

The Bothy

SCATWELL, STRATHCONON, MUIR OF ORD, HIGHLAND, IV6 7QG



Stunning three-bed steading conversion on Scatwell Estate, Strathconon, with vaulted lounge, bespoke garden office, and beautiful Highland surroundings



01463 211 116



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Nestled in the very heart of Strathconon, The Bothy, Scatwell is a beautifully presented terraced steading conversion forming part of the original residential Scatwell Estate. Surrounded by some of the most breathtaking Highland scenery, this unique home offers a rare opportunity to enjoy peaceful rural living with nature quite literally on your doorstep.

THE LOUNGE



The property has an immediate “wow” factor from the moment you step through the front door, opening into a stunning lounge with a vaulted ceiling that creates a remarkable sense of space and light. An efficient wood-burning stove forms a cosy focal point, perfect for relaxing evenings. The interiors have been thoughtfully styled to reflect the natural beauty of the surrounding landscape, bringing warmth and character throughout. Wildlife is abundant, with regular visits from squirrels, woodpeckers, cuckoos and red kites, while birdsong provides a constant and tranquil backdrop to daily life.

THE KITCHEN



At the heart of the home lies a generously proportioned dining kitchen, ideal for both family living and entertaining, with ample space to comfortably seat up to 12 guests.



Also on the ground floor, a versatile room, previously used as the primary bedroom with en-suite, it offers flexibility as either once again becoming the primary bedroom, additional guest accommodation or a bright summer reception space/ lounge, with patio doors opening seamlessly onto a covered deck.

BEDROOM 1





Upstairs, the property continues to impress with two large double bedrooms, both featuring built-in storage, and a well-appointed family shower room. These are accessed via an open landing, enhancing the sense of space and flow within the home.

THE SHOWER ROOM



BEDROOM 2



BEDROOM 3



Further practical features include an entrance porch, a rear utility area, and modern, energy-efficient systems, including a Vaillant air source heat pump and solar thermal panels to provide domestic hot water. The outdoor space is equally appealing, with a mix of grassed and paved areas, mature planting, and opportunities for vegetable growing.

EXTERNALS



A standout feature is the elevated, bespoke garden office, complete with its own wood-burning stove, Wi-Fi connectivity, and lovely views across the surrounding grounds, ideal for home working or creative pursuits. Additional wooden outbuildings provide useful storage, and an electric vehicle charging point is also installed.

