




McEwan Fraser Legal

Solicitors & Estate Agents

01463 211 116

Plodda Falls Lodge

BY AFFRIC, TOMICH, HIGHLANDS, IV4 7LY

A stunning Highland Lodge, nestled in the most dramatic of locations in the Highlands, adjoining the Glen Affric National Nature Reserve and the majestic Plodda Falls

The Property

A stunning Highland Lodge, nestled in the most dramatic of locations in the Highlands, adjoining the Glen Affric National Nature Reserve and the majestic Plodda Falls.

This is the first time Plodda Falls Lodge has been on the open market in several decades.

Escape to the secluded haven of Plodda Falls Lodge, a truly unique, one of a kind property. Just two miles beyond a Victorian Conservation village, you travel along a mile of scenic forestry track discovering this hidden gem. Set in complete tranquillity, with out of the door walking and next to the awe-inspiring Plodda Falls, one of Scotland's most spectacular waterfalls that cascades past towering trees. Once forming part of the historic Guisachan Estate, built by Lord Tweedmouth, the light filled rooms of Plodda Falls Lodge exude warmth, charm and character, reflecting the grandeur of its Victorian origins. Steeped in history, with high ceilings, imposing Douglas Fir beams and elegant features, the lodge transports you to a bygone era of highland splendour, whilst still enjoying modern comforts, and living amongst some of the worlds' most spectacular wildlife and nature including the renowned Glen Affric National Nature Reserve.

The surroundings are unmatched, you can wander in complete serenity, free from interruption of roads, amidst forests, glens, and mountains, stretching as far as thirty miles of pristine wilderness. You can explore the untamed beauty of Glen Affric and venture towards the captivating West Coast of Scotland. All of this from your doorstep and comfort of Plodda Falls Lodge.





Step inside the property to find two inviting reception rooms adorned with multi fuel stove and open fireplace, perfect for cosy evenings by the hearth. The living room boasts window seats overlooking the enchanting cottage garden, providing a peaceful retreat after a day of exploration.





The well-equipped kitchen with free-standing white goods offers modern convenience, while a ground-floor shower room adds practicality.



Ascending to the first floor, discover three spacious bedrooms, each accommodating a double bed, ensuring comfort for all residents.

A family bathroom with a bath suite completes the internal layout, offering relaxation amidst the most tranquil surroundings.

