
INVERCOE HOUSE & GLENCOE COTTAGE



KEY FEATURES

Three-storey historic detached Highland residence dating from circa 1785

A rare opportunity to complete the sympathetic restoration of an important Highland home.

Includes a self-contained one-bedroom self-catering cottage with independent access

Five bedrooms in the main house, four with en-suite facilities

Elegant lounge and formal dining room with fireplaces and high ceilings

Spacious fitted kitchen with integrated appliances

Set within mature woodland gardens offering privacy and tranquillity

Established gardens with mature trees, flowering shrubs and woodland walks

Substantial detached garage with workshop and sheds

Idyllic rural setting with countryside and hillside views

Excellent holiday letting or multi-generational living potential

Located in the heart of Glencoe, close to world-renowned walking, climbing, skiing and outdoor pursuits

Spacious driveway with ample parking

Oil-fired central heating

Council Tax Band G

MCINTYRE & CO

SOLICITORS & ESTATE AGENTS

OFFERS OVER £725,000

DESCRIPTION

Invercoe House is a distinguished three-storey Highland residence dating from circa 1785, offering five bedrooms in the main house, four with en-suite facilities, together with a self-contained one-bedroom holiday cottage with independent access.

A programme of restoration and modernisation was commenced by the current owners, with significant works undertaken to preserve and enhance the property. Owing to a change in personal circumstances, the project was not brought to completion and the property is offered for sale as seen. Prospective purchasers should be aware that further upgrading and completion works, including aspects of the electrical installation, will be required.

The property opens into an impressive entrance hall with a sweeping curved staircase featuring a mahogany monkey-tail newel post and ornate Victorian cast-iron balustrades. The elegant lounge and formal dining room retain a wealth of original period features, including decorative plasterwork, sash windows with original shutters, marble fireplaces. A traditional servants hall with scullery provides practical utility space.

The spacious family kitchen has been tastefully modernised with solid oak cabinetry, granite worktops and integrated appliances, while a generous family bathroom completes the ground floor.

The first floor comprises a principal bedroom with en-suite, a second en-suite double bedroom, and a third bedroom served by a family bathroom on the mezzanine level.

The second floor offers two substantial attic bedrooms, each retaining original fireplaces and both with en-suite shower rooms. These versatile rooms provide excellent additional family or guest accommodation.

Beautifully blending Georgian and Victorian character with modern comforts, Invercoe House is an exceptional period home that has been partially restored while preserving its historic charm.

LOCATION/AMENITIES

Glencoe Village is a small but well-established Highland settlement in Lochaber, western Scotland, situated at the entrance of the spectacular Glen Coe where the River Coe flows into Loch Leven. Located on the A82 trunk road, approximately 16 miles (26 km) south of Fort William and around 83 miles (134 km) north of Glasgow, the village is easily accessible and serves as an important gateway to the Scottish Highlands. Its central location provides excellent access to nearby destinations such as Kinlochleven, Glen Etive, Ben Nevis and the West Highland Way, making it a popular base for both tourists and outdoor enthusiasts throughout the year.

Despite its relatively small size, Glencoe Village provides a good range of local amenities meeting the needs of both residents and visitors. These include a farm shop, petrol station, cafés, hotel, traditional inn, bed & breakfasts and self-catering accommodation. The village is also home to the Glencoe Folk Museum, which showcases the area's rich cultural heritage, while the nearby National Trust for Scotland Glencoe Visitor Centre provides information on the landscape, wildlife, geology and the famous history of Glen Coe. Additional community facilities include a primary school, village hall, churches and recreational spaces, helping to support the local population. Nearby Ballachulish village has a supermarket, Post Office, medical centre and primary school.

The surrounding area is renowned for its exceptional natural beauty and offers a wide variety of outdoor recreational opportunities. Visitors can enjoy walking, hiking, mountaineering, rock climbing, cycling, wildlife watching, kayaking and photography, with iconic landmarks such as the Three Sisters of Glencoe and Buachaille Etive Mòr. In winter, Glencoe Mountain Resort offers skiing and snowboarding, while in summer it provides mountain biking, scenic chairlift rides and hill walking. The combination of stunning scenery, excellent transport links, comprehensive visitor facilities, and a wide range of outdoor activities has established Glencoe Village as one of Scotland's most popular tourist destinations as well as an attractive place to live.

THE STORY OF INVERCOE HOUSE

Invercoe House occupies one of the most historically significant sites in Glencoe. As the traditional seat of the MacDonald of Glencoe clan, the site has been inhabited since at least the 17th century and is closely associated with one of Scotland's most famous historical events, the Massacre of Glencoe in 1692. The surviving low buildings within the grounds are believed to stand on the site of the former home of the clan chief, Ian Maclain.

