



Bishop's House
Arpafeelie, North Kessock, Inverness

**STRUTT
& PARKER**
BNP PARIBAS GROUP

A delightful period, C listed property with six bedrooms and splendid original details, in a peaceful rural position

A charming period house with a wealth of original character, extensive accommodation and a separate detached annexe, overlooking beautiful rolling countryside. The property lies close to the villages of Charleston and North Kessock and five miles from Inverness, yet with easy access to the beautiful and rugged Highland landscapes.



**4 RECEPTION
ROOMS**



6 BEDROOMS



**3 BATHROOMS
1 WC**



**ANNEXE/
OFFICE &
GARAGE**



GARDEN



FREEHOLD



RURAL



3157 SQ FT



**OFFERS OVER
£525,000**

The property

Bishop's House is a splendid Category C Listed property, set in a stunning rural position in the hamlet of Arpafeelie. The property dates from 1863 and was once the rectory for the neighbouring St. John's Episcopal Church. Originally built as two cottages, which have been combined to create one larger single residence, the property provides more than 3,000 square feet of accommodation, including six bedrooms, while there is also a detached annexe providing a useful workspace.

Entering the welcoming reception hall there are formal reception rooms to either side, the sitting room and the snug, both of which have south-facing bay windows and fireplaces, with the sitting room fitted with a log burner. Towards the rear there are further reception rooms for everyday living, including a comfortable drawing room and a study, both of which have cast-iron stoves. The ground floor also has a large, kitchen/dining room with fitted units to base and wall level, as well as a range cooker and space for a family dining table. At the rear, the utility room

provides further space for home appliances and storage.

Two staircases lead to separate first-floor areas, one of which leads from the rear hallway to two double bedrooms and a shower room. The main first-floor area is accessed via the central turned staircase and leads to four further bedrooms of similar proportions, as well as a family bathroom. The ground floor provides an additional family shower room.

The detached annexe provides a valuable addition to the property, with an open-plan meeting room, shower room, study and sitting room. The first floor is accessed via an external staircase and provides storage or further office space, and could be converted into living accommodation if required. (Subject to the appropriate planning consent - www.hightland.gov.uk).







Outside

Access for vehicles is via a gated entrance at the side of the house, which leads to a parking area for several vehicles, as well as to the detached garage for further parking or storage. There are delightful gardens to both the front and rear of the property, including lawn and patio areas and well-stocked border beds with a variety of established shrubs, hedgerows and flowering perennials. The gardens to both the front and rear are in view of the charming, historic neighbouring church, while there are open fields and rolling countryside beyond.

Location

The property is set in the hamlet of Arpafeelie, close to the shores of the Beauly Firth and within easy reach of the village of North Kessock and five miles from Inverness. North Kessock and neighbouring Charleston have various amenities, including local shops, cafés, a village hall and a primary school. Meanwhile, Inverness, considered to be the capital of The Highlands, offers a wealth of shopping, leisure and cultural facilities, as well as access to a selection of

large supermarkets. Transport connections in the area include the A9 just moments away, offering routes south towards Perth, Edinburgh and Glasgow or north onwards into the Highlands, while Inverness provides access to mainline rail. Inverness Airport is within easy reach and offers a good range of domestic and European flights. The surrounding landscape offers a wealth of activities, including walking, riding and cycling, while the shores of the Moray Firth are ideal for sailing. There are also several golf clubs in the area, including Castle Stuart Golf Links (Cabot Highlands).



Distances

- North Kessock 3.3 miles
- Inverness City Centre 7.3 miles
- Inverness Airport 13 miles

Nearby Stations

- Inverness 7.3 miles

Key Locations

- Inverness Castle
- Moray Firth
- Castle Stuart Golf Links (Cabot Highland)
- Loch Ness

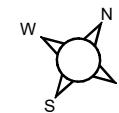
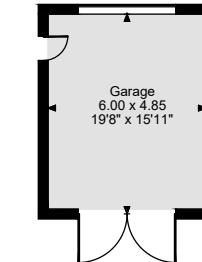
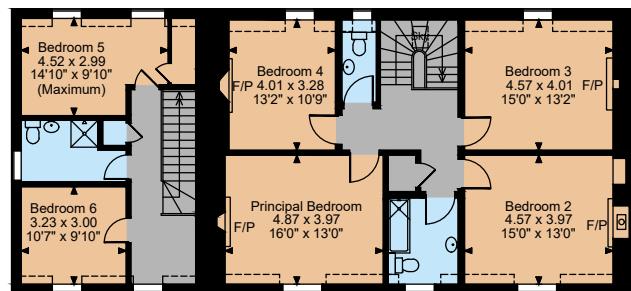
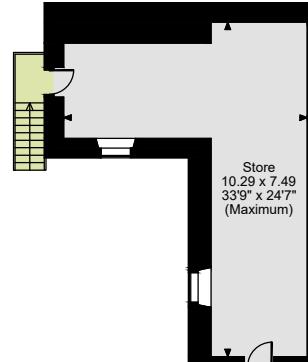
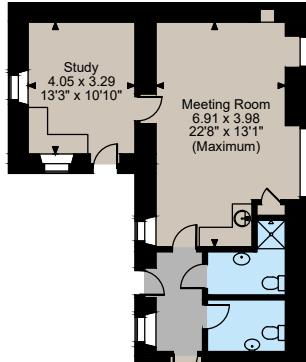
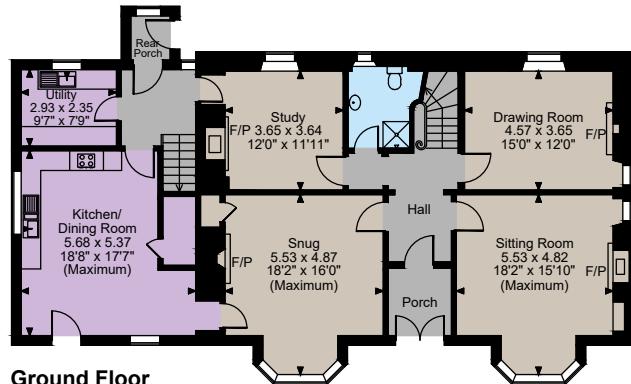
Nearby Schools

- North Kessock Primary School
- Fortrose Academy
- Bun-Sgoil Ghaidhlig Inbhir Nis (Inverness Gaelic Primary School)
- Drummond School (for additional support needs)
- Gordonstoun Independent School (slightly further afield)









Floorplans

House internal area 3,157 sq ft (293 sq m)

Annexe internal area 1,403 sq ft (130 sq m)

Garage internal area 313 sq ft (29 sq m)

For identification purposes only.

Directions

Post Code: IV1 3XD

What3Words: ///skater.frail.sweetly

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk

Services: Mains electricity and water, private drainage to septic tank (SEPA registered), oil-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: D

Fixtures and Fittings: Fitted floor coverings and integrated appliances will be included in the sale.

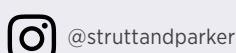
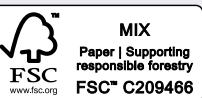
IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken January 2026. Particulars prepared February 2026. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Inverness

Castle House, Inverness, IV2 6AA

01463 719171

inverness@struttandparker.com
struttandparker.com



Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