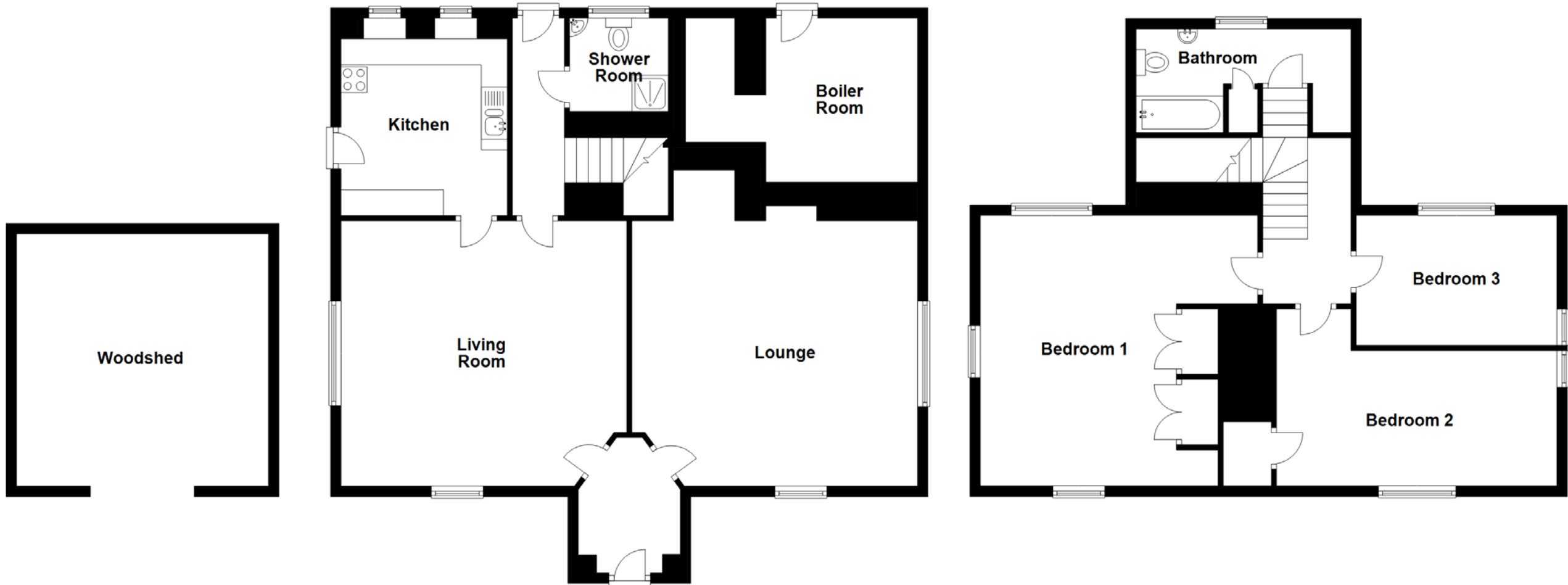




Externally, a boiler room, that incorporates a full biomass system, large shed providing additional storage space, garden shed and greenhouse catering to practical needs. The surrounding estate, once graced by the presence of illustrious figures like Winston Churchill, is a sanctuary for wildlife enthusiasts, with abundant sightings of golden eagles, osprey, deer, red squirrels, and more. Plodda Falls Lodge offers a rare opportunity to immerse yourself in nature's splendour, surrounded by unspoiled wilderness and rich history, a haven for those seeking solace away from the hustle and bustle of modern life.

With its secluded setting and rich history, this stunning highland retreat has previously proven to be one of the most highly successful holiday lets in the whole Loch Ness area, attracting visitors eager to immerse themselves in the heart of the Highlands.





Floor Plan & Dimensions

Approximate Dimensions (Taken from the widest point)

Lounge	5.50m (18'1") x 5.10m (16'9")
Living Room	5.50m (18'1") x 5.10m (16'9")
Kitchen	3.40m (11'2") x 3.20m (10'6")
Shower Room	1.90m (6'3") x 1.80m (5'11")
Boiler Room	4.47m (14'8") x 3.15m (10'4")
Bathroom	3.30m (10'10") x 2.00m (6'7")
Bedroom 1	5.40m (17'9") x 5.20m (17'1")
Bedroom 2	5.40m (17'8") x 3.40m (11'2")
Bedroom 3	3.86m (12'8") x 2.50m (8'2")
Woodshed	4.85m (15'11") x 4.85m (15'11")

Gross internal floor area (m²): 155m²
 EPC Rating: D

The Location

Welcome to Plodda Falls Lodge, located within the heart of the Scottish Highlands. The magnificent Plodda Falls are on your doorstep, and just a stone's throw away is the quaint Victorian Conservation Village of Tomich. Plodda Falls Lodge and its surrounding area are a hidden gem waiting to be discovered, offering a captivating blend of awe-inspiring scenery, wildlife and rich history. Located at the western end of Strathglass, Tomich is situated only 30 miles from Inverness, the capital of the Highlands. Its allure lies in its breathtaking beauty, with stunning landscapes and majestic mountain vistas surrounding the Lodge. Tomich is renowned for its picturesque charm, making it a sought-after destination for those seeking tranquillity and natural splendour.