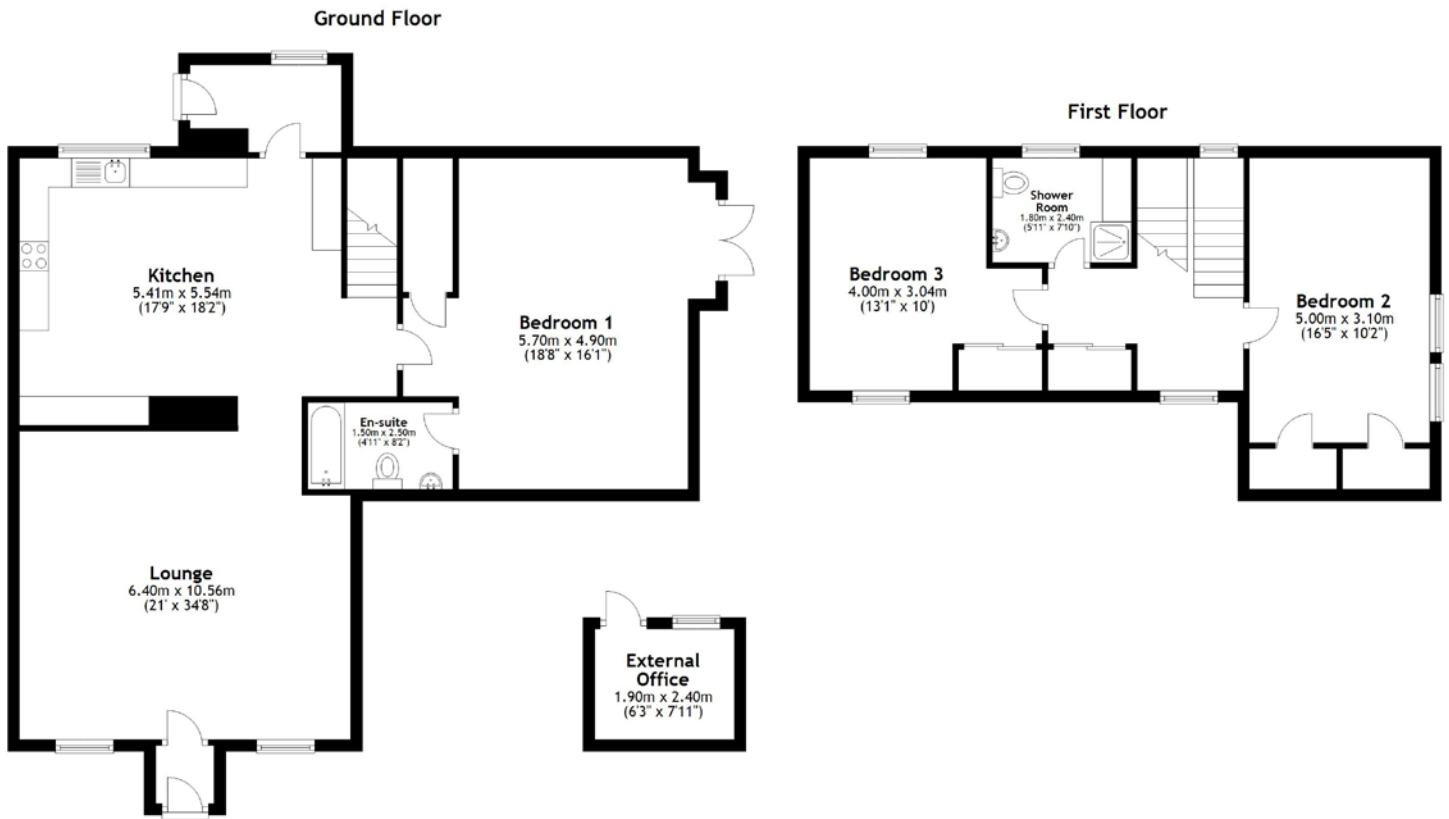
Whether as a permanent residence, a peaceful holiday retreat, or an investment opportunity for rental income, The Bothy represents a truly special property in an exceptional Highland setting. Despite its tranquil location, it remains conveniently accessible, with Inverness airport and key transport links within easy reach.

A rare blend of charm, sustainability and lifestyle, The Bothy is Highland living at its finest.

