



PETER MURPHY & Co  
ESTATE AGENTS



## Sylvan House Glenmoriston, Inverness, IV63 7YJ Offers Over £420,000

This property offers an outstanding opportunity to purchase this stunning detached five bedroomed property, set within 1 acre of garden grounds in popular Glenmoriston, some thirty six miles South West of Inverness and a short trip away from Loch Ness. Accommodation comprises; Entrance hall which leads to the bright and welcoming open plan lounge/dining room. Door from dining area to the well appointed kitchen and utility room with external door to rear garden. Two double bedrooms(one with en-suite shower room), 3rd bedroom/office and family bathroom complete the ground floor accommodation. Staircase rises to the upper floor which includes 2 further double bedroom(one with en-suite shower room). Both bedrooms have ample integrated storage and there is an additional storage room on the upper landing.

Externally Sylvan House is located within 1 acre of stunning garden grounds bounded by woodland with manicured lawns to the front and rear. Within the grounds is a timber cabin with sauna, steam room and external hot tub. To the rear of the property is a barbeque cabin for outdoor entertaining and relaxing and includes open grill and all round seating area. There is also a wooded area which includes a polytunnel with a beautiful stream running through it. In addition there is a gravelled driveway and large double carport which provides covering for two vehicles. Next to the property is a converted double garage, currently used as a spacious artist's studio.

## ENTRANCE HALLWAY

External door opens to entrance porch and through to the hallway. Provides access to lounge/dining room, kitchen, 2 bedrooms, family bathroom and 3rd bedroom/office.

## LOUNGE

This bright and airy lounge has a large picture window to front, ensuring plenty of natural light reaches this comfortable living space. The large multi fuel burner provides an attractive focal point for the room. Open plan to dining area.



## DINING AREA

The dining area provides ample space for formal dining. Patio doors to side and window to rear. Door to kitchen.



## KITCHEN

The modern and stylish kitchen has a good selection of wall and base units with wooden worktops and useful kitchen island to centre.



## UTILITY ROOM

Accessed from the kitchen the utility room is plumbed for washing machine with addition space for white goods.

## BEDROOM 1

Accessed from the hallway this double bedroom has window to front and door to en-suite shower room.



## BEDROOM 1 EN-SUITE

This en-suite includes wc, wash hand basin and shower enclosure with mains shower.



## BEDROOM 2

accessed from the hallway this double bedroom has fitted storage and window to rear.



## BEDROOM 3/OFFICE

This room is currently used as an office but could easily be used as a double bedroom if required.



## BEDROOM 4

Accessed from the upper landing this spacious double bedroom has a walk in dressing room and en-suite shower room. Window to side.



## BEDROOM 4 EN-SUITE

This stylish en-suite includes wc, wash hand basin and shower enclosure with mains shower.



## BEDROOM 5

Accessed from the upper landing this spacious double bedroom has two double wardrobes and provides access to loft/eaves.



## FAMILY BATHROOM

The family bathroom includes wc, wash hand basin and bath with mains shower over. Opaque window to rear.



## ARTIST STUDIO/WORKSHOP

The double garage has been converted for use as an artist studio, which has been insulated and could easily be changed back for use as a garage or workshop as required.



## SAUNA & STEAM ROOM CABIN

To the front of the property is a log cabin with sauna, steam room and external hot tub.



## BARBECUE CABIN

To the rear of the property is a barbecue cabin for outdoor entertaining and relaxing and includes open grill and all round seating area.



## EXTERNAL

Externally Sylvan House is located within 1 acre of stunning garden grounds bounded by woodland with manicured lawns to the front and rear. There is also a wooded area which includes a polytunnel with a beautiful stream running through it. In addition there is a gravelled driveway and large double carport which provides covering for two vehicles. There is also private access to the Dundreggan Forest from the rear garden