The present house was built around 1785, together with the stone bridge that still provides access from the village road. During the 19th century it became home to Ellen Burns MacDonald, a direct descendant of the MacDonald clan chiefs, who returned to Glencoe after living in Ceylon. Her legacy remains visible today through her patronage of St Mary's Church in Glencoe and the Memorial Cross at Upper Carnoch, both commissioned in 1883 to commemorate the victims of the Massacre of Glencoe.

Following the break-up of the Glencoe Estate in the late 19th century, Invercoe House served as the estate offices and dairy before entering private ownership. In 1961 it was purchased by Barbara Fairweather, founder of the Glencoe Folk Museum, who later bequeathed the property to the museum in support of its future. The current owners acquired the house in 2004 and have undertaken an extensive and sympathetic restoration, preserving its historic character while carefully introducing the comforts expected of a modern home.

Although recognised in the National Record of the Historic Environment for its historical importance, Invercoe House is not a listed building, allowing owners greater flexibility for future use and adaptation.

Today, Invercoe House offers the rare opportunity to own a substantial Highland home whose story is interwoven with the history of Glencoe itself.

ACCOMMODATION COMPRISES – GROUND FLOOR: Entrance, reception hallway, lounge, dining room, kitchen, bathroom, rear porch.

FIRST FLOOR: Bathroom, master bedroom, double bedroom, single bedroom/office room.

SECOND FLOOR: Two master bedrooms both with en-suites.

DIRECTIONS - Invercoe House & Self Catering Cottage, Glencoe

Ballachulish PH49 4HP.

From Fort William take the A82 southbound towards Glencoe and continue for approximately 16–17 miles, a journey of around 25 minutes, until you reach Glencoe Village. At the main junction, turn left onto the B863 signposted for Kinlochleven (don't turn into the village). Cross the bridge over the River Coe and continue following the B863 along the south side of Loch Leven. Before you reach the 60 MPH zone you will see a large layby to the left, take a right immediately before it, signposted for Bridge of Coe and take that single track road which leads behind other properties. Continue along until you reach the dry stone walled entrance on the right hand side, where you arrive at Invercoe House.

The access track is private to Invercoe House, though is also a public footpath, leading on into Glencoe village.

Entrance: 1.99m x 1.23m

A bright and welcoming entrance hall featuring large windows providing excellent natural light, traditional timber panelling, tile flooring and attractive vintage character.



Reception hall: 4.27m x 2.43m

Elegant reception hall featuring an original staircase with a red carpet runner, high ceilings, carpet flooring and access to lounge and dining room.

Lounge: 5.44m x 4.14m

Beautifully proportioned room featuring high ceilings, feature fireplace with brick mantelpiece, large sash window to the gardens. Carpet flooring.



Dining Room: 4.37m x 4.13m

A bright and elegant formal dining room with high ceilings, period cornicing, a large sash window overlooking the gardens, wooden flooring and ample space for family dining and entertaining, conveniently positioned adjacent to the kitchen.



Kitchen: 3.96m x 3.88m

A spacious and well-appointed kitchen featuring a range of fitted wall and base units with contrasting black worktops and white tiled splashbacks. Integrated dishwasher and fridge freezer, generous preparation space and a large sash window that fills the room with natural light.

Side Porch: 1.28m x 1.60m

A practical and useful space providing additional storage and direct access to the garden. Filled with natural light from dual windows and an external door.

Bathroom: 2.78m x 2.27m

A spacious and beautifully presented family bathroom featuring a luxurious corner jacuzzi bath, pedestal wash hand basin, WC, heated towel rail and attractive timber flooring.

Mid-landing: As you approach the first floor, there is a mid landing, leading to:

Bathroom: 2.86m x 2.32m

Appointed bathroom featuring a stunning freestanding roll-top bath, elegant wash hand basin, WC and heated towel rail. Finished with attractive timber flooring.



First Floor-

Master bedroom: 5.53m x 3.28m

A generously proportioned double bedroom featuring an attractive fireplace, high ceilings, carpet flooring and large sash windows providing excellent natural light.

En-suite: 2.02m x 1.40m

Shower room comprising a shower enclosure, heated towel rail. The room would benefit from some cosmetic updating, offering excellent potential for refurbishment.

Bedroom: 4.28m x 3.57m

A spacious double bedroom featuring wooden flooring, a fireplace and stunning hillside views. Filled with natural light.

