

Balnafoich House, Dores



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A stunning detached house with beautifully presented accommodation, versatile outbuildings and breathtaking views across Loch Ness and the surrounding Highland landscape.

The property

Balnafoich House is a handsome six-bedroom residence extending to more than 4,000 sq ft of light-filled, contemporary accommodation, occupying a spectacular position overlooking Loch Ness. Set in a private location just outside the charming village of Dores, the property also benefits from two substantial outbuildings offering potential for a variety of uses, subject to the necessary consents (www.highland.gov.uk).

Much of the accommodation has been arranged to maximise the magnificent loch views, including the three principal reception rooms. These comprise an elegant living room with a fireplace fitted with a wood-burning stove and French doors opening onto the gardens, and a comfortable sitting room featuring a panoramic viewing area within the property's distinctive conical corner tower. The generous kitchen and breakfast room provides an excellent space for everyday living and entertaining, with bespoke wooden cabinetry, a central island and integrated appliances. The adjoining breakfast area is framed by full-height glazing and French doors, capturing far-reaching views across the loch and surrounding Highland landscape.

The ground floor also includes a utility room, two well-presented bedrooms and a shower room. On the first floor are four further double bedrooms, including the impressive principal suite with built-in wardrobes, a sitting area and an en suite bathroom. The remaining three bedrooms all benefit from en suite bath or shower rooms.

A single-track lane leads from the road to the property, where there is ample parking and access to the outbuildings. These comprise a traditional stone-built stable block and a stone barn, both offering development potential, subject to the necessary consents. The gardens and grounds include a sunny terrace together with extensive lawns and meadowland, all enjoying exceptional views across Loch Ness and the surrounding Highlands.

**4,197 sq ft (390 sq m) | Freehold
3 reception rooms | 4 bedrooms with en suite
2 Office/bedrooms | Outbuildings**

Offers over £875,000

Location

The property lies in the tranquil Highland village of Dores, on the northeastern shores of the world-famous Loch Ness, with spectacular views across the water. The village has a parish church, a village hall and the celebrated Dores Inn, a pub and restaurant set right on the lochside. A post office is also available in the village, with local primary schooling within a mile at Aldourie and the associated secondary school is Inverness Royal Academy. The Highland capital of Inverness, approximately eight miles to the northeast, provides a comprehensive range of shopping, supermarkets, restaurants, leisure facilities and cultural amenities, as well as the University of the Highlands & Islands campus.

Inverness Airport, around 18 miles away, offers a variety of domestic and European flights, while the city's mainline railway station provides regular services north and south with a sleeper service to London.

Postcode region: IV2

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV5 3NX, www.highland.gov.uk

Services: Mains electricity, private water via borehole and private drainage to septic tank (SEPA Registered). Oil-fired central heating with underfloor heating downstairs and radiators upstairs.

