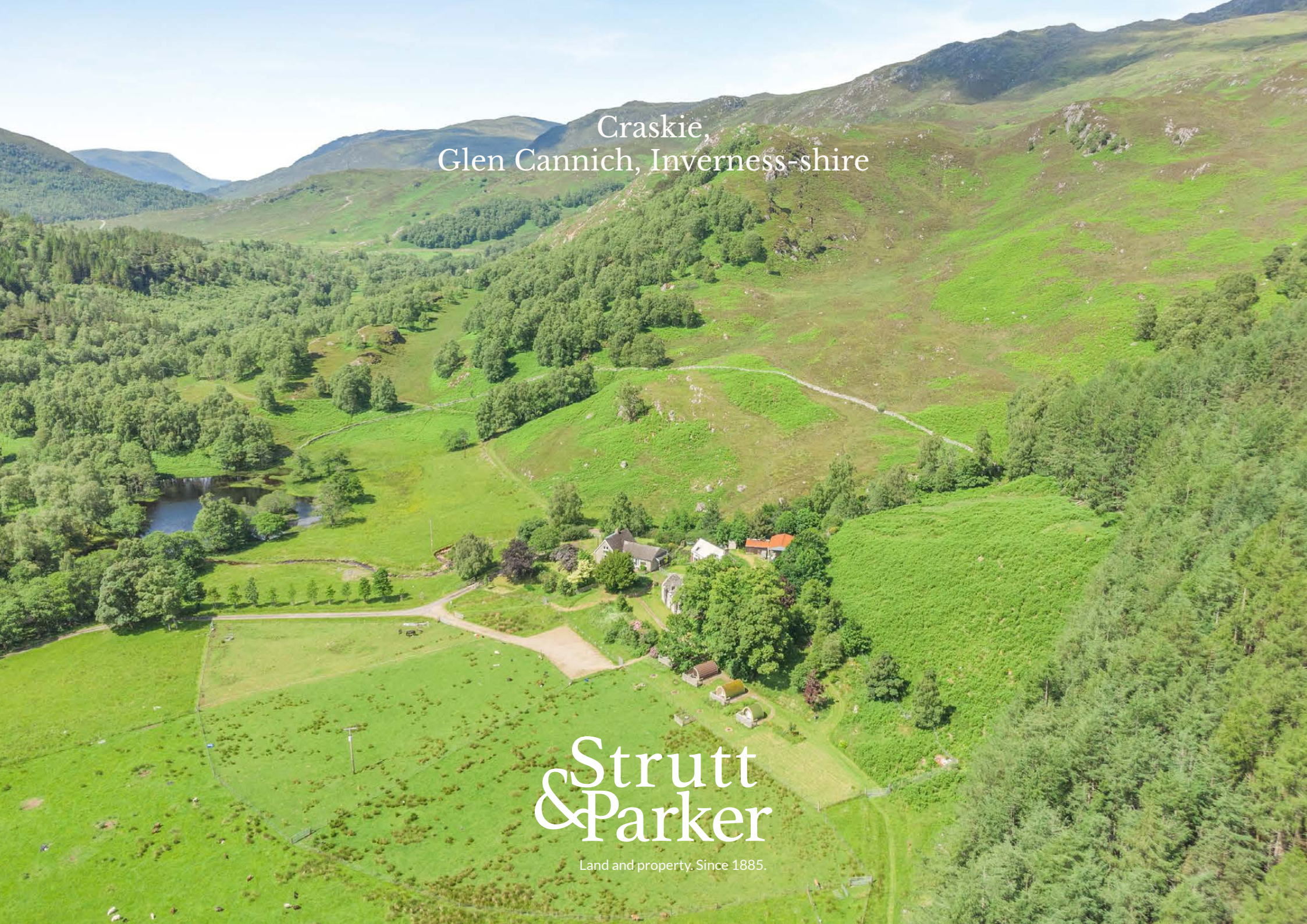




Craskie,
Glen Cannich, Inverness-shire

Strutt
& Parker

Land and property. Since 1885.



