



The Manse & Foyers Church

Foyers, Inverness

A handsome period house with a stunning historic church, set in a beautiful position close to the banks of Loch Ness

A splendid detached house and historic church, set in a woodland position above Loch Ness. The house features elegant accommodation with a wealth of character features and elevated views over the treetops towards the loch and the dramatic landscape beyond, while the church provides development potential, subject to the appropriate planning consents. Available as a whole or in two lots.



2 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS & 1 WC



GARAGE & CHURCH



APPROX. 0.75 ACRES



FREEHOLD



RURAL



1,965 SQ FT



THE WHOLE - OFFERS OVER £550,000

The property

Lot 1 - The Manse - Offers Over £475,000

The Manse is a beautifully appointed house with three bedrooms and plenty of character features, set in an elevated position beside Loch Ness.

The main house provides two well-presented reception rooms on the ground floor, including the sitting room with its wooden flooring, fireplace and bay window with built-in window seat, which provides views across the surrounding woodland. There is also a formal dining room with a fireplace, while the heart of the home is the 20ft open-plan kitchen, which adjoins the sitting room via an open squared archway and features space for a breakfast table for informal, everyday dining. The kitchen itself is fitted with farmhouse-style units, a central island, a split butler sink and integrated appliances by Miele, including an induction hob with an extractor hood, dual ovens, a microwave and a coffee machine. The utility room provides further space for home storage and appliances. Upstairs there are three comfortable double bedrooms, including the principal bedroom at

the front with its stunning views and en suite shower room. The first floor also has a large family bathroom.

Lot 2 - Foyers Church - Offers Over £75,000

The church is a historic stone-built property and provides potential for various uses, including for events, or for conversion into additional living accommodation, subject to the necessary planning consents, enquiries should be made with the Highland Council – www.highland.gov.uk. There are numerous attractive original details, including the handsome stone elevations, stained glass windows, pulpit, pews and stunning wooden ceiling, all of which are assets that could be incorporated into the future plans for the building.







Outside

The Manse sits in an elevated position above the village of Foyers, surrounded by peaceful woodland. There is parking on a gated driveway as well as access to the detached double garage for further parking or storage. The gardens include steep terraced lawns, gravel seating areas and a timber deck surrounded by treetops. The grounds also include a timber-framed chalet, with its own sun deck and far-reaching views beyond the woodland and towards the hills beyond Loch Ness. The chalet is equipped with electricity, panel radiator heating and a telephone point, making it ideal as a home office.

From The Manse, steps lead up to the church, which is surrounded by mature shrubs and trees

The Manse & Foyers Church together sits in approximately 0.75 acres.

Location

Foyers is a picturesque village on the eastern shores of Loch Ness, offering a peaceful countryside setting characterised by rolling hills, ancient woodland, and scenic views over the loch. While the village itself has a small selection of local amenities, including a café, shop, post office and medical centre, further facilities can be found in nearby Fort Augustus. More extensive shopping and leisure facilities can be found in the Highland Capital of Inverness, including Eastgate Shopping Centre, High Street stores together with a selection of cafés, bars and restaurants. Inverness has excellent public transport links with good bus and rail connections and the airport which is around 28 miles from the property, provides a good variety of domestic and European flights.



Distances

- Fort Augustus 13.5 miles
- Inverness 19 miles
- Inverness Airport 28 miles

Nearby Stations

- Inverness 19.5 miles

Key Locations

- Falls of Foyers
- Loch Ness
- Urquhart Castle

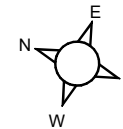
Nearby Schools

- Aldourie Primary School
- Inverness Royal Academy









Ground Floor

First Floor

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

House internal area 1,965 sq ft (183 sq m)
Garage internal area 375 sq ft (35 sq m)
Church internal area 1,498 sq ft (139 sq m)
For identification purposes only.

Directions

Post Code: IV2 6XU
what3words: ///lists.lamppost.sing

General

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

Services: Mains electricity, water and drainage, 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: E

Fixtures and Fittings: Fitted floor coverings and integrated appliances will be included in the sale. Further items may be available subject to separate negotiation.

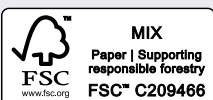
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Inverness

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