



The Manse

Foyers, Inverness

A handsome period house set in a beautiful position close to the banks of Loch Ness.

A splendid detached house 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.



2 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS & 1 WC



GARAGE



GARDEN



FREEHOLD



RURAL



1,965 SQ FT



OFFERS OVER £475,000



The property

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

The property 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.







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.

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

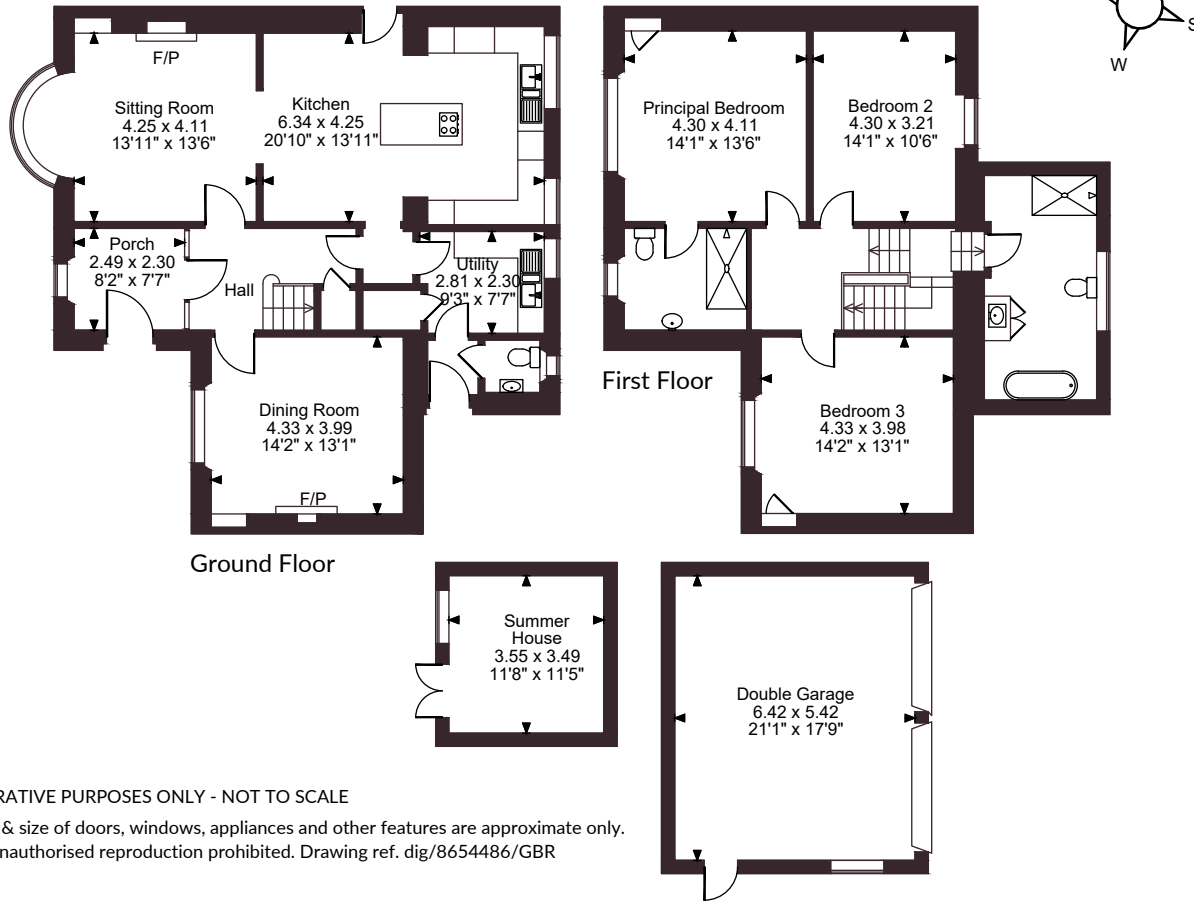
- Aldourie Primary School
- Inverness Royal Academy







The Manse & Foyers, Foyers
 Main House internal area 1,965 sq ft (183 sq m)
 Garage internal area 375 sq ft (35 sq m)
 Summer House internal area 1,33 sq ft (12 sq m)
 Total internal area 2,473 sq ft (230 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 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)
 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.

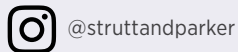
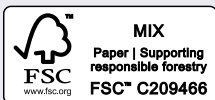
Inverness

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