

# Kirk Cottage & Church

GLENMORISTON, INVERNESS, IV63 7YJ



*A stunning 3 bedroom detached bungalow, being sold along with land and an impressive church building*



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Kirk Cottage and the Church building on its land provide one of the most unique opportunities available in the Highlands. When you arrive at the gated entrance you know you are in of something special First of all, the house itself is stunning, built around 10 years ago, it has many stand-out features including doors that were from the original Abbey in Fort Augustus and a lovely exposed stone fireplace with burner. But what makes this opportunity truly special is the church, the owners are selling not only the house but also the land and church. It is around 18m x 9m in size, with an internal height of approximately 6m, it is an impressive building.

**The church and bungalow are sold as one lot and are set in two thirds of an acre.**

## THE LOUNGE



The main residential property, Kirk Cottage comprises of:

- Entrance porch
- Gorgeous lounge with exposed stone feature and burner
- Modern kitchen/diner with white gloss units and built-in appliances



# THE KITCHEN/DINER





- Family bathroom with Jacuzzi bath and walk-in shower
- Three double bedrooms
- En-suite bathroom with corner shower cubicle and bath

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3





Externally there is an area for parking multiple cars and also a very clever covered seating area just off of the patio.

# EXTERNALS



