Corriechoillie Lodge

Spean Bridge | Inverness-shire

Galbraith

An upgraded house of historical note with successful holiday letting business and spectacular views to the Nevis Range.

Spean Bridge 3 miles | Fort William 11 miles

(All distances are approximate)

Three Reception Rooms. Eight Bedrooms.

Sensitively upgraded accommodation retaining original features and with B&B potential.

L-shaped, stone steading with cobbled courtyard, with the potential for development subject to consent.

Established grounds with charming walled garden.

Two, turf-roofed, letting cabins.

Within easy reach of Spean Bridge and Fort William.

Income producing biomass boiler and solar panels.

Offers over £775,000

Galbraith

Clark Thomson House | Fairways Business Park | Inverness | IV2 6AA
T: 01463 224 343 | E: inverness@galbraithgroup.com

galbraithgroup.com

Situation

Corriechoillie Lodge is in a beautiful setting close to Spean Bridge in Inverness-shire with spectacular views to Ben Nevis and Aonach Mor. Surrounded by a protected landscape, the wooded grounds blend with the surrounding countryside, blurring the boundaries of the site.

Spean Bridge lies on the route through the Great Glen and in the midst of some of Scotland's most spectacular scenery. The village has a shop, train station and primary school, while Fort William, about 10 miles away, has a wider range of facilities. Nearby is the Nevis Range Mountain Resort with its world class mountain bike trails, gondola, snowsports and climbing, while there is excellent sailing in the area both on the Caledonian Canal and on the open sea. The unspoilt, protected countryside provides a habitat for rare species of wildlife and there are delightful walks direct from the property.

Description

The Lodge, which dates from the late 18th Century, was originally the house of John Cameron, notable cattle drover who rose from poverty to be one of the wealthiest cattle barons of the time. The lodge was upgraded in the 1990s and was used as a successful B&B and holiday letting business until its purchase by the current owners in 2022.

A property of some presence, the house has well laid out accommodation which is both very comfortable and of a manageable size. Original features have been retained or restored such as timber finishes, fireplaces, cornicing and panelled doors, while recent improvements include the installation of a new kitchen, redecoration and new furnishings, upgrading the private water supply and repainting the exterior. Elements of the B&B have been left in place so the house can easily revert to this use.

BREAD

Accommodation

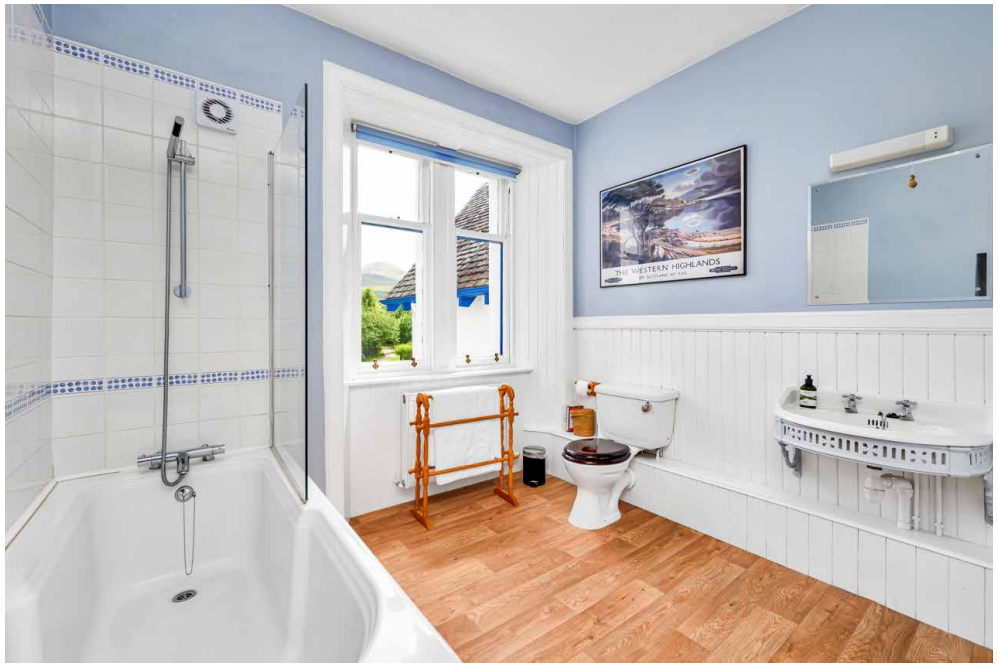
Ground Floor - Entrance Hall. Dining room. Dining Kitchen. Accessible, en suite Bedroom. Pantry. Laundry. Boot Room. Plant Room. WC.

