



Glenbanchor Lodge, Glen Road, Newtonmore

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Glenbanchor Lodge

Glen Road

Newtonmore, Inverness-shire

PH20 1BH

A charming, distinctive period home set in scenic surroundings in an area renowned for its natural beauty.

Aviemore 17 miles, Inverness 45 miles, Inverness Airport 52 miles, Perth 68 miles (mileages are approximate).

Reception hall | Sitting room | Drawing room
Kitchen | Dining area | Boot room | W.C
5 Bedrooms | 2 Shower rooms | Garden
EPC Rating: G

The property

Glenbanchor Lodge is an attractive traditional stone-built property which offers great flexibility and adaptable accommodation arranged over two floors.

The property has been lovingly maintained and sensitively modernised, retaining its period features and originality. Access is through the entrance porch which leads to the cloakroom and reception hall. This flows naturally into the fine formal drawing room with its south-facing bay window, feature fireplace and access into a sun room alongside. Rich polished wood flooring runs throughout much of the property, with the accommodation flowing into the adjacent 24 ft. light-filled open-plan sitting room and dining area, with a walk-in bay window and fireplace. The traditional front-facing kitchen features a wide array of wall and base cabinetry and a sliding door to the convenient utility spaces including a wood-panelled boot room. Completing the floor is a peaceful bedroom which could also be used as a study.

The airy first-floor landing opens to four well-proportioned and bright bedrooms, the principal room and second bedroom enjoying dual rear and side aspects of the tranquil garden. The rooms are well served by two shower rooms.

Outside

The property resides in an enviable position in approximately 1.4 acres, surrounded by established landscapes and nestled among mature and colourful trees, with a pillared entrance opening to the sizeable gravelled driveway beside the home. The versatile wrap-around grounds feature lush lawn and a south-westerly aspect to the rear, with various shrubbery and characteristic low stone-built walls offering colour and interest.

Location

Situated a few miles from the location claimed as the exact geographical centre of Scotland and known as the “Walking Centre of Scotland”, Newtonmore village offers various amenities including independent shopping, a Co-op, hotel, restaurants and numerous recreational activities, whilst the Highland capital of Inverness provides extensive shopping, leisure and entertainment facilities. The nearby A9 links to Inverness, Perth and the M90 towards Edinburgh, with Newtonmore station offering rail connections and Inverness Airport providing a wide range of domestic and international flights. The area offers a good selection of state primary and secondary schooling.





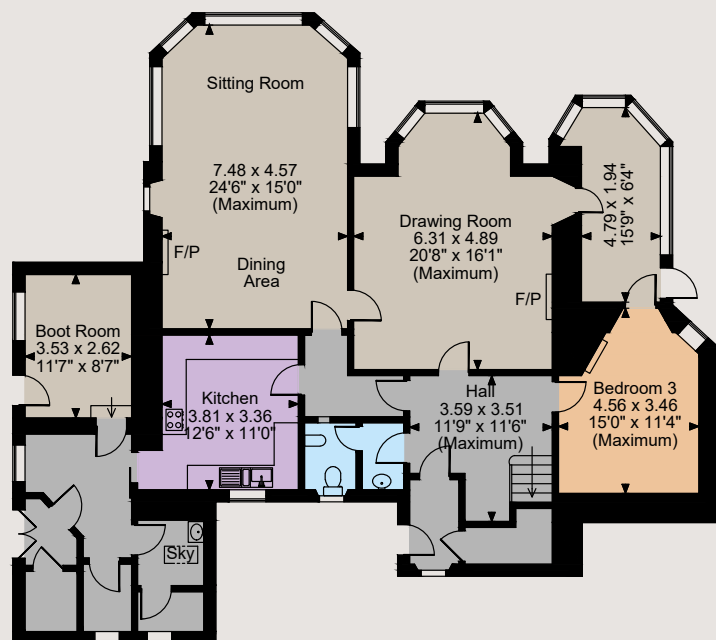




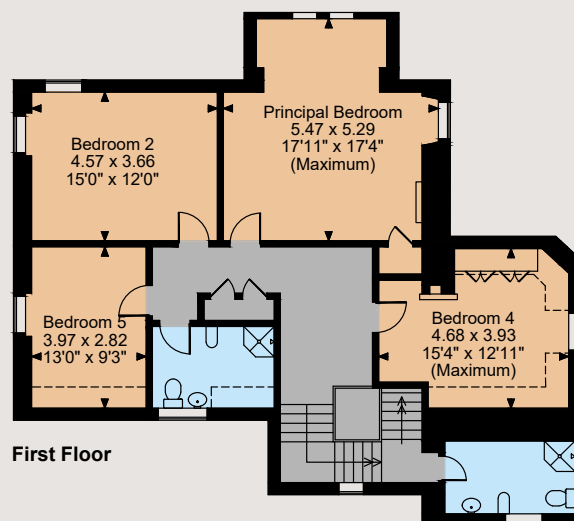




Floorplans
Internal area 2,800 sq ft (260 sq m)
For identification purposes only.



Ground Floor



First Floor

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

□ □ □ □ Denotes restricted head height

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Directions

From the main street in Newtonmore, follow Glen Road for slightly less than half a mile, Glenbancher Lodge is on the left hand side and the entrance is marked by stone gate posts.

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, Tel 01349 886606, www.highland.gov.uk

Services: Mains electricity, water and drainage, night storage heating.

Council Tax: Band G

Fixtures and Fittings: All fitted floor coverings and integrated kitchen appliances are included in the sale.

Tenure: Freehold

Asking Price: Offers over £525,000

Inverness

Castle House, Inverness, IV2 6AA

01463 719171

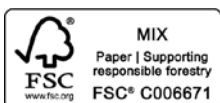
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