



MacPhee & Partners



CRAIGAG LODGE | GLENFINNAN | PH37 4LT

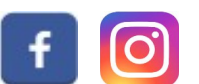
GUIDE PRICE: £450,000

Peacefully located on a prime elevated site on the edge of the historic village of Glenfinnan, amidst spectacular Highland scenery, Craigag Lodge forms a most impressive, detached lodge, set in generous, private garden grounds of around half an acre, and providing ample parking. In excellent order, this deceptively spacious property is flooded with natural light, and offers flexible accommodation, conveniently arranged over one level. The dual aspect lounge with open fire, separate large dining room, and expansive dining kitchen, are most attractive features, well complemented by the four sizeable bedrooms, two of which are en-suite, plus family bathroom, and utility. This former hunting lodge would be ideally suited as a permanent home, as an idyllic holiday retreat, or as currently run, an incredible opportunity to own a thriving Bed & Breakfast business (with website and booking system in place) with exceptional guest reviews in an unbeatable location. This property has become a sought-after destination for guests, with the world-famous Jacobite Steam train— made famous as the Hogwarts Express in the Harry Potter movies, passing right behind the lodge.

Glenfinnan is situated approximately 16 miles west of Fort William at the head of Loch Shiel. It was at Glenfinnan, that Bonnie Prince Charlie raised the Standard in 1745, and in later years, it is perhaps more famous for its viaduct, and setting of the school, as featured in the Harry Potter movies. The village itself has a church, hotels, restaurant and the National Trust for Scotland Glenfinnan Monument Centre, whilst offering many outdoor activities including walking, climbing and sailing.

- Striking, Traditional Detached Lodge
- Business Opportunity – Website, Reviews & Booking System in place
- Idyllic Village Location with Jacobite Express passing directly behind the property
- Lounge with Open Fire
- Dining Room
- Large Dining Kitchen
- Utility
- 4 Double Bedrooms (2 with En-Suite Bathrooms)
- Family Bathroom
- Oil Fired Central Heating & UPVC Double Glazing
- Spacious, Enclosed Garden Grounds around 0.5 Acres
- Ample Private Parking
- EPC Rating: E 46

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Accommodation Dimensions

Entrance Porch 3.4m x 1.8m

With wooden front door. Window to side. Built-in cupboard, with double doors. Tiled flooring. Door to entrance hallway.

Entrance Hallway 11.7m x 5.9m

L-shaped, with two Velux windows to side. Hatch to loft. Built-in cupboard. Doors to all rooms.

Dining Room 4.9m x 4.2m

With windows to front and side.

Utility 2.3m x 1.6m

With window to side. Fitted with cream coloured shaker-style kitchen units, offset with wood effect work surface. Stainless steel sink unit. Alcove with fitted shelf. Plumbing for washing machine. Hatch to loft.

Bathroom 2.4m x 1.7m

Fitted with white suite of WC and wash hand basin, set in vanity unit, and bath with Triton shower over. Wet-wall splashback.

Lounge 5.6m x 3.8m

With windows to front and side views. Open fire, with tiled marble hearth and surround, with wooden overmantle.

Dining Kitchen 6.4m x 3.7m

With two windows to side views. Fitted with white country-style kitchen units, offset with wood effect work surfaces. Stainless steel sink unit. Tiled splashback.

Bedroom 3.6m x 3.4m

With two windows to side.

Bedroom 4.7m x 3.8m

With window to side views. Door to en-suite bathroom.

En-Suite Bathroom 2.4m x 1.7m

With frosted window to side. Fitted with white suite of WC, wash hand basin, and bath, with shower attachment over. Wet-wall splashback.

Bedroom 3.6m x 3.5m

With window to side.

Bedroom 5.0m x 3.6m

With windows to side and rear. Door to en-suite bathroom.

En-Suite Bathroom 2.4m x 1.8m

Fitted with white suite of WC, wash hand basin, and bath, with shower attachment over. Wet-wall splashback.

Garden

The property is approached initially by a shared driveway, leading to the fully enclosed garden grounds, and the private driveway. Equating to around half an acre, the grounds are laid to a mixture of lawn and gravel, for ease of maintenance, whilst the edge of the grounds have been left to a natural state, offset with mature trees and bushes.



Glenfinnan



Title Plan
The area shaded pink is the area for sale. The area shaded green shows the access road from the main A830.

Travel Directions
Travelling from Fort William on the A830 'Road to the Isles' to Mallaig for approximately 13 miles, pass under the railway bridge just before Glenfinnan. Proceed for around half a mile and take the turning on the right, signposted Craigag Lodge. Follow the road up to the property.

Floor Plan