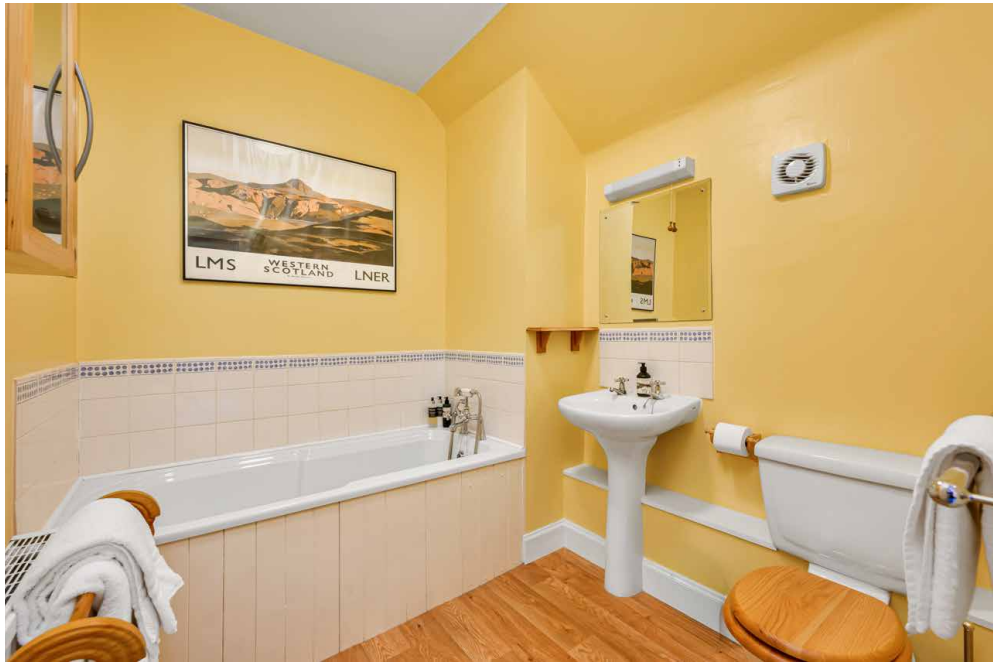
First Floor – Drawing Room. Master Bedroom with en suite Bathroom. Bedroom with en suite Bathroom and Dressing Room/Nursery. Office. Bedroom. Walk-in Linen Cupboard.

Second Floor – Sitting Room/Studio. Bedroom with en suite bathroom and Dressing Room/Nursery. Three Bedrooms. Two Bathrooms.

Rory

ST.MORITZ


THE WESTERN HIGHLANDS


LMS
WESTERN SCOTLAND
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Garden and Grounds

The property is approached from the single track public road, a driveway over which the owners have a right of access leading to a gate with stone pillars opening to a tree-lined drive leading to a parking area at the side of the house.

The grounds at Corriechoillie Lodge provide both amenity and a habitat for native wildlife. The gardens comprise lawns interspersed with mature trees and shrubs, a delightful walled garden with a parterre of mixed beds, and a kitchen garden with greenhouse and productive polytunnel, while mature broadleaf woodland fringes the grounds. There is also a chicken coop and a vegetable patch. The house and an L-shaped steading form three sides of a charming, cobbled courtyard, the remaining side being a holiday let farmhouse owned by a third party.

Outbuildings

The L-shaped steading is in good order and as well as providing useful storage, houses the biomass boiler and wood stores and this area provides scope for development, subject to the necessary consents. The biomass boiler was installed by the previous owners and still provides an annual RHI.

It should be noted that one side of the courtyard comprises a cottage and farmhouse which are owned separately from Corriechoillie Lodge and the Steading and aren't included in the sale.

General Remarks and Information

Tenure

Freehold

Local Authority

Highland Council

Council Tax

House - Band G
Cabins – Business rated

EPC

Band E
Cabins – Band D

Services

Mains electricity and private water supply (shared) | Private drainage to septic tank Biomass boiler heating system | Internet available (full fibre broadband)* | Mobile Signal Yes*

*An indication of specific speeds and supply or coverage potential can be found at https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

CORRIECHOILLIE CABINS

The two holiday let cabins lie on the southern boundary of the property, well screened from both the house and each other. The cabins have comfortable, well-appointed, one bedroom accommodation with spectacular mountain views. They are let throughout the year through AirBnB and the owners' website and achieve high occupancy rates with an annual turnover of approximately £30,000. SLT licence number HI-40762-F

Directions

technical.adjuster.skips Post Code: PH34 4EY

Solicitors

Twin Deer law
Lochaber Rural Complex
Torlundy
Fort William
PH33 6SQ

Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

Viewings

Strictly by appointment with the Selling Agents.

Health & Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present, working machinery or equipment on the property, as well as any uneven ground or private access route.

