



MacPhee & Partners



## TULLOCH LODGE | TULLOCH | ROY BRIDGE | PH31 4AR

**OFFERS OVER: £698,000**



Peacefully situated amidst spectacular, dramatic Highland scenery, the subjects for sale form a most charming and substantial, detached country lodge, set in around 1.2 acres of well-maintained garden grounds, alongside an additional independent apartment. In excellent order throughout and well presented, the property dates back to around 1880 and has been lovingly restored, extended and renovated over the years, to create a superb family home. Offering flexible accommodation conveniently arranged over three floors, the main property, Tulloch Lodge, boasts many superb features including oak panelling, Victorian-style tiled flooring, plaster cornicing, a handcrafted kitchen, modern bathrooms, bespoke curtains and blinds and spacious accommodation to name but a few, whilst benefiting from oil fired central heating and double glazing. Full of charm, Tulloch Lodge exudes sophistication, most notably the quality-built Orangery with French doors and lantern roof, providing a wonderful peaceful haven, with direct views over the grounds. The apartment, known as the Retreat, comprises the whole of the lower ground floor of Tulloch Lodge, offers two en-suite bedrooms, and is currently run as a successful holiday let. The sale offers an absolute unique opportunity to purchase a very versatile property, which could be used for a variety of purposes, in this beautiful part of the West Highlands.

The property is situated within the small hamlet of Tulloch, just off the A86, Fort William to Kingussie road, approximately three miles east of Roy Bridge village, with direct views over the River Spean and the surrounding countryside. An area of outstanding natural beauty, red squirrels, pine martens and rabbits frequent the garden grounds, whilst deer and birds of prey are regularly sighted. Further facilities are available at Spean Bridge, five miles distant, with it's hotels, café, restaurants, Spar convenience store and well regarded Primary School & Nursery. The principal town of Fort William is around twenty four minutes by car. There is good access via the A9 to Scotland's major cities and Tulloch Station is on the property's doorstep, with the famous West Highland Railway line providing an overnight sleeper service to London.

- Imposing Detached Lodge & Apartment with Stunning River Views
- Idyllic Semi-Rural Location
- Grand Entrance Hallway
- Lounge, Sitting Room & Orangery
- Kitchen/Diner, Dining Room & Utility Room
- 4 Double Bedrooms (Principal with Dressing Area & En-Suite)
- Family Shower Room & Cloakroom
- Attic Area (Shower Room & 3 Rooms)
- **Apartment** - Lounge, Kitchen/Diner & 2 En-Suite Bedrooms
- Double Glazing, Oil Fired Central Heating & Electric Heating
- Generous Garden Around 1.2 Acres
- Lean to Outbuilding
- EPC Rating: F 38

**MacPhee & Partners**

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# Accommodation Dimensions

## Entrance Porch 4.0m x 2.8m

With wooden entrance door. Window to side with fitted window seat. Half wood lined walling. Decorative tiled flooring. Door to hallway.

## Hallway

L-shaped, with doors to lounge, cloakroom and utility room. Feature oak panelled walling. Stairs to inner hallway. Portholes to lounge and sitting room. Oak flooring.

## Lounge 5.8m x 4.9m

With window to front and porthole to rear. Feature fireplace with marble surround and Caithness slate hearth. Fitted shelving. French doors to orangery.

## Orangery 5.6m x 5.0m

With triple aspect windows and feature roof lantern. Riven slate flooring. Electric underfloor heating. French doors to patio area.

## Cloakroom 2.3m x 1.9m

With frosted window to rear. Fitted with modern white suite of WC and wash hand basin. Built-in cupboard. Oak flooring.

## Utility Room 2.0m x 2.0m

With windows to side and rear. Fitted wooden work surface. Belfast style sink unit. Miele washing machine. Miele tumble dryer. Riven slate flooring. Door to rear garden.

## Inner Hallway

With stairs to upper level. Half wood lined walling. Door to sitting room, kitchen/diner and dining room. Under stair cupboard.

## Sitting Room 4.6m x 3.6m

With window to side and portholes to rear and hallway. Feature wood burning stove set on Caithness slate hearth. Archway to kitchen/diner.

## Kitchen/Diner 5.9m x 2.5m

With two windows to side. Fitted with handcrafted Harvey Jones pale blue coloured kitchen units, offset with Corian worksurfaces and upstands. Beko range cooker with chimney hood over. Stainless steel sink unit. Siemens dishwasher. Siemens 70cm wide fridge/freezer. Oak flooring. Door to inner hallway.

## Dining Room 4.7m x 4.2m

With windows to front and sides.

## Upper Level

## Landing

With window to side. Doors to bedrooms and shower room. Stairs to attic areas.

## Bedroom 4.7m x 3.8m

With windows to sides. Two built-in wardrobes.

## Shower Room 2.5m x 2.5m

With window to side. Fitted with modern white suite of WC, wash hand basin and walk-in tiled shower cubicle. Heated towel rail. Oak flooring.

## Bedroom 3.0m x 2.5m

With window to side.

## Bedroom 4.6m x 3.4m

With windows to side and rear.

## Principal Suite:

## Dressing Area 4.5m x 2.5m

With window to front. Built-in cupboard. Doors to bedroom and bathroom.

