



GREY CORRIES & CORRIEVIEW LODGES | NORTH ROAD | SPEAN BRIDGE | PH34 4DX



GUIDE PRICE: £598,000

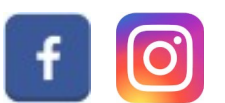
Occupying an elevated position, in the charming village of Spean Bridge, Grey Corries & Corrievue Lodges, offers a striking detached villa, comprising three individual properties, set in mature grounds, with a double garage and BBQ hut. Providing a fantastic lifestyle, and thriving business opportunity, the main property presents a spacious family home with the layout offering flexible options to cater for a variety of requirements or those wishing to work from home. The rear of the property has an en-suite bedroom with excellent wheelchair access and is fully adapted for someone with mobility issues, whilst the remaining two Lodges offer two bedrooms each, which can be used as holiday, and/or permanent accommodation subject to the relevant permissions being granted. All properties benefit from double glazing, the main house has oil fired central heating, and the lodges electric heating. The two lodges are currently used as very successful, self-catering rentals in an extremely buoyant market, however the main property, currently a home, has the potential to create a Bed & Breakfast opportunity.

Spean Bridge is a very desirable location, offering a wide range of amenities for a village, including a newly refurbished local Spar shop, hotels, cafes, bistro, restaurant and golf course. The village connects to the rest of The Highlands, through its own train station, bus links and main A road. Additional amenities are available in Fort William, 10 miles away. The local area provides the opportunity to access a wealth of outdoor activities including the Great Glen and Nevis Range Ski Area, downhill and cross country mountain bike riding, hill walking, sailing, or exploring the footpaths along the Caledonian Canal only a few minutes drive from the property. Fort Augustus and the famous Loch Ness are about a 30 minute drive North.

- Impressive, Detached Villa, with 2 Individual Lodges
- Desirable Village Location
- Lifestyle & Business Opportunity
- In Excellent Order & Well Presented
- **Lodge One** - Open-Plan Lounge, Kitchen & Dining Area, Two Double Bedrooms and Bathroom. Electric Heating. Double Glazing.
- **Lodge Two** - Open-Plan Lounge, Kitchen & Dining Area, Two Double Bedrooms and bathroom. Electric Heating. Double Glazing.
- **Main Property** - Lounge, Cinema Room, Kitchen/Diner, Utility Room, Boot Room, Dining Room, Sitting Room/Office, 7 Bedrooms (1 Jack & Jill Bathroom & 3 En-Suite) & Shower Room
- Double Glazing
- Oil Fired Central Heating
- Generous Garden Grounds with BBQ Hut
- Double Garage with Carport
- EPC Rating: D 55



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Accommodation Dimensions

Corrieview Lodges 1 & 2

Entrance Hallway 4.8m x 2.0m

L-shaped, with wooden entrance door. Stairs to upper level. Built-in cupboard, housing washing machine and tumble dryer. Built-in cupboard, housing hot water tank. Doors to bedrooms and bathroom.

Bedroom 3.7m x 3.5m

L-shaped, with window to front. Built-in wardrobe, with double louvre doors. White wash hand basin, set in wooden vanity unit. Tiled splashback.

Bedroom 3.7m x 3.6m

L-shaped, with triple window to rear. Built-in wardrobe and cupboard, with double louvre doors. White wash hand basin set in white painted, wooden, vanity unit. Tiled splashback. Heated towel rail.

Bathroom 2.6m x 1.8m

With frosted window to rear. Fitted with white suite of WC, wash hand basin, and bath, with Mira shower over. Fully tiled walls and flooring.

Upper Level

Open-Plan Lounge, Dining and Kitchen Area 6.2m x 5.6m

L-shaped, with patio doors to front views and balcony. Two Velux windows to rear. Wooden, tongue-and-groove, half walling. Oak effect kitchen units, offset with granite effect work surfaces. Hotpoint extractor hood over. Stainless steel sink unit. Tiled splashback. Laminate flooring in kitchen area.

Please note:

The above details are for Lodge 2, Lodge 1 is identical, with some small differences.

Main House - Grey Corries

Entrance Hallway 5.0m x 2.6m

L-shaped, with fully glazed, UPVC door, and fully glazed, UPVC side panel. Stairs to upper level. Tiled

slate flooring. Built-in cupboard. Doors to lounge, dining room and inner hallway.