Within Tomich, a small seasonal country house hotel awaits, offering a cosy retreat with a bar and dining options. Further amenities can be found in nearby Beaulieu, including a variety of shops and attractions such as the historic ruins of Beaulieu Priory dating back to 1230AD. For more extensive dining and entertainment options, Drumadrochit, situated 16 miles away on the shores of Loch Ness, provides a wealth of choices, including the iconic Urquhart Castle.

For those with a spirit of adventure, the West Coast of Scotland, Isle of Skye, and Glen Coe offer enticing day trip opportunities. Outdoor enthusiasts will delight in the array of activities available, from river and loch fishing to pony trekking and golf.

The nearby Glens of Affric, Cannich, and Strathfarrar beckon with their spectacular scenery, offering opportunities for sightseeing, nature watching, and outdoor pursuits such as walking and mountain climbing. Discover serenity and beauty in Plodda Falls Lodge and its enchanting surroundings, where every day promises a new Highland adventure.



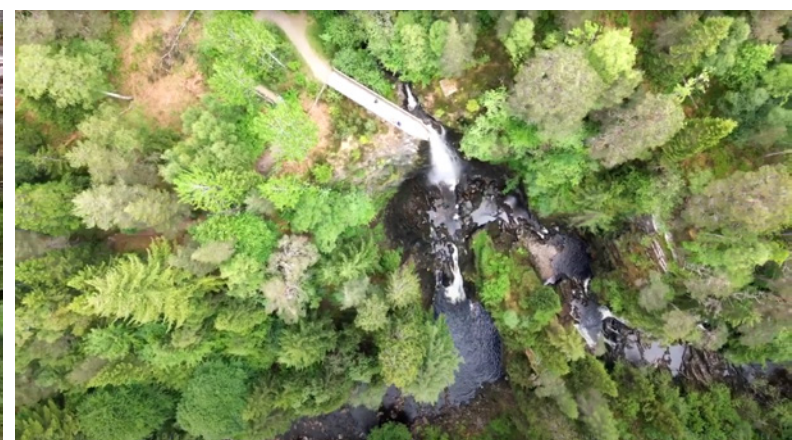
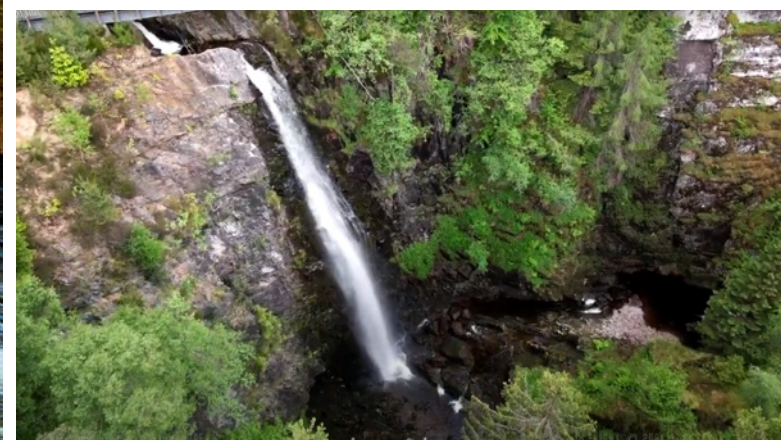
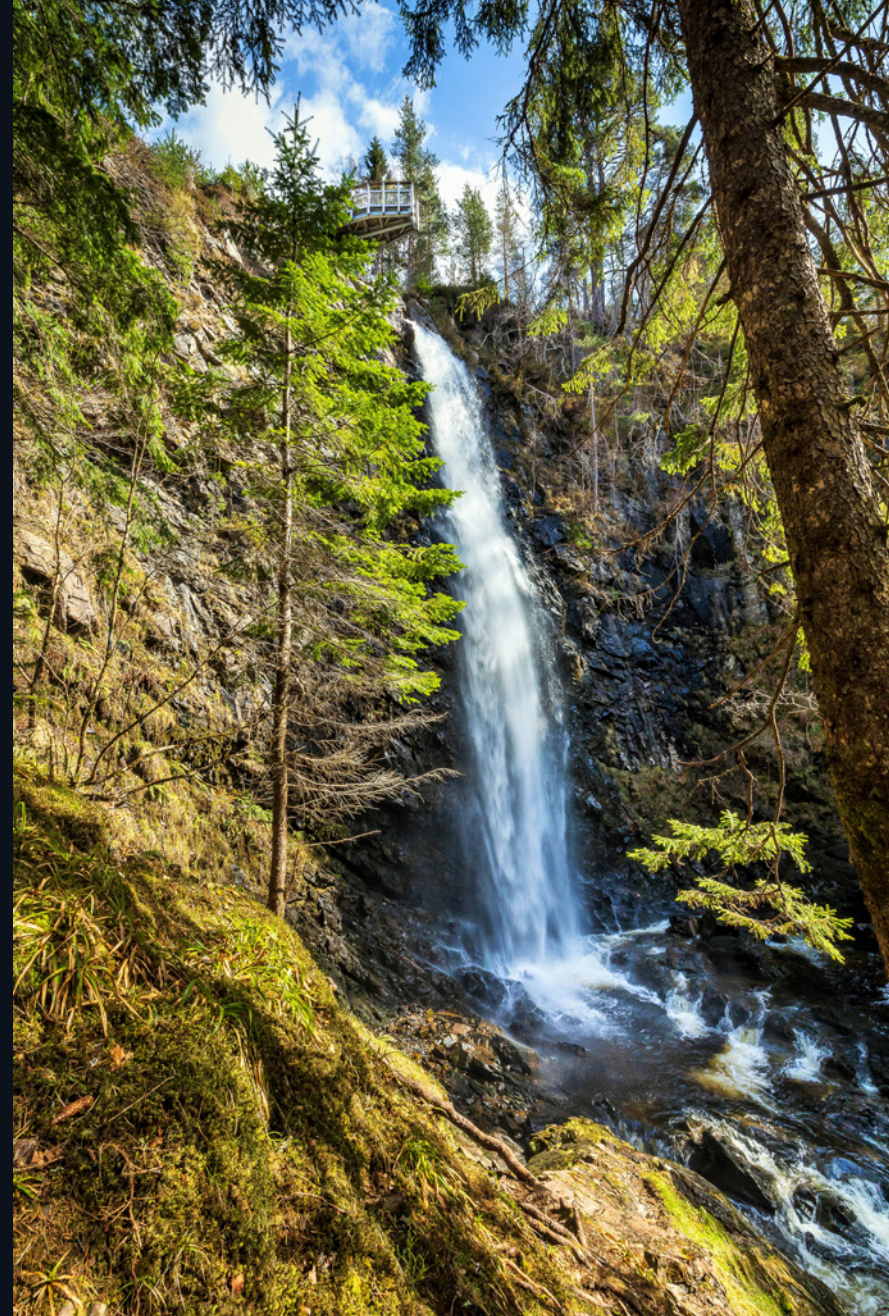
Plodda Falls