En-suite: 2.01m x 1.83m

A bright and spacious shower room fitted with an enclosed shower with wet wall around, wash hand basin and WC. Featuring wooden flooring, a heated towel rail and a large window that fills the room with natural light while enjoying lovely hillside views.

Single bedroom / office room 4.26m x 1.83m

Single bedroom with a large sash window, wooden flooring and hillside views.



Second Floor— A carpeted landing providing access to two bedrooms, illuminated by a Velux roof window that fills the space with natural light.

Attic twin bedroom: 5.58m x 4.27m

A spacious and versatile bedroom featuring wooden flooring, a fireplace and a large window that fills the room with natural light.

En-suite: 2.73m x 1.17m

A modern en-suite shower room fitted with a shower enclosure, wash hand basin and WC. Finished with attractive wood-effect flooring.



Second attic bedroom: 5.58m x 4.27m

Presently used for storage, this is a further spacious and versatile bedroom featuring wooden flooring, a fireplace and a large window that fills the room with natural light.

En-suite: 2.73m x 1.17m

A basic shower room fitted with a shower enclosure, requiring refurbishment and modernisation.



SELF CATERING COTTAGE



Glencoe Cottage is self-contained accommodation that adjoins to the main house sharing a substantial masonry wall with the family kitchen on the ground floor. Access between the cottage and the main house is available via a locked internal door located off the servants' back hall, allowing the cottage to function independently while retaining a physical connection to the principal dwelling.

The ground floor comprises a spacious kitchen fitted with solid oak cabinetry, modern appliances, and an original pocket window that contributes to the property's traditional character. The kitchen is large enough to accommodate a dining table for four people, providing a practical and comfortable dining space. Also on this floor is a family bathroom featuring an extra-long bathtub with a fixed overhead shower. A small entrance vestibule provides access to the carpeted staircase, which retains its original varnished pine newel posts and spindles, preserving the cottage's historic character.

The first floor consists of a central landing with an original window and two built-in storage cupboards. This level also includes a comfortable lounge with an attractive decorative fireplace and original windows, together with a spacious double bedroom, which also features a decorative fireplace and original windows. The retention of these original architectural features enhances the cottage's traditional character while modern fittings ensure it meets contemporary living standards.



Hallway- Bright and welcoming landing with carpeted stairs, a large window providing plenty of natural light, and access to the upper floor accommodation.

Kitchen—Diner: 3.92m x 3.42m

“L shaped” Bright and well-presented fitted kitchen with a range of wall and base units, integrated appliances, ample worktop space, and room for a dining table.



Bathroom: 3.46m x 1.54m

Bright and well-maintained bathroom featuring a bath with overhead shower, WC, wash hand basin, tile flooring and natural light from two windows.



Double bedroom: 4.11m x 3.06m

Bright and spacious double bedroom with fitted carpet, Velux and dormer windows providing excellent natural light, a feature fireplace.



Lounge: 5.02m x 3.35m

Spacious lounge room with fitted carpet, a feature fireplace, Velux window providing natural light.

EXTRAS

Furniture, white goods and other items are available by separate negotiation.

EXTERNAL

Nestled within around two hectares of mature gardens and surrounded by beautiful woodland, this charming house and cottage offer a peaceful rural retreat with character and space in abundance. Outside, the grounds are a true highlight, with established trees, flowering shrubs and private garden areas creating a tranquil setting. Previously the gardens comprised an orchard and extensive vegetable patch. One greenhouse remains, with the foundation for a second, together with two large water-butts. A substantial garage provides excellent storage or workshop potential, while a range of traditional out-buildings and sheds offer further versatility for storage, hobbies, or future projects.

Set in an idyllic location with lovely views across the surrounding countryside, this unique property is ideal for those seeking privacy, character, and the opportunity to enjoy a peaceful lifestyle in a picturesque setting.



McIntyre & Company,
38 High Street,
Fort William,
PH33 6AT

Tel: 01397 703231 Email: property@solicitors-scotland.com
Website: www.solicitors-scotland.com

These particulars are not guaranteed and are not to be incorporated into any formal missives of sale/purchase to follow hereon. The measurements and conversions are approximations only and are not to be founded upon. Offers should be submitted to the Selling Agents in Scottish Legal Terms. The Seller will not be bound to accept the highest, or indeed any offer. Interested parties should register their interest with the Selling Agents lest a closing date for offers is set, but the Seller will not be obliged to proceed to a closing date.

Our firm's privacy policy can be accessed from our website: <http://www.solicitors-scotland.com>. For more information on how we protect and use your data, as well as your rights as a data subject contact our offices either by e-mail:

law@solicitors-scotland.com or telephone 01397 703231.