An attractive and private residential and amenity estate with tourism enterprises, located in the heart of the Scottish Highlands

Craskie House
Sitting room, drawing room, kitchen, bathroom, 3 bedrooms

Old Mill
Sitting room, kitchen, bathroom, 2 bedrooms

Development Opportunity
Remains of Craskie Lodge (derelict – subject to consents)
Planning for 8 camping pods (4 already constructed) with an associated amenity block

Tourism/Leisure
4 Wooden pods & shepherd's hut, The Old Mill Cottage

Land, Woodland & Sporting
Approximately 153 acres (62 ha) of grazing land, amenity woodland | Ownership of Loch Craskie and River Cannich
Red, roe & sika deer stalking | Wild brown trout fishing
Rough shooting | Woodland creation and natural capital opportunities

Approximately 153.55 acres (62.14 ha) in total

For sale as a whole

Offers over £800,000

The property

Craskie is a private small estate located approximately 32 miles to the west of Inverness in a beautiful location overlooking Loch Craskie. The surrounding area is well known for its outstanding scenery, lying within Glen Cannich, close to the famous glens of Affric and Strathfarrar.



The property provides an easily managed estate, which is set within an area of Inverness-shire where land and smaller scale estates are rarely available on the market. There is an interesting mix of residential, tourism diversification, sporting, forestry and environmental opportunities.



Craskie House

Constructed in the 1970s, the house is of modern construction and set under tile roofs. The accommodation is set over two floors to the front elevation and single storey to the rear and can be briefly described as follows:

Ground floor: Entrance vestibule, hall, sitting room, dining room, kitchen, 2 bathrooms, 3 bedrooms, utility room

First floor: 2 bedrooms

Old Mill

This is a former mill house which is constructed of traditional stone walls set under a corrugated metal sheeted roof and lies immediately to the rear of the house. The accommodation is set over two levels with the property currently utilised for holiday lets. The accommodation is briefly summarised as follows:

Ground floor: Sitting room, kitchen, bathroom

First floor: 2 bedrooms



Remains of Original Craskie House

Located adjacent to the house and Old Mill are the remains of the original Craskie house which provides an opportunity for re-development subject to all relevant consents being obtained.

Glamping Pods

There are 4 wooden pods (with planning permission for an additional 4 pods and an associated amenity block - ref 14/04495/FUL) which are situated to take advantage of the stunning and uninterrupted views over Loch Craskie. Each pod has a large, decked terrace. There are shared heated bathroom facilities located a short distance from the pods in an annexe of the main house which comprise luxury showers and WC facilities together with shared fridge freezer and dish washing area.



Location

Craskie is located amidst beautiful countryside, a most attractive yet accessible glen within easy reach of Inverness. There are a host of outdoor pursuits available within the landholding and also locally including stalking, fishing, horse riding, hill walking and mountain biking. The region of Inverness-shire is famous for its association with Loch Ness and is an excellent point from which to explore the Highlands. The surrounding countryside is well worth exploring with its unspoilt hillsides providing a haven for plants and wildlife and excellent rural sporting opportunities. Local services (including a convenience store) are available in the village of Cannich.

Beauly provides a wider range of facilities including popular delicatessen and café, a highly regarded local butcher and iconic tweed and knitwear manufacturer and retailer. A more extensive range can be found in Inverness, the commercial centre and 'Capital' of the Highlands. Inverness Airport is 37 miles east of Craskie and provides daily flights to London and a range of domestic and international destinations. There is a railway station in Beauly with frequent services to Inverness where there are regular services to Edinburgh and Glasgow, and a sleeper service to London. Golf is a feature of the area with courses locally at Aigas (9 holes), Muir of Ord and

Strathpeffer (both 18 holes) together with the highly acclaimed Championship courses at Castle Stuart (near Inverness).

Directions

From Inverness proceed to Drumnadrochit on the A82 and take the A831 to Cannich. At the junction turn left and immediately first right uphill. Follow this road for around 3 miles and you will find the property located on the right-hand side.



General

Method of sale: For sale as a whole

Viewings: Strictly by appointment with the selling agents (Strutt & Parker). Please contact Claire Macdonald (01463 246651) or Euan MacCrimmon (01463 723593).

Health and safety note: Given this a working estate, care should be taken when walking around the property and in particular the remains of the original Craskie House which could be dangerous to walk around and through, particularly for children.