Lounge 6.1m x 3.8m

With bay window to front. Open fire with cast iron surround, granite hearth and wooden overmantle. Fully glazed door, with two, fully glazed, side panels to cinema/garden room, and door to kitchen/diner.

Cinema Room/Garden Room 3.7m x 2.1m

With picture window to front, two windows to side, and fully glazed door to side, decked, area.

Dining Kitchen

Dining Area 3.7m x 3.4m

With modern, graphite coloured, gloss kitchen units, offset with wood effect work surfaces. Alcove area for fridge/freezer. Fitted bench seating. Arch to kitchen area. Doors to utility and dining room.

Kitchen Area 3.4m x 3.1m

With triple window to rear. Fitted with pale grey coloured, gloss kitchen units, offset with wood effect work surfaces and upstand. Integral AEG double oven. Zanussi electric hob, with stainless steel Russell Hobbs extractor chimney over. Plumbing for dishwasher. Stainless steel sink unit. Heated towel rail.

Utility 3.5m x 2.0m

L-shaped, with window to side. Built-in cupboard, with double louvre doors, housing Warmflow boiler. Granite effect work surfaces. Plumbing for washing machine. Tongue-and-groove, wooden walls and ceiling. Wooden flooring. Door to boot room.

Boot Room 2.5m x 2.0m

With window to side. Built-in shelving. Wooden, tongue-and-groove, walls and ceiling. Hatch to loft. Wooden flooring. Door to rear garden.

Dining Room 6.8m x 3.3m

With windows to side and rear. Glazed panel to lounge. Tongue-and-groove walling. Laminate flooring.

Inner Hallway 3.1m x 0.9m

With wooden French doors to office/sitting room and door to bathroom.

Office/Sitting Room 6.3m x 3.8m

L-shaped, with two double windows to front. Built-in wooden room divider, with cupboard and hatch. Built-in cupboard, with double louvre doors.

Bathroom 2.9m x 2.7m

With frosted window to rear. Fitted with white suite of WC, wash hand basin, set in wooden effect vanity unit, and bath. Tiled splashback. Door to bedroom/gym.

Bedroom/Gym 3.7m x 2.8m

With fully glazed, UPVC French doors to rear garden. Door to inner hallway.

Upper Level

Half Landing

With Emergency Exit door to exterior steps. Velux window to rear.

Landing 1.9m x 1.0m

With doors to upper hallways.

Upper Inner Hallway One 3.5m x 3.4m

L-shaped, with built-in cupboard. Doors to shower room, office, Principal Suite and bedrooms.

Shower Room 2.3m x 1.6m

Fitted with cream coloured suite of WC, wash hand basin and fully tiled shower cubicle, with Triton shower. Tiled splashback.

Office 3.7m x 3.2m

L-shaped, with Dormer window to front views. Built-in cupboard. Three glazed panels to hallway and decorative panel to Principal Suite. Laminate flooring.

Principal Suite

Bedroom Area 4.9m x 3.4m

With fully glazed, wooden French doors and glazed Cathedral style panel to front views and balcony. Built-in wardrobes, with sliding doors. Partial

engineered oak flooring. Arch to dressing area.

Dressing Area 2.0m x 2.0m

With window to side. Built-in wardrobes with triple sliding doors. Door to en-suite bathroom.

En-Suite Bathroom 2.2m x 2.0m

L-shaped, with window to side. Fitted with white suite of WC and wash hand basin, set in gloss white vanity unit, and bath with Mira shower over. Half tiled walls and tiled splashback. Heated towel rail. Built-in alcove. Hatch to loft.

Bedroom 4.3m x 3.4m

With dormer window to rear. Two built-in cupboards. Door to en-suite shower room.

En-Suite Shower Room 2.2m x 1.2m

L-shaped. Fitted with cream coloured suite of WC, wash hand basin and fully tiled, shower cubicle, with Triton shower. Half tiled walling.

Bedroom 3.4m x 3.1m

With dormer window to rear.

Inner Hallway Two 2.0m x 0.9m

With doors to bathroom and bedrooms.