Anti Money Laundering (AML) Regulations

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

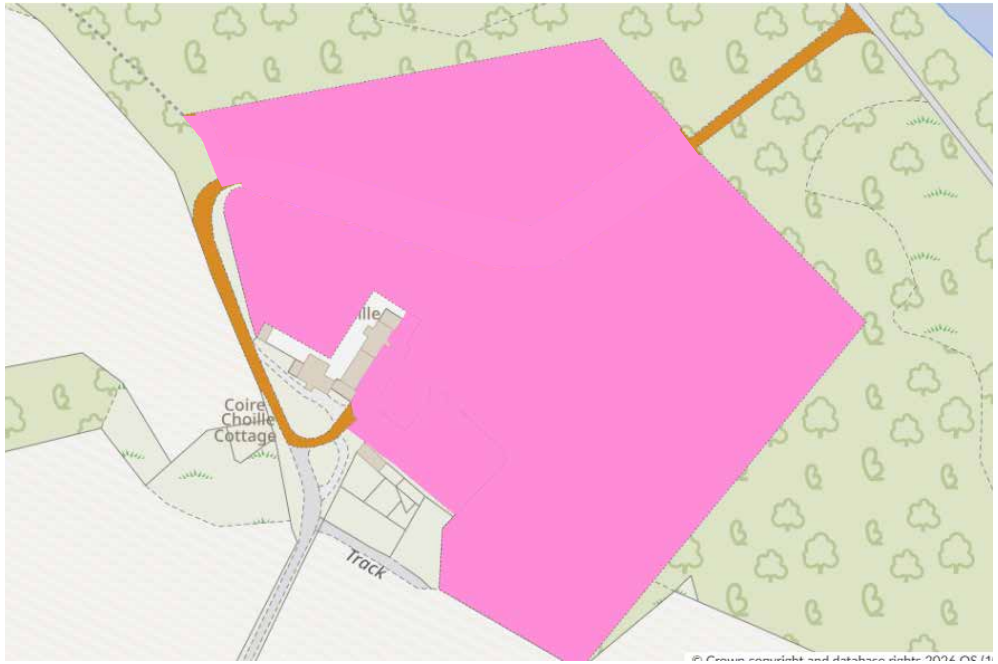
Corriechoille Lodge, Spean Bridge PH34 4EY

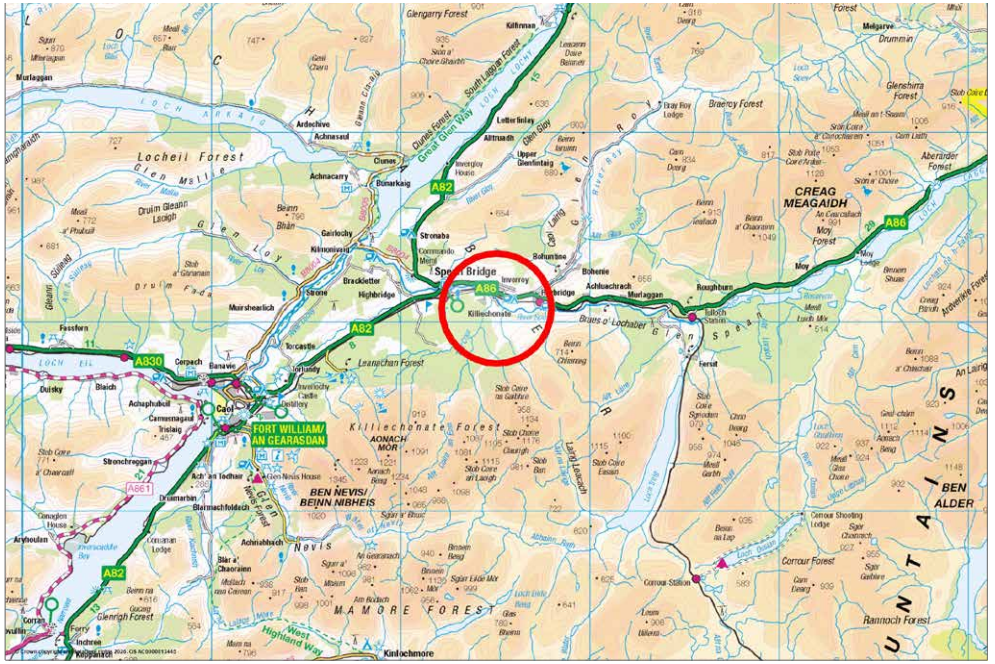
GROSS INTERNAL AREA
FLOOR 1 170.2 m² FLOOR 2 161.8 m² FLOOR 3 150.0 m²
TOTAL : 482.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

Important Notes:

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken June 2026.


Coire Choille Cottage
Track


Spean Bridge
A86
A82
A830
FORT WILLIAM/ AN GEARASDAN
BEN NEVIS/ BEINN NIBHEIS
Nevis
MAMORE FOREST
CREAG MEAGAIDH
Killiechonate Forest
Lochaber Forest
Corrour Forest
Rannoch Forest
BEN ALDER
Kinlochmore

Galbraith