



Cour Lodge, Spean Bridge, Inverness-shire







A modern family house set in **breathtaking highland scenery** together with an additional 25 acre block of rough grazing and amenity woodland with potential for woodland creation or as a glamping site.

Lot 1: Cour Lodge (About 3.05 Acres)

Entrance porch | hallway | dining kitchen| dining room
family room (with open fireplace) | double bedroom | shower room

Landing with sitting area | principal bedroom with en suite
two further double bedrooms | family bathroom

Integral double garage | double-run kennels | private driveway and large
gravelled parking area

Large well established gardens including lawns | planted borders
raised front patio area

Two fields with about 2 acres of grazing

Superb far-reaching views towards Aonach Mor, the Grey Corries
and Glen Spean

Lot 2: Cour Land (About 25.05 Acres)

Set of traditional sheep fanks

About 470 metres of riparian trout fishing on the River Cour

Attractive block of rough grazing and amenity woodland

Potential for woodland creation or as a glamping site (subject to the necessary
planning consents).

For sale in 2 lots or as a whole

About 28.1 acres in total

Distances

Spean Bridge 2½ miles, Fort William 11 miles, Inverness 57 miles

(All distances and times are approximate)



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Situation

Cour Lodge is situated in an idyllic private setting with the backdrop of the Grey Corries mountain range and yet only 2.5 miles from Spean Bridge. The village has a range of local amenities including a shop, restaurant and excellent primary school. There is also a train station providing direct links to Fort William (12 minutes) and Glasgow (3 hours 30). The great joy, is the sleeper service to London Euston from the village, which leaves six evenings per week.

Fort William is 11 miles away and is the main district town of Lochaber, known as the "Outdoor Capital of the UK" with a more extensive range of facilities including supermarkets, secondary schooling, medical and dental facilities. Inverness Airport is 67 miles away providing a range of flights to a number of national and international destinations.





The Lochaber area is some of the most spectacular scenery in Scotland, and a fantastic base for exploring the peninsula with a great variety of outdoor activities available. The Nevis mountain range is only a short distance away, home to Ben Nevis (1,345 metres) the highest mountain in the UK, offering world class climbing, mountain biking and skiing. It plays host to the Downhill mountain biking world cup held in May each year.

During the summer months, between Fort William and Mallaig, you can board the Jacobite Steam Train, one of Scotland's most scenic journeys and famed from the Harry Potter Film series which includes crossing the Glenfinnan Viaduct. At Glenfinnan you can visit the monument and visitor centre on the site of the Glenfinnan Rising in 1745, where Bonnie Prince Charlie began his fight for the English Crown.

For the sailing enthusiast, the west coast is in easy reach, with Mallaig (50 miles) giving access to the Isles of Rhum, Eigg and Muck. Shooting, stalking and salmon fishing can be rented on nearby estates, including the neighbouring Killiechonate Estate. There is an abundance of wildlife in walks around Cour Lodge including otters, pine martins, red and roe deer, golden eagles and also home to the rare chequered skipper butterfly.

Historical note

The owners purchased the site with 3 acres in 2001. Planning consent was granted and the house was completed in 2003. The adjoining 25 acres of rough grazing and amenity woodland was purchased in 2006. The house was used as a private family home for 12 years and for the last 6 years, has been used as a holiday let providing an attractive income.

Summary

Cour Lodge is situated in a dramatic and private position overlooking the Nevis Mountain range. Cour Lodge comprises of two reception rooms, four/five bedrooms and three bathrooms. There is an integral double garage and set of kennels. The property includes formal gardens with lawns, planted borders and a raised patio to take in the views. Beyond the formal grounds there are two useful fields of grazing.





In addition, there is a set of traditional sheep fanks and a block of rough grazing and amenity woodland which extend to about 25 acres. The ground has potential for woodland creation or alternatively as a Glamping site subject to the necessary consents. In total the policies extend to about 28.1 acres.

Lot 1: Cour Lodge (About 3.05 Acres)

The property is situated in a dramatic position with fine views over Aonach Mor, Stob Choire Claugh and the Grey Corries to the south, wrapping round into Glen Spean in the east. Cour Lodge is approached via a private hardcore driveway and terminates with a gravel parking area to the front and rear of the property. Cour Lodge is set up for modern family living and has many internal features. This includes the double height ceiling in the hallway complete with wood burning stove and seating area. The dining kitchen has double doors that open up onto the south facing patio. Doors from the kitchen also open up into the elegant dining room. As well as the impressive principal suite there is also an upstairs sitting area to take in the panoramic views. Benefiting from double glazing throughout, the accommodation is set over two storeys as follows:

Ground floor: entrance porch, hallway (with wood burner), dining kitchen

(doors out to patio area), dining room, family room (with open fireplace), double bedroom and shower room.

First floor: landing with sitting area, two walk-in cupboards, principal bedroom with ensuite bathroom (includes large linen cupboard), two further double bedrooms and family bathroom.

There is an integral double garage and a set of double-run kennels.

