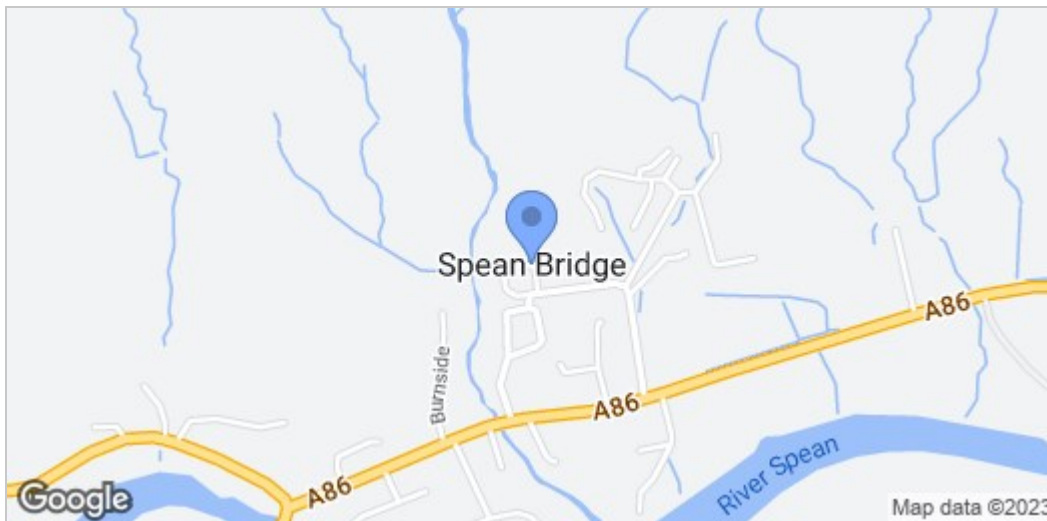


Ground Floor
Approximate Floor Area
941 Sq. ft.
(87.4 Sq. m.)



First Floor (Excluding Void)
Approximate Floor Area
874 Sq. ft.
(81.2 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.