Bathroom 2.0m x 2.0m

With Velux window to rear. Fitted with white suite of WC, wash hand basin, and bath with Mira shower over. Fully tiled walling and flooring. Built-in cupboard. Heated towel rail.

Bedroom 3.8m x 3.1m

T-shaped, with double dormer window to front views. Built-in wardrobe.

Bedroom 4.2m x 3.6m

Slightly L-shaped, with double dormer window to front views. Built-in wardrobe. Door to en-suite shower room.

En-Suite Shower Room 2.7m x 1.0m

Fitted with modern white suite of WC, wash hand basin set in gloss vanity unit, and wet-walled shower cubicle, with Mira shower.

Main Property



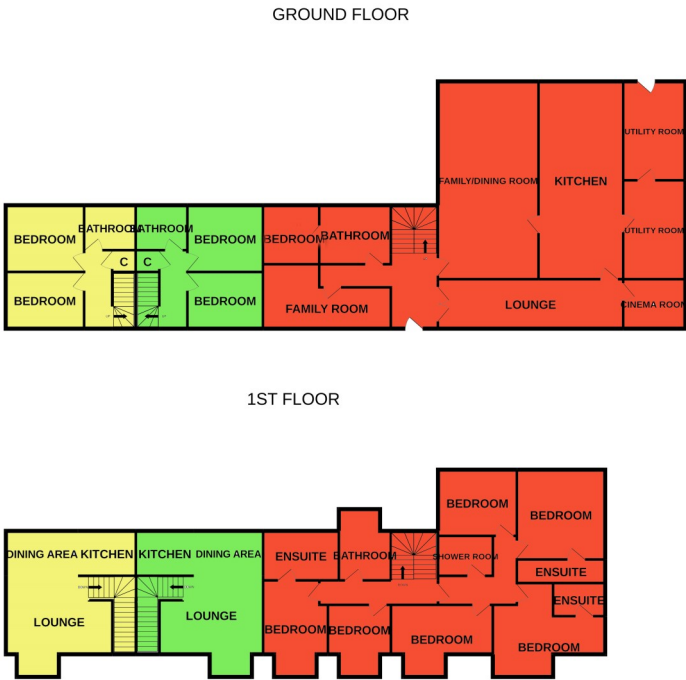


The Lodges



Floor Plans

Key:
Red: main house
Green: Lodge 1
Yellow: Lodge 2



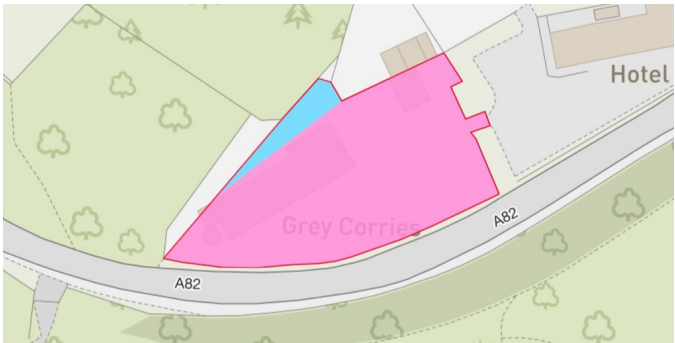
The Business
Corrieview Lodges is a family run business, offering self-catering for the past 20 years. This successful business, has a high reputation and a website already in place - www.corrieviewlodges.co.uk

The business is being sold as a going concern, including all furnishings, fixtures and fittings, website, pre-existing bookings and the business goodwill. At the owner's discretion, and following initial viewings, accounts may be available to seriously interested parties.

Garden
The property benefits from a generous garden plot. Approached by a private driveway, leading to an ample parking and turning space. A stunning, flag stone patio is located to the front of the property, and leads to the impressive BBQ hut and seating area. The rear garden is laid to gravel, and provides an additional ramp access to the main property. The remaining grounds are planted with mature shrubs, plants and trees. Double garage with carport. Garden shed.

Travel Directions
On entering Spean Bridge, proceed over the bridge towards Inverness, and take the fourth turning on the right hand side, at the Highland Bridge Hotel. Proceed past the hotel, and the private entrance to Grey Corries & Corrieview Lodges is directly ahead.

Title Plan
The areas shaded pink and blue are included in the sale.



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