SGRPID: Longman House, 28 Longman Road, Inverness, IV1 1SF
Tel: 0300 244 4968. Email: SGRPID.inverness@gov.scot

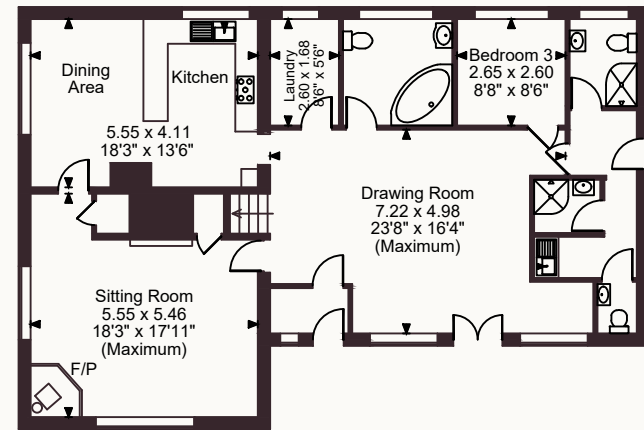
NatureScot: Great Glen House, Leachkin Road, Inverness, IV3 8NW. Tel: 01463 725000. Email: enquiries@nature.scot

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

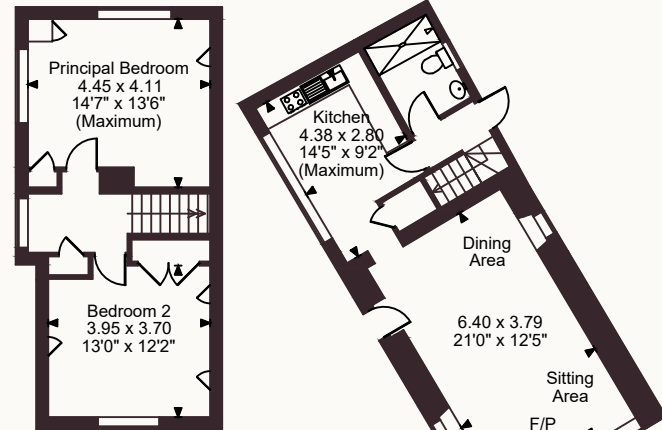
Services: The house has a private water supply (borehole with UV and micron filter) and private drainage (SEPA registered). Electricity is mains.

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

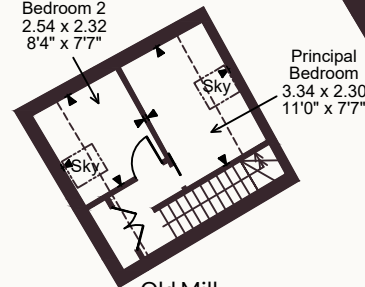
Main House internal area 1,790 sq ft (166 sq m)
Old Mill internal area 641 sq ft (60 sq m)
Total internal area 2,431 sq ft (226 sq m)



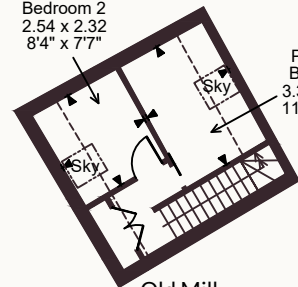
Ground Floor



First Floor



Old Mill
Ground Floor



Old Mill
First Floor

Drawn for illustration and identification purposes only.
□ □ □ Denotes restricted head height.

Entry and possession: The date of entry will be by mutual agreement between the purchaser and the sellers.

Sporting rights: The sporting rights are in hand and included in the sale.

Right of pre-emption: There is a right of pre-emption over the property in favour of a neighbouring estate. Further details are available from the selling agents.

