



**Dunlichity House** Farr, Inverness-shire

**STRUTT & PARKER**

## Dunlichity House

Farr, Inverness-shire, IV2 6XF

Occupying an elevated site on the outskirts of the village of Farr, Dunlichity House is a beautifully appointed country property set in approximately 12 acres (4.86 ha) of spectacular Highland countryside.

Inverness 8 miles, Inverness Airport 17 miles

### Main House

Entrance Vestibule | Large hall | Kitchen/Diner  
Utility room | Lounge | WC/cloakroom  
Sitting Room | 4 Bedrooms (1 en-suite) | Study  
Games Room | Bathroom

### MacGillivray Wing

Dining/Breakfast Room | 2 bedrooms  
(Both en-suite)

### Tordarroch Wing

Lounge | Kitchen/Diner | 4 Bedrooms  
(2 en-suite) | Bathroom





## The property

Dunlichity House is a unique property situated around 8 miles south of Inverness. Built in 1999 to an exceptionally high standard, it has since been extended and upgraded, and provides the buyer with a genuine lifestyle opportunity. The property offers stunning rural surroundings, yet is convenient for the Highland capital of Inverness and its Airport.

This magnificent family home also offers a useful income stream from its Bed & Breakfast, Trout Fishery, and Boarding Kennels. It is in excellent order throughout, and offers a great opportunity to buy a well-established business which is also a lovely family home, or simply to have one's own private house set in extensive grounds with the fishery and useful outbuildings.

The accommodation is as follows:

**The main house** is entered via a turreted vestibule which has distinctive slate wall and floor tiling and leads to a large reception hallway.

Leading off the hallway is the kitchen/diner, 2 reception rooms, and a WC/cloakroom.

The generously proportioned family kitchen/diner features bespoke German units, and an extensive range of integrated Neff appliances including an induction hob, 3 combination ovens, fridge, freezer, dishwasher, microwave, steam oven, heated drawers, drinks chiller and coffee machine. Other features include a centre island, large walk-in larder, a Quooker boiling water tap, Silestone quartz worktops, and Amtico flooring.

A spacious utility room adjoining the kitchen offers further storage units, an integrated fridge/freezer, sink, dishwasher, and free-standing white goods. The property's sophisticated wireless fire alarm system is operated from the utility room.

The comfortable family sitting room has bright double aspect, with French windows to the rear, a wood burning stove, and a ceiling fan.

A beautifully appointed formal lounge has been added to the rear and has very much been designed to bring the outdoors indoors. This magnificent room is flooded with natural

light with the use of lots of glass and 2 sets of French doors. With its cathedral ceiling, Amtico flooring, crystal chandeliers, matching wall-lights, and a large free standing wood burning stove, it is the perfect place to relax and unwind.

The double staircase from the hallway leads upstairs to the landing which again attracts a great deal of natural light through 5 large velux windows. There is a master bedroom with en suite bathroom, a linen cupboard, games room, turret office/study, family bathroom, and 3 further beautifully presented double bedrooms.

**MacGillivray Wing** forms part of the main house, and is accessed from the kitchen or via its own private entrance. It comprises a hallway, dining room and 2 spacious en suite double bedrooms.

**Tordarroch Wing** is the west wing of the house, and is a self-contained property. This luxuriously appointed accommodation is entered via a broad welcoming hallway and leads to 2 superior kingsize en-suite rooms, wc/cloak,

sitting room and well-appointed kitchen/diner. On the upper level, there is a further kingsize bedroom, twin bedroom, and a family bathroom.

Outside to the rear is a charming decked area, complete with hot tub.

**The Trout Fishery** comes with 2 idyllic lochans, one which is about 3 acres and the smaller about an acre. Both lochans are well stocked with quality brown, blue and rainbow trout. The fishery is currently operating on a commercial basis, and is very popular with the local angling community. All fishing is from the bank, and both lochans are easily accessible from a separate car park and fishermen's bothy. The bothy overlooks the lower lochan and has excellent facilities which include storage, log burner and drainer for fish cleaning and preparation.

**The Boarding Kennels** are set well away from the house, and are also currently operating on a commercial basis. The purpose-built kennel block houses 10 galvanised units with underfloor heating, and a large fenced open run to the rear.





## Outside

In all, the land extends to approximately 12 acres (4.86 ha). Adjacent to the house is a large gravelled area allowing ample parking served by a double circular drive with an attractive lawn and wooded area interspersed with heathers and rocks. To the rear of the house is a large lawned area, and a mixed woodland of about 5 acres, comprising spruce, birch, and providing great amenity and shelter, and home to a wide variety of flora and fauna, and a number of roe and sika deer. The present owners have also recently established a fenced orchard which contains a variety of fruit trees, soft fruit bushes and shrubs.

## Further Development Potential

here is planning permission to build an additional garage/workshop/storage area. Warrant Ref No 11/00424/ERC.

## The Business

Dunlichity House has a diverse trading profile including letting accommodation, a trout fishery and dog boarding kennels. Whilst the current owners offer 4 Star Bed & Breakfast accommodation in both wings of the house, the Tordarroch Wing can also be offered on a self-catering basis. The trout fishery operates on a day ticket basis, and is open all year round. The dog kennel business is also a profitable income stream and is popular within the Inverness area. Further details are available on request or at [www.dunlichityhouse.com](http://www.dunlichityhouse.com).

Full trading accounts will be made available to interested parties after formally viewing the property.

## Location

Dunlichity House enjoys a fantastic rural setting amidst beautiful surroundings, yet only a short distance away from Inverness. The local area offers a wide range of recreational activities including fishing, shooting and hill walking. There is a thriving local community

with village hall, church and well respected primary schools, and shop in close proximity. Inverness hosts a castle, cathedral, theatre, leisure centre and excellent shopping facilities. Inverness Airport has regular daily flights to London, Manchester, Birmingham and other UK destinations. There are a range of further interests including the Cairngorms National Park and ski resort at Aviemore all within easy reach of the A9.

## General

**Services:** Mains electricity, private water and drainage, oil-fired central heating.

**Fixtures and Fittings:** All fitted carpets, light fittings and integrated kitchen appliances are included in the sale. If sold as an ongoing business, those items needed to conduct the business will be included in the sale. A separate inventory listing these items is available on request. Other items are available subject to separate negotiation.

**Solicitor:** Peter Mason, Macleod & MacCallum, 28 Queensgate, Inverness, IV1 1DJ, Tel 01463 239393

**Local Authority:** Highland Council, Glenurquhart Road, Inverness, IV3 5NX. Tel: 01349 886606

**Viewing:** Strictly by appointment with Strutt & Parker.

**Council Tax/Rateable Value:** Band G

**EPC Rating:** F.

**Possession:** Vacant possession will be given on completion.

**Offers:** Offers are to be submitted in Scottish legal terms to the selling agents Strutt & Parker, 9-11 Bank Lane, Inverness, IV1 1WA.