THE GARDEN OFFICE

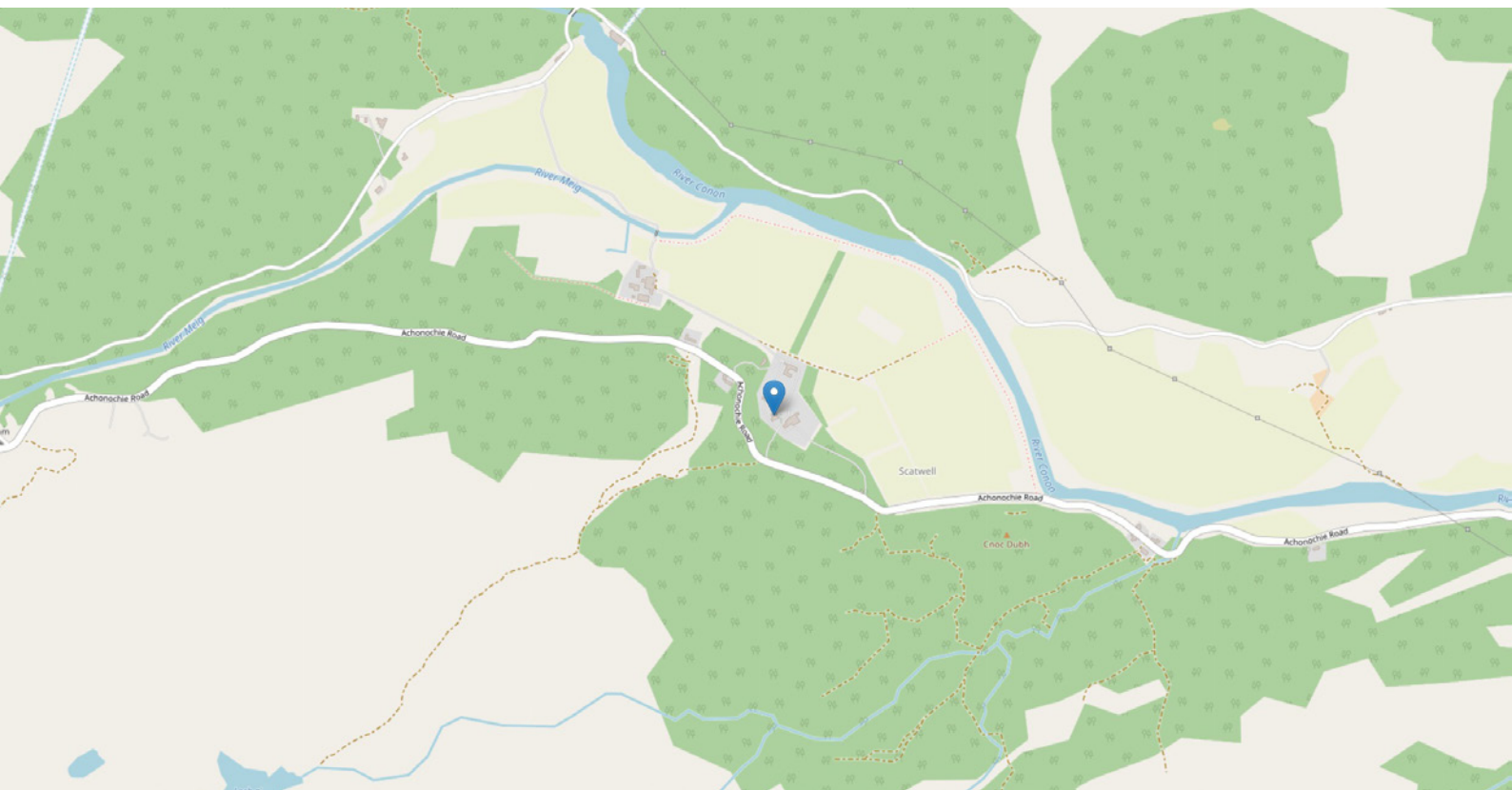


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 148m² | EPC Rating: C



THE LOCATION

The Bothy, Scatwell enjoys an idyllic and peaceful rural setting in the heart of Strathconon, one of the Highlands' most scenic and unspoilt glens. Forming part of the original residential Scatwell Estate, the property sits within a small and welcoming community of just a handful of homes, surrounded by beautiful forestry and open countryside.





Despite its tranquil position, the property remains highly accessible. Located approximately 5 - 6 miles west of Marybank, it offers straightforward access to the nearby villages of Strathpeffer and the market towns of Dingwall and Beaulay, where a wide range of everyday amenities, shops, cafés and services can be found. The Highland capital of Inverness lies around 22 miles away, providing extensive retail, leisure and cultural facilities, along with a mainline railway station and an airport offering regular domestic and European connections.

The area is a haven for outdoor enthusiasts. Scenic woodland walks, cycling routes and hill trails are available directly from the doorstep, while the nearby River Conon is internationally renowned for its excellent fly fishing. A number of lochs can be reached within a short 10-minute drive, offering opportunities for canoeing, paddleboarding and wild swimming. Golf is available at nearby Strathpeffer, and the wider area also supports riding and other country pursuits.

For those looking to explore further afield, the west coast fishing village of Ullapool is approximately a 35-minute drive, providing access to the dramatic landscapes of the North West Highlands. Combining natural beauty, outdoor lifestyle and accessibility, Scatwell offers a rare opportunity to enjoy peaceful Highland living without isolation.




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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