



# The Manse & Foyers Church

Foyers, Inverness

**STRUTT  
& PARKER**  
BNP PARIBAS GROUP

# 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.

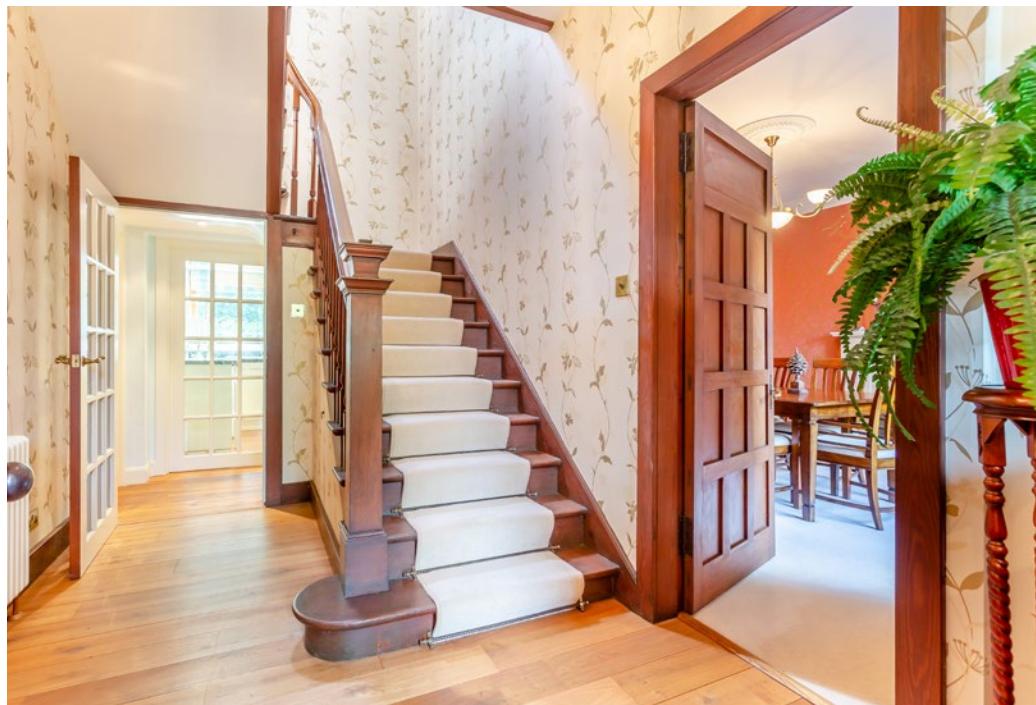
The main house provides two well-presented reception rooms on the ground floor, including the sitting room with its wooden flooring, fireplace and bay window with built-in window seat, which provides views across the surrounding woodland. There is also a formal dining room with a fireplace, while the 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](http://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

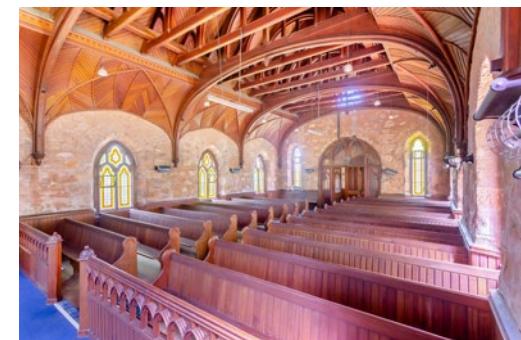
- Falls of Foyers
- Loch Ness
- Urquhart Castle

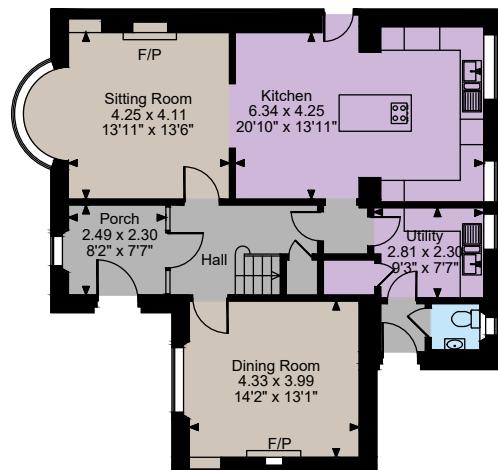
## Nearby Schools

- Aldourie Primary School
- Inverness Royal Academy

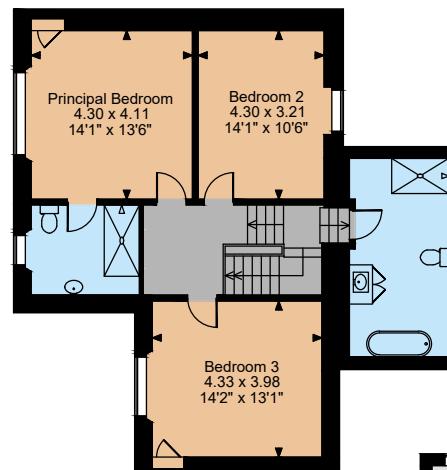




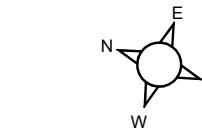
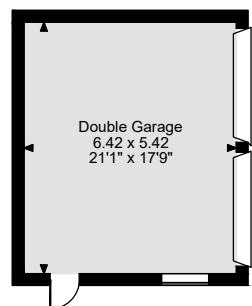




Ground Floor



First Floor



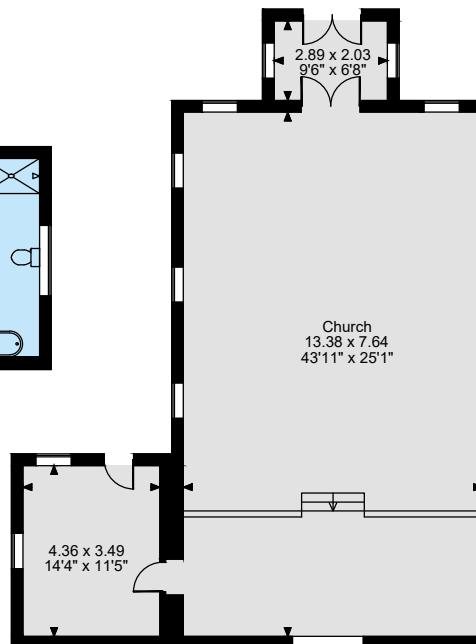
## Floorplans

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](http://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.

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8654486/GBR

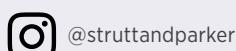
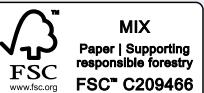
**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate 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 June 2025. Particulars prepared July 2025. 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](mailto:inverness@struttandparker.com)  
[struttandparker.com](http://struttandparker.com)



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