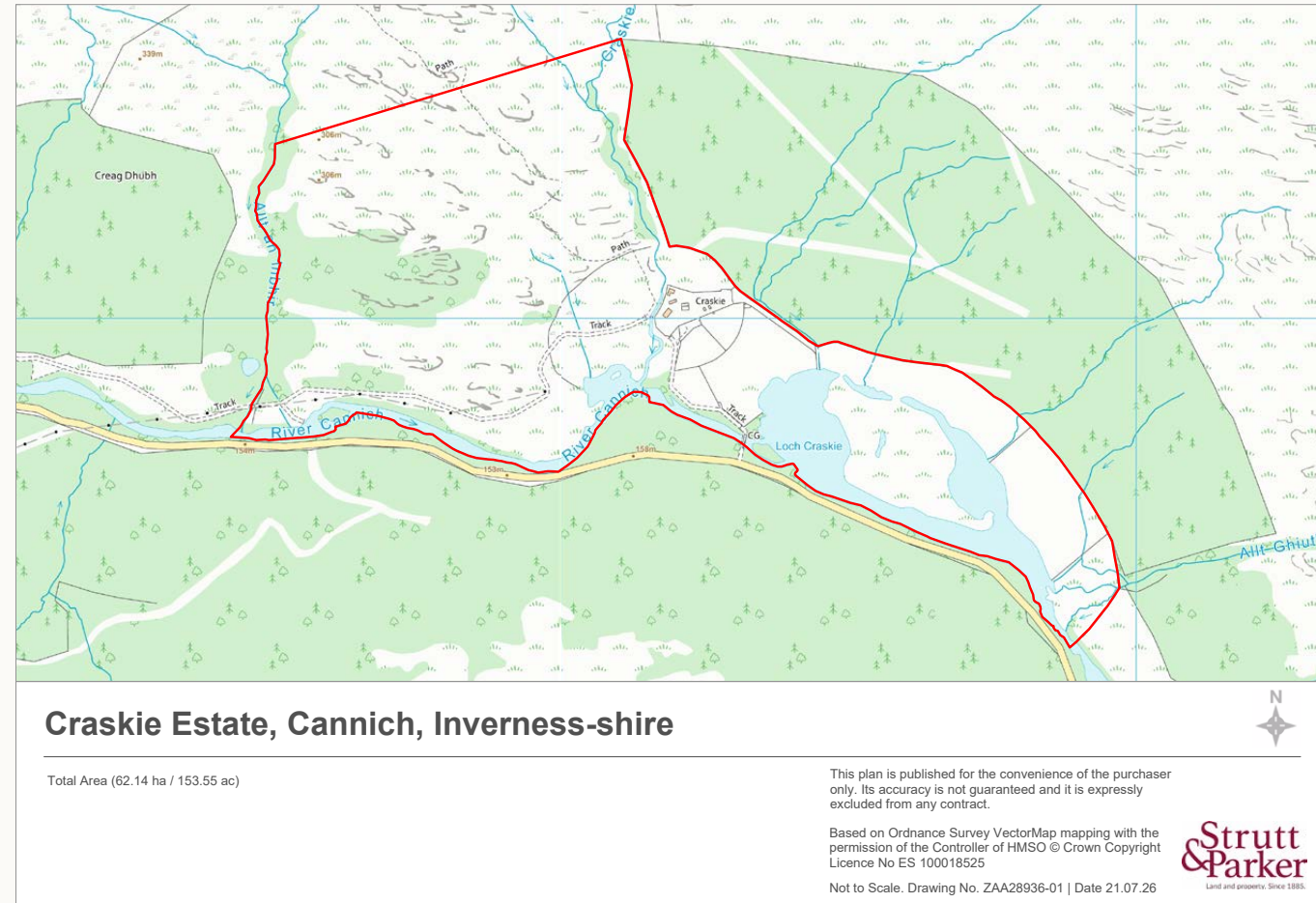
Offers: Offers should be submitted in Scottish legal form to the selling agents. Strutt & Parker, Castle House, Fairways Business Park, Inverness, IV2 6AA euamaccrimmon@struttandparker.com

Planning: Prospective purchasers are advised that they must make their own enquiries of the local planning authority at Highland Council - <https://www.highland.gov.uk/planning>

Prospective purchasers are advised to formally register their interest in writing with the selling agents following inspection.

Solicitors: Harper Macleod LLP, Alder House, Cradlehall Business Park, Inverness, IV2 5GH
Contact: Calum Macleod - 01463 798777 - calum.macleod@harpermacleod.co.uk

Energy Performance Certificate: Lodge – E, Old Mill – G



Council Tax / Rateable Values:
Craskie Pods £8,700 - Rateable Value
Old Mill £2,750 - Rateable Value
Craskie House – Band E - Council Tax

Long lease of land: There is a grazing lease in favour of a third party affecting part of the Estate for a 55 year remaining term.

Short term let licence: there is a short term let licence for the let accommodation. For more information please go to Highland Council - <https://www.highland.gov.uk/short-term-lets/public-register-short-term-let-licence-applications>

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Plans, areas and schedules: These are based on the Ordnance Survey and Title Deeds and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof. Note If you require this publication in an alternative format, please contact Strutt & Parker on 01463 719171.



Strutt & Parker Inverness

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