



Glenan Lodge, Tomatin, Inverness-shire

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# Glenan Lodge Tomatin, Inverness-shire IV13 7YT

An attractive Victorian Guest House with comfortable modern and refurbished owner's accommodation located on the edge of the village of Tomatin.

Inverness 15 miles, Inverness airport 22 miles, Edinburgh 143 miles (mileages are approximate)

Main accommodation: Entrance hall | Sitting room | Dining room (with bar) | Kitchen  
6 Letting bedrooms (en-suite)

Owners accommodation: Self-contained with 2 bedrooms | Kitchen/living area with outdoor patio

Former owner's accommodation with 3 rooms

EPC Rating F

## The property

Glenan Lodge comprises an attractive Victorian property constructed of stone walls set under a pitched slate roof which has been extended with a block extension to the rear and a renovated timber clad section to the side. The accommodation is over two levels throughout.

Internally the accommodation can be briefly described as follows: The ground floor is accessed to the front of the house via a vestibule leading into a spacious hallway where the guest dining room (for 20 covers) is located to the left and the guest sitting room to the right. The dining room has a traditional highland lodge feel with solid fuel burner, feature stone wall with mounted deer head and antlers adding to the ambience. The room has a timber surround bar servery with drinks gantry and chiller cabinet to the rear.

On the opposite side of the entrance hall is the guest drawing room which is a well-proportioned room with attractive painted plaster walls and ceiling, carpeted floor and a feature solid fuel burner with painted timber and slate fireplace and surround.

The rear ground floor areas are also accessed from the entrance hallway which comprise commercial/domestic combined kitchen/breakfast room. This leads through to private family rooms which comprises an en-suite bedroom, family room with doors to outside and a utility room. This was previously the owner's accommodation and provides further letting potential as a self-contained apartment.

First floor:

The letting rooms are accessed via the main staircase and are presented to a good standard with painted plaster walls, carpeted floors and good quality furnishing with the rooms all having tv's, kettles and hospitality trays. In total there are 6 en-suite bath/shower rooms letting rooms.

Owner's accommodation:

A particular feature of Glenan Lodge is the recently completed/upgraded owner's accommodation which is set out over two levels and comprises 2 bedrooms (1 en-suite) located on first floor level and an open plan kitchen/living room/dining room with patio doors leading outside to a raised decking area.

## The Business

The business trades as a very successful guest house which also has a restaurant and bar offering to residents and which is in demand from returning guest and new and passing business. The accounts for the business will be made available to prospective purchasers on formally viewing the property.





## Outside

The property and business benefit from a semi-rural location on the edge of the village of Tomatin with easy access to the village and the A9. There is an area of lawn to the front and rear which is surrounded by hedge and matures tress. Behind the back garden is an attractive area of forest which provides a pleasant outlook and shelter.

## Location

Situated to the south of Inverness, a few miles from the Cairngorms National Park, Tomatin is a thriving community with a wealth of activities available in the village. There is a newly built primary school, millennium built village hall and local shop. Access to the A9 is only two miles from the property.

The surrounding area offers a wide range of recreational activities including fishing, shooting and hill walking. Inverness boasts a castle, cathedral, theatre, leisure centre and excellent

shopping facilities. Inverness Airport has regular daily flights to London, Manchester, Birmingham and other UK destinations. There are a range of further interests including the Cairngorms National Park and ski resort at Aviemore all within easy reach of the A9.

The village is also home of the world famous Tomatin Single Malt Whisky, the distillery and visitor centre are located within the village and is a popular tourist attraction close to the Speyside whisky trail.





















Floorplans  
Main House internal area 3,896 sq ft (362 sq m)  
Patio external area 58 sq ft (5 sq m)  
For identification purposes only.



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

□ □ □ □ Denotes restricted head height

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## Directions

What3words: ///film.crispier.leaves

## General

**Local Authority:** Highland Council, Glenurquhart Road, Inverness, IV3 5NX, [www.highland.gov.uk](http://www.highland.gov.uk)

**Services:** Mains electricity & water, private drainage to septic tank (SEPA registered). Heating is by an oil fired system.

**Council Tax:** Band B & rateable value is £11,200.

**Tenure:** Freehold

**Trading Figures:** Trading figures will be made available to purchasers after formally viewing the property.

**Premises Licence:** The property has the benefit of a premises licence. Further details from the joint selling agents.

## Method of Sale and Tenure

The Property is offered for sale as a whole with Vacant Possession.

**Guide Price:** Offers Over £525,000

## Inverness

Castle House, Inverness, IV2 6AA

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