



AUCHTERAWE HOUSE | AUCHTERAWE | FORT AUGUSTUS | PH32 4BT

GUIDE PRICE: £598,000

EPC RATING: E 42



Enjoying a most commanding position amidst the spectacular Highland countryside, with dramatic open views towards the surrounding hills, Auchterawe House is an imposing and highly versatile country residence, together with the attached Briar Barn, a beautifully presented two-bedroom cottage. Attractively decorated and maintained in excellent order throughout, the property offers an exceptional opportunity to acquire a substantial family home, with excellent potential for use as a Bed & Breakfast or lifestyle business, complemented by independent self-catering accommodation. The main house provides generous and flexible living space, including six double bedrooms, four with en-suite shower rooms, together with spacious reception accommodation, a large games room and gymnasium. Briar Barn provides comfortable two-bedroom accommodation and is ideally suited to holiday letting, visiting family or guests. Externally, the property is approached through electric gates onto an impressive sweeping gravel driveway, providing ample parking and access to both the main house and Briar Barn. The expansive garden grounds are a particularly impressive feature, combining attractive manicured lawns and established planting with colourful, more natural wild garden areas, all surrounded by mature woodland and the magnificent Highland landscape. Offering space, privacy and considerable flexibility in a peaceful rural setting close to Fort Augustus, Auchterawe House represents a rare opportunity to acquire an impressive Highland home with letting potential, equally well suited as a substantial private residence or an attractive lifestyle and hospitality venture.

Auchterawe House enjoys a peaceful rural setting surrounded by spectacular Highland countryside, yet is conveniently located close to the popular village of Fort Augustus. Situated at the southern end of Loch Ness and on the Caledonian Canal, Fort Augustus offers a good range of shops, cafés, restaurants and local amenities. The area is renowned for its outstanding scenery and outdoor pursuits, including walking, cycling, fishing and watersports, while Fort William and Inverness provide a wider range of services and facilities further afield.

Imposing Detached Country House with Barn

Lifestyle & Business Opportunity

In Very Good Order

Lounge & Study Area

Kitchen/Diner & Utility Room

6 Double Bedrooms (4 En-Suite)

2 Cloakrooms & Shower Room

Games Room & Gymnasium

Briar Barn - Lounge/Diner, Kitchen, Dining Room, 2 x Bedrooms & Shower Room

Double Glazing, & Oil Fired Central Heating

Large Garden

MacPhee & Partners

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Main House Accommodation

Entrance Hallway

With stairs to upper level. With doors games room, gymnasium, hallway and kitchen/dining room.

Games Room

With windows to front and side. Feature brick fireplace. Currently used as a games room but could be a sitting room or additional bedroom.

Gymnasium

With window to front. Feature brick fireplace. Currently used as a gym but could be a sitting room or additional bedroom.

Kitchen/Diner

With window to side. Fitted with modern kitchen units and central island offset with granite effect work surfaces. Range cooker with chimney hood over. Sink unit. Plumbing for dishwasher. Doors to utility room and open-plan lounge/study area.

Utility Room

With window to rear. Fitted with modern kitchen units offset with granite effect work surfaces. Plumbing for washing machine and dishwasher. Sink unit. Doors to cloakroom and rear garden.

Cloakroom

With window to side. Fitted with WC and wash hand basin.

Open-Plan Lounge/Study Area

With triple aspect windows. Stairs to upper level. Under stair cupboard. Door rear hallway.

First Level

Bedroom 1

With window to side and Velux to front. Fitted wardrobe and door to en-suite shower room.

En-suite Shower Room

Fitted with WC, wash hand basin and shower cubicle with

mains shower over. Heated towel rail.

Bedroom 2

With Velux window to side. Built in cupboard. Hatch to loft. Door to en-suite shower room.

En-Suite Shower Room

Fitted with WC, wash hand basin and shower cubicle with mains shower over.

Cloakroom

Fitted with WC and wash hand basin.

Bedroom 3

With window to front. Built-in cupboard. Door to en-suite shower room.

En-Suite Shower Room

Fitted with WC, wash hand basin and shower cubicle with mains shower over.

Bedroom 4

With window to front. Door to en-suite shower room.

En-Suite Shower Room

Fitted with WC, wash hand basin and shower cubicle with mains shower over.

Second Level

Bedroom 5

With Velux window to front.

Bedroom 6

With Velux window to front.

Shower Room

Fitted with WC, wash hand basin and shower cubicle with mains shower over.

Briar Barn Accommodation

Entrance Hallway

With door to dining room and doorway to open-plan

lounge/diner.

Dining Room

With window to rear. Doors to shower room and kitchen.

Kitchen

With window to side. Fitted with panelled kitchen units offset with granite effect work surfaces. Integrated oven and hob. Plumbing for washing machine. Sink unit.

Shower Room

With window to rear. Fitted with WC, wash hand basin and shower cubicle with mains shower over.

Lounge/Diner

With windows to front. Feature stone fireplace with wood burning stove. Leads to doors to bedrooms.

Bedroom 1

With Velux window to rear. Fitted wardrobe.

Bedroom 2

With window to side and Velux window to rear. Fitted storage cupboard.

Garden

Externally, the property is approached through electric gates onto an impressive sweeping gravel driveway, providing ample parking and access to both the main house and Briar Barn. The expansive garden grounds are a particular feature, combining attractive manicured lawns and established planting with colourful, more natural wild garden areas, all surrounded by mature woodland and the magnificent Highland landscape.

Travel Directions

From Inverness proceed on the A82 Fort William road along the shores of Loch Ness to the village of Fort Augustus. On entering the village immediately turn right where signposted Jenkins Park and Auchterawe. On reaching Jenkins Park follow the road as it veers off to the left for Auchterawe. Drive for approximately 1 mile until reaching Auchterawe House on the left hand side.



Briar Barn

Briar Barn is an attractive stone-built property adjoining Auchterawe House which has previously been utilised as successful self-catering holiday accommodation. Well presented and maintained in very good order throughout, the barn provides comfortable two-bedroom accommodation and offers an appealing base from which to explore Fort Augustus, Loch Ness and the wider Highlands.

The property benefits from a Short-Term Let (STL) Licence, providing an excellent opportunity to use as holiday accommodation and generate additional income, subject to the relevant licence conditions and regulations.

Equally, Briar Barn offers considerable flexibility and would be ideally suited as independent accommodation for extended family, visiting friends or guests.

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Floor Plan



Title Plan

The area outlined red indicates the area for sale, equating to around 1.57 acres