Council Tax: Band G

EPC Rating: C

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

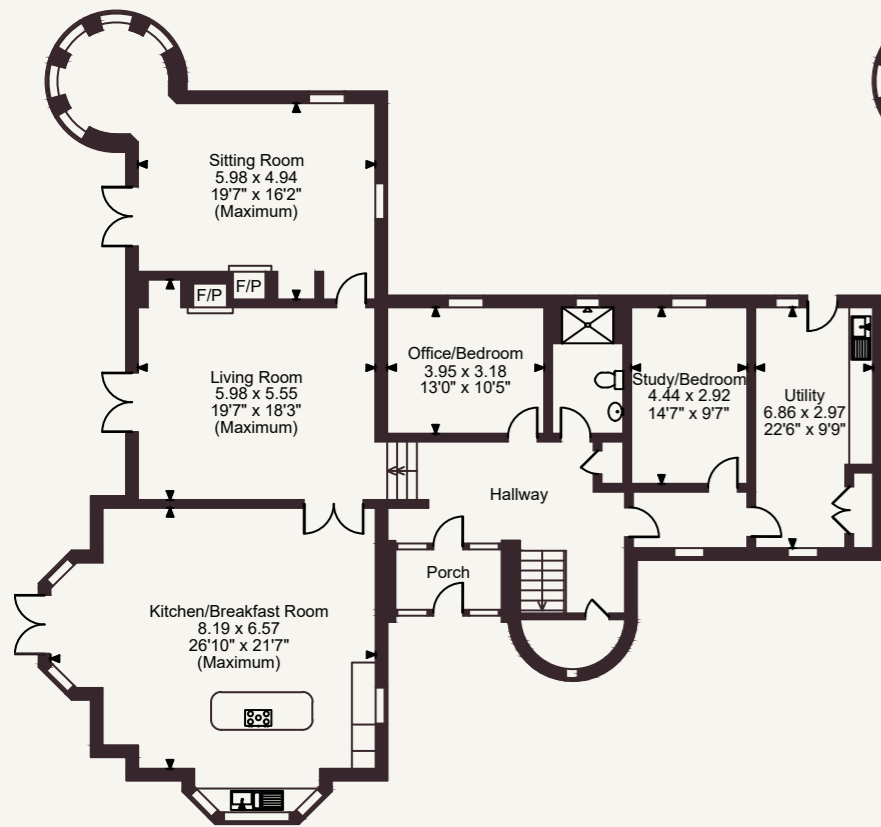


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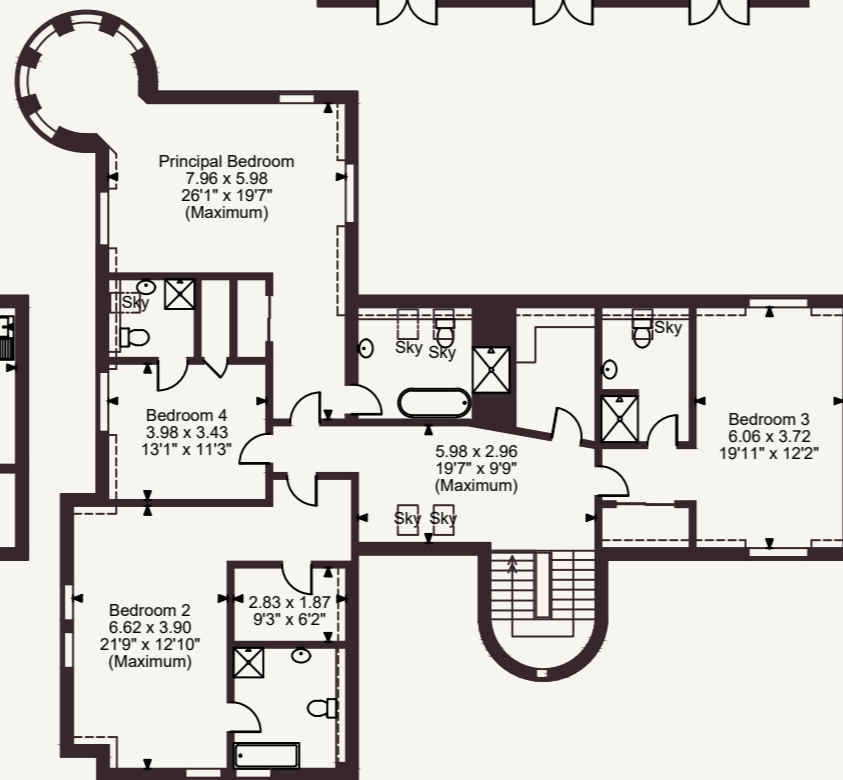
Main House internal area 4,197 sq ft (390 sq m)

Outbuilding internal area 2,219 sq ft (206 sq m)

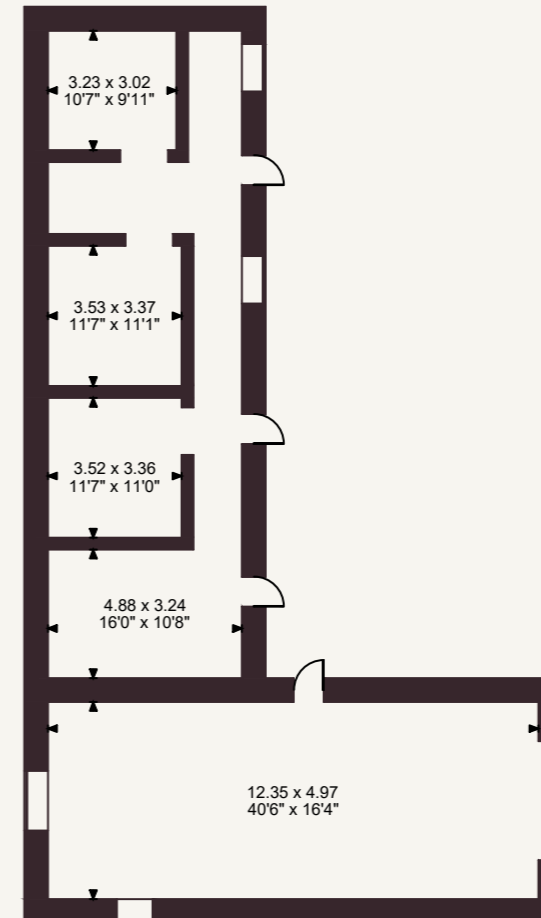
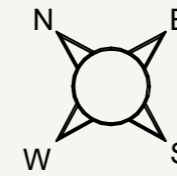
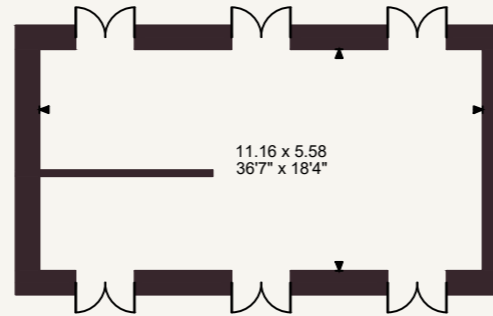
Total internal area 6,416 sq ft (596 sq m)



Ground Floor



First Floor



Outbuildings



Strutt & Parker Inverness

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The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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