## Bedroom 5.0m x 4.8m

With triple aspect windows with shutters.

## Bathroom 4.4m x 2.3m

With window to rear. Fitted with modern white coloured suite of WC, wash hand basin, free standing bath and large walk-in tiled shower cubicle.

Tiled splashback. Heated towel rail. Oak flooring.

## Attic Level

## Landing

With Velux window to side. Doors to shower room and attic room one.

## Shower Room 3.5m x 2.1m

With dormer window to side. Fitted with white coloured suite of WC, wash hand basin set on vanity unit and wet walled shower cubicle with mains shower. Heated towel rail.

## Attic Room One 4.9m x 3.4m

With dormer window to side. Velux window to other side. Door to attic room two.

## Attic Room Two 3.9m x 3.4m

With dormer window to side. Fitted shelving. Open to attic room three.

## Attic Room Three 5.8m x 2.7m

With Velux window to rear.

## The Retreat

## Entrance Hallway

Glazed entrance door with side panels. Built-in cupboard. Laminate flooring. Door to lounge. Open to kitchen/diner.

## Lounge 6.3m x 5.0m

With French doors to raised decking area. Window to front and two portholes to rear. Three sky lights. Feature wood burning stove set on slate hearth. Laminate flooring.

## Kitchen/Diner 4.4m x 4.4m

With two windows to side. Fitted with white coloured kitchen units, offset with granite effect worksurfaces. Cooker unit. Dishwasher and washing machine. Stainless steel sink unit. Wet wall splashback. Laminate flooring. Door to hallway.

## Hallway

With doors to bedrooms.

## Bedroom 3.6m x 3.3m

With window to side. Fitted cupboard. Door to en-suite shower room.

## En-Suite Shower Room 2.6m x 1.4m

With frosted window to side. Fitted with white coloured suite of WC, wash hand basin and wet walled shower cubicle with mains shower. Heated towel rail.

## Shower Room (can be En-Suite) 2.4m x 1.8m

Fitted with white coloured suite of WC, wash hand basin and wet walled shower cubicle with mains shower. Heated towel rail.

## Bedroom 4.3m x 4.0m

L-shaped, with window to side.

## Garden Grounds

A sweeping gravelled driveway leads to the property and provides ample parking, both at the lodge and the apartment. The grounds, which extend to around 1.2acres, are laid in the main to lawn, offset with mature trees and shrubs. There is a patio to the rear which enjoys the river views. A lean-to outbuilding is also located to the rear of the property - housing a diesel generator which is included in the sale.

## Travel Directions

From Fort William, proceed north on the A82 for around 7 miles to Spean Bridge. In the village, proceed over the bridge, turning right on to the A86, Newtonmore road. Continue for around 7.1 miles, passing through the village of Roy Bridge. Turn right where signposted ‘Tulloch Farm’ and follow this single track road to Tulloch Lodge, which is located straight ahead at the end of the road.

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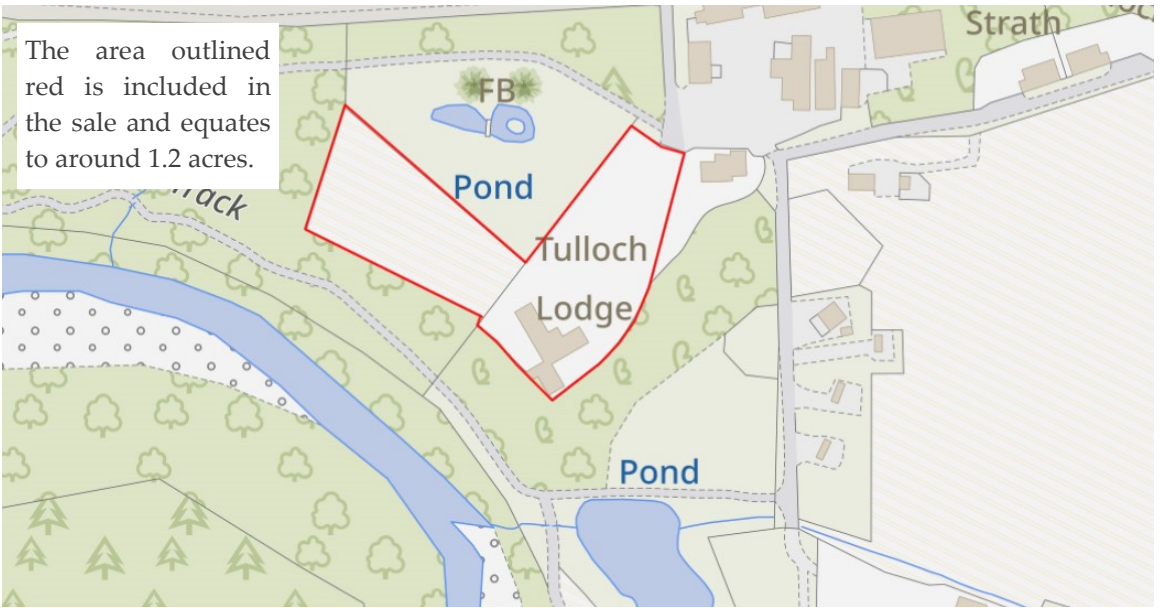




‘The Retreat’ - Apartment



Title Plan



Floor Plan



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