## CARPORT



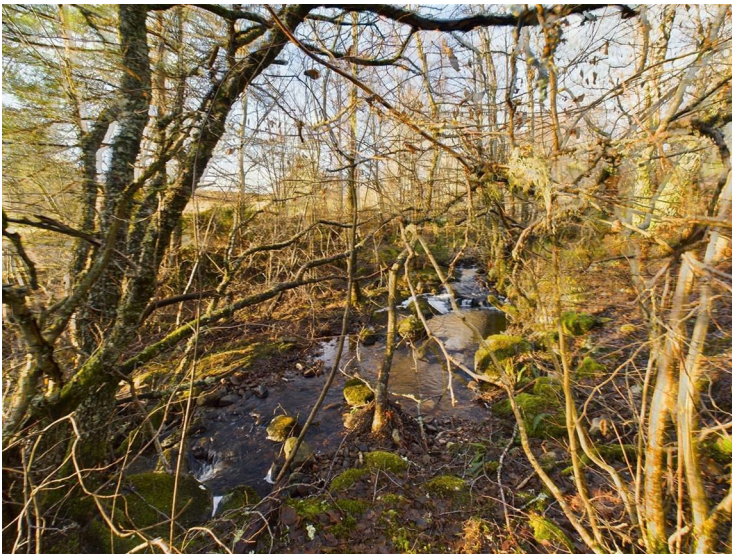
## POLYTUNNEL



## DRIVEWAY



## STREAM



## REAR ELEVATION



## LOCATION

Located in the beautiful and tranquil area of Glenmoriston, Sylvan House has a cafe close by and is approx 8 miles from the village of Invermoriston, which has amenities including a hotel with bar and restaurant, a community shop selling groceries and crafts, a cafe and a community hall with regular events and classes. Regular bus services run to Inverness, Fort William, and the Isle of Skye. There is a bus service from the bottom of the track to both Fort Augustus and Glenurquhart Primary and Secondary Schools. The magnificent Invermoriston Falls which attract visitors from across the world is also located in the village. There is also access to many stunning forest and hill walks including the Great Glen Way, giving great views of Loch Ness and also nearby access to the shore of Loch Ness. The nearby villages of Drumnadrochit and Fort Augustus offer excellent facilities including supermarket, chemist, bars, restaurants and a good selection of retail outlets. Inverness, the main business and commercial centre of the Highlands offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and Europe. Also nearby the property is The Dundreggan Rewilding Centre, opened in April 2023 and is the world's first rewilding centre. The Rewilding Centre

celebrates rewilding and the region's rich Gaelic culture and offers a gateway for visitors to explore the 10,000-acre Dundreggan estate. Conservation charity, Trees for Life, has been rewilding Dundreggan since 2008 to restore the Caledonian forest and its wildlife. The estate is now home to more than 4,000 species of plants and animals, including many rare and protected species, and the charity's tree nursery where around 90,000 trees are grown every year. Visitors to the Rewilding Centre can explore ancient pinewood, discover centuries of Gaelic history and connect with a landscape undergoing transformation through rewilding.

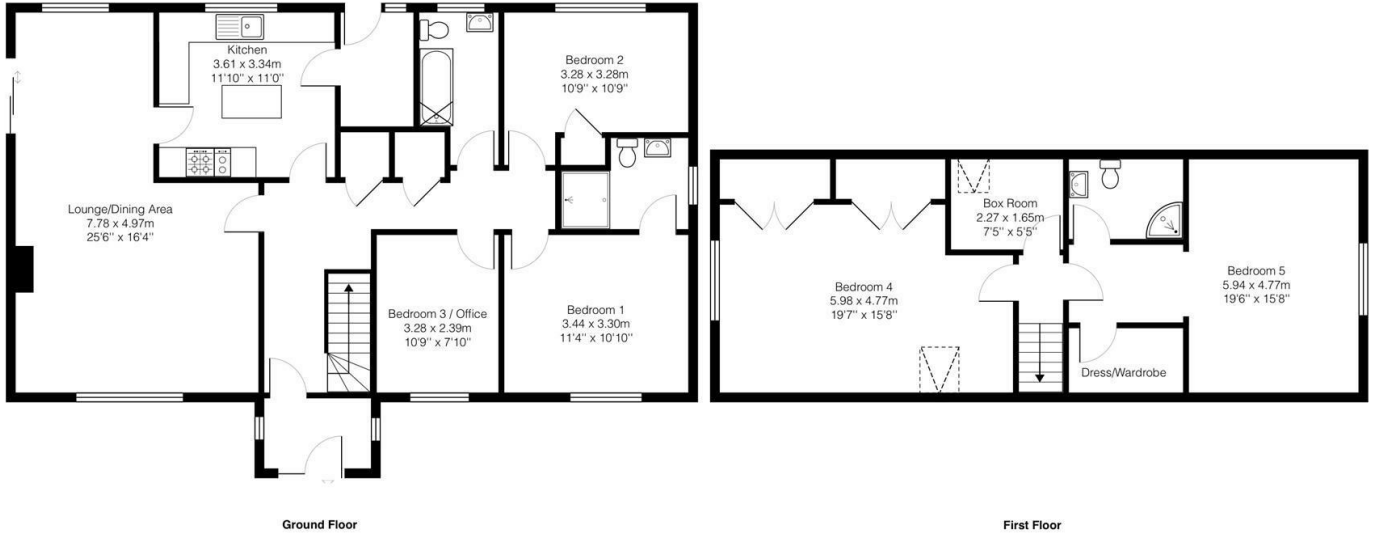
## MISCELLANEOUS FACTS

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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.

Sylvan House



All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>51</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		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.