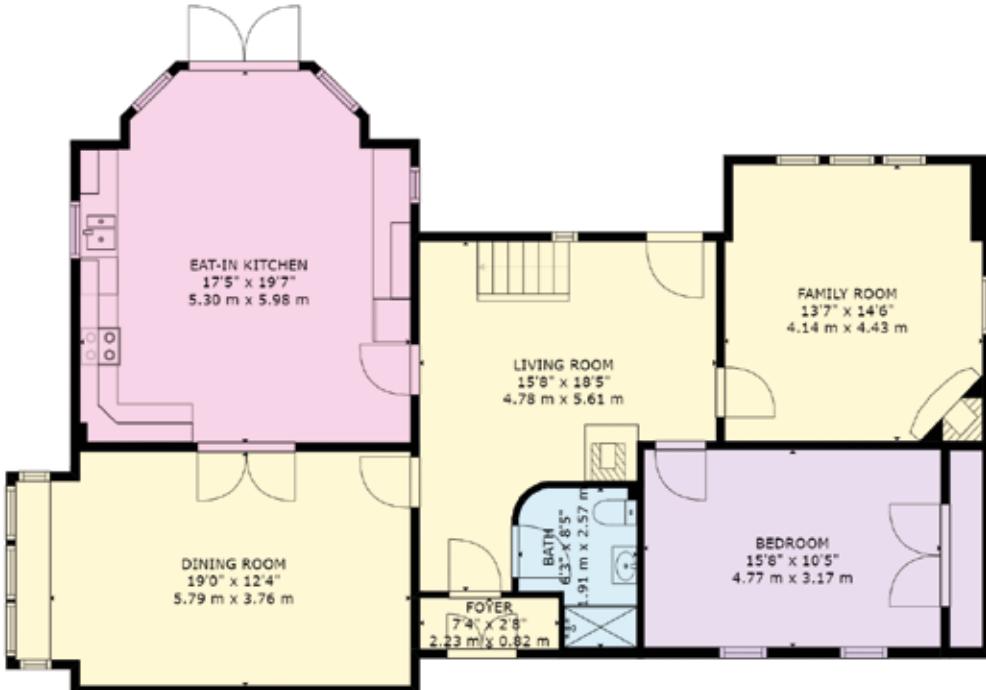


Approximate Gross Internal Floor Area

2,397 sq ft / 223 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





Gardens and policies

Cour Lodge has well established gardens with lawns surrounding the whole house with planted borders and a raised patio area. Beyond the gardens there are two fields extending to about two acres which have stock proof fencing and have been used for sheep grazing previously.

Holiday letting business

Cour Lodge is currently used as a successful holiday house and is let through Holidaycottages.co.uk. It is let to parties of 8 people from £700 - £1,100 per week and typically averages 35 - 40 bookings per year.







Lot 2: Cour Lodge Land (About 25.05 Acres)

Immediately adjoining Cour Lodge on all sides, is an attractive block of rough grazing and amenity woodland which extends to about 25 acres in total. Split into two fields, the ground can be accessed via a number of gateways, including at the top of the driveway to Cour Lodge (northwest corner), next to a set of traditional sheep fanks which are included with the land. There is also another gateway off the garden to the south of the house. With livestock fencing, the ground has been used previously for sheep grazing. It includes some attractive mixed native woodland leading down to the edge of the River Cour. It includes 470 metres of riparian trout fishing and opportunities for swimming during the summer months.

The ground offers potential for woodland creation subject to the necessary consents. With a strong demand for tourism in the area, the land would also lend itself as a potential Glamping Site subject to the necessary consents.





Directions

From Fort William, follow the A82 north for Spean Bridge, and on entering Spean Bridge, turn right before the Spean Bridge Hotel, signposted for Corriechoille and Insh. This small road takes you past a few houses and then out of Spean Bridge village. Continue straight on, over the humpback bridge, the road bends sharply left past a small car park. Go past the turn off to the forestry on the right. About 1.5 miles from the village there is a "Y" junction, bear right uphill, signed for Killiechonate Lodge and continue up this road and the bear left on the track passed the courtyard to the large house. Continue straight on and at the end of the track passing a white house on the left and a sheep fank on the right, the entrance gate to Cour Lodge is straight ahead.

What3words

//quitter.fans.message

Solicitors

Blackadders, 53 Bothwell Street, Glasgow, G2 6TS

Tel: 0141 561 4177 Email: Karen.Fulton@blackadders.co.uk

Clawback

There is a Standard Security over an area of ground extending to about 0.82 acres situated in the northwestern corner of lot 2. This security will be assigned to the purchaser. This entitles a third party to a clawback of 50% of any net development value over this area of ground in perpetuity.

Local authority

The Highland Council, Glenurquhart Road, Inverness, IV3 5NX

Tel: 01349 886606

Entry

Entry is available by arrangement with the seller.

Household contents

Fitted carpets and curtains are included in the sale. Additional items of furniture may be available by separate negotiation.

Viewing

Strictly by appointment with the Joint Selling Agents Knight Frank (tel 0131 222 9600).

Residential schedule

Property	Occupancy	Services	Rateable Value	EPC Rating
Cour Lodge	Holiday Let	Oil-fired central heating system, private (filtered) water supply and private drainage.	NDR	C

NDR (small business scheme) 100% discount applied.

Anti-money laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank / funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase.

In addition, the purchaser must supply certified copies of his/ her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Offers

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

Overseas purchaser(s)

Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

Closing date

A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.

Conditions of sale

1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

2. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2022. Photographs dated June 2022.

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