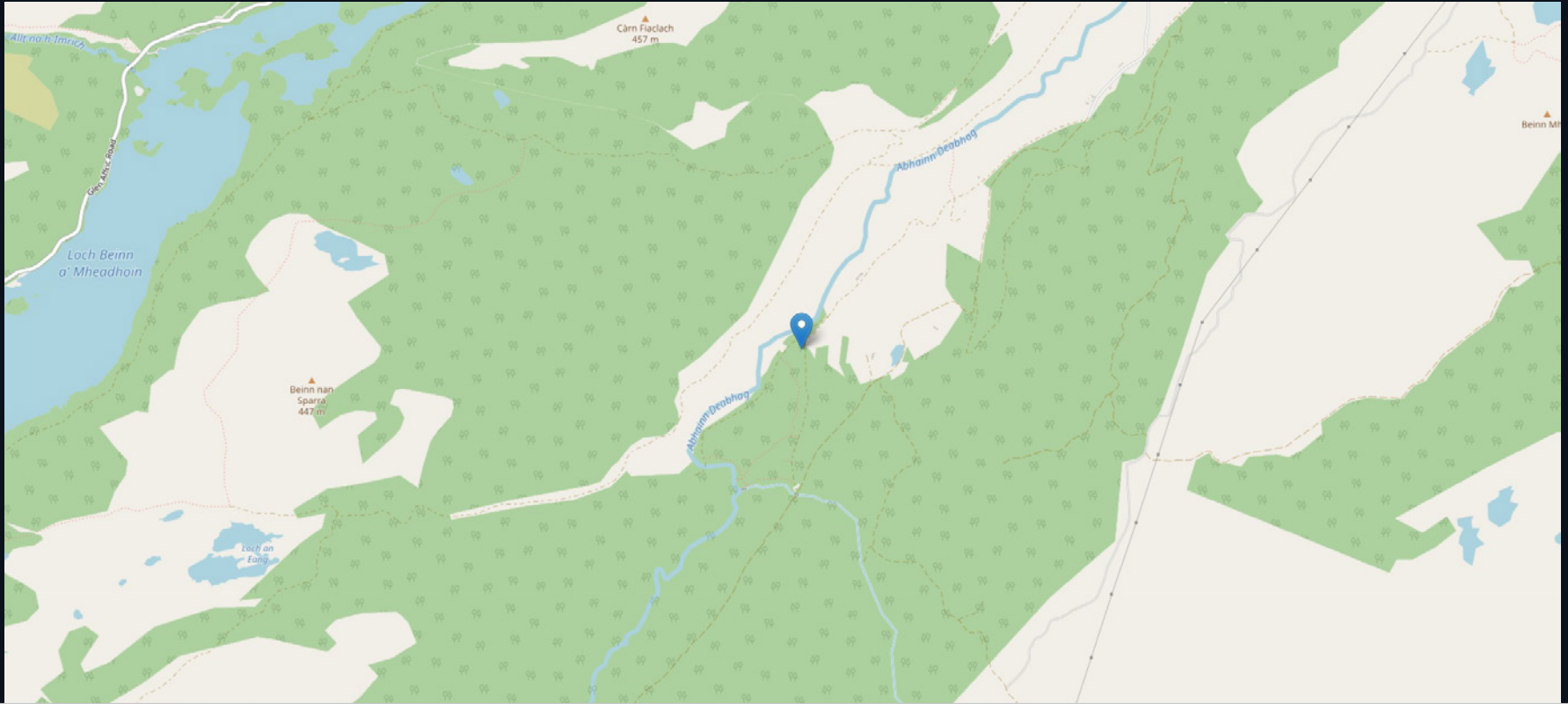
Plodda Falls is an incredibly beautiful and spectacular waterfall, where water cascades a free fall of over 150ft. Surrounded by a designated nature reserve whilst hidden in the Highlands. It is a stunning sight, set amongst some of the tallest trees in Scotland that date back nearly 200 years, with the first recordings of the Falls being made 700 years ago from the 14th century.

The impressive sight of Plodda Falls is not just the waterfall, but the breathtaking scenery surrounding it, with snow capped mountains and massive Douglas Firs, these are some of the most impressive sights in Scotland. The trees height and quality are so vast, they were used for the main mast for Captain Scotts ship, Discovery. The surrounding nature reserve leads in to Affric, having worldwide status as probably being the most beautiful glen in Scotland, and one of the most stunning places in the world.

To view Plodda Falls, watch the video of the waterfall surrounded by its towering trees, which you can stroll to, along a winding path, through the Douglas Firs, directly from the gate of Plodda Falls Lodge

[Click here to view Drone Video](#)





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
CRAIG PETERS
 Surveyor



Layout graphics and design
ALLY CLARK
 Designer