



Glenerrick House

Wester Drummond, Whitebridge

A magnificent home with more than 5,000 square feet of attractive accommodation, in a stunning rural setting.

A handsome detached house with sprawling accommodation, arranged as a generous main residence with a three-bedroom annexe attached. Located in a secluded and dramatic setting, surrounded by woodland with breathtaking Highland views beyond.



4 RECEPTION ROOMS



8 BEDROOMS



7 BATHROOMS



TRIPLE GARAGE



GARDEN



FREEHOLD



RURAL



5,190 SQ FT



OFFERS OVER £750,000

The property

With its substantial footprint, Glenerrick House makes a strong first impression, with flexible and well-appointed accommodation throughout.

There are three generous reception rooms in the main house, including the 24ft dual aspect drawing room with its French doors opening onto the garden and fireplace fitted with a logburner. There is also a generous dining area with full-height windows and sliding glass doors, which welcome plenty of natural light, plus a sitting room. Additionally, the study is situated in the tower, providing a private space for home working. The 26ft kitchen and breakfast room provides further social everyday living space, with its conservatory-style dining area and well-equipped kitchen, which has fitted units to base and wall level, a central island, and integrated appliances.

The self-contained separate accommodation is linked to the main residence by an internal door, and features

a family room as well as a fully-equipped kitchen and breakfast room with French doors opening onto the garden. There is also one bedroom with an en suite shower room at this end of the ground floor, with stairs leading to a first-floor area with a further two double bedrooms and a shower room. The central staircase leads from the reception hall to the main first-floor area, where there are five double bedrooms, including the principal bedroom with its extensive storage and en suite bathroom. Two further bedrooms are en suite, while there is also a first-floor shower room.

Outside

The house is approached via a driveway, which leads to a large gravel parking area in front of the house with space for several vehicles. Further parking is available in the integrated triple garage. The gardens surrounding the house are bordered by woodland and trees. There is also timber decking for al fresco dining and a pond.







Location

Wester Drummond lies to the south of Inverness and offers a tranquil countryside setting characterised by rolling hills, scattered woodlands, and expansive open spaces. Combining the rugged beauty and timeless enchantment of the Scottish Highlands,

Glenerrick House is just a short distance from the scenic road to the shores of Loch Ness and is set in some of the regions finest scenery at the foot of the Monadhliath Mountains.

There are a host of activities for the outdoor enthusiast which include fishing, shooting, stalking, hill walking and bird watching.

Located approximately 28 miles outside Inverness, the property would appeal to those looking for a rural retreat yet is convenient for the city and the airport, which provided regular domestic and European flights.

The city of Inverness is the main business and commercial centre for the Highlands and provides an extensive range of high street shopping, leisure and entertainment facilities. Inverness also has excellent public transport links with good bus and rail connections.

The property sits with the catchments areas for Inverness Royal Academy and Stratherrick Primary.



Distances

- Whitebridge 1 mile
- Foyers 7 miles
- Fort Augustus 8 miles
- Inverness 26 miles
- Inverness Airport 37 miles

Nearby Stations

- Inverness

Key Locations

- Loch Ness
- Urquhart Castle
- Fort George

Nearby Schools

- Stratherrick Primary School
- Inverness Royal Academy









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

Denotes restricted head height

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Floorplans

Main House internal area 5,190 sq ft (482 sq m)

Garage internal area 693 sq ft (64 sq m)

Boiler Room internal area 23 sq ft (2 sq m)

Total internal area 5,906 sq ft (549 sq m)

For identification purposes only.

Directions

IV2 6UP

what3words: ///diverged.testing.sprouts

General

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

Services: Mains electricity, gas central heating. Private water supply and private drainage via septic tank (SEPA registered).

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: B

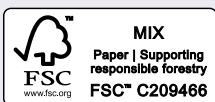
Fixtures and Fittings: Fitted floor coverings and integrated kitchen appliances are included in the sale.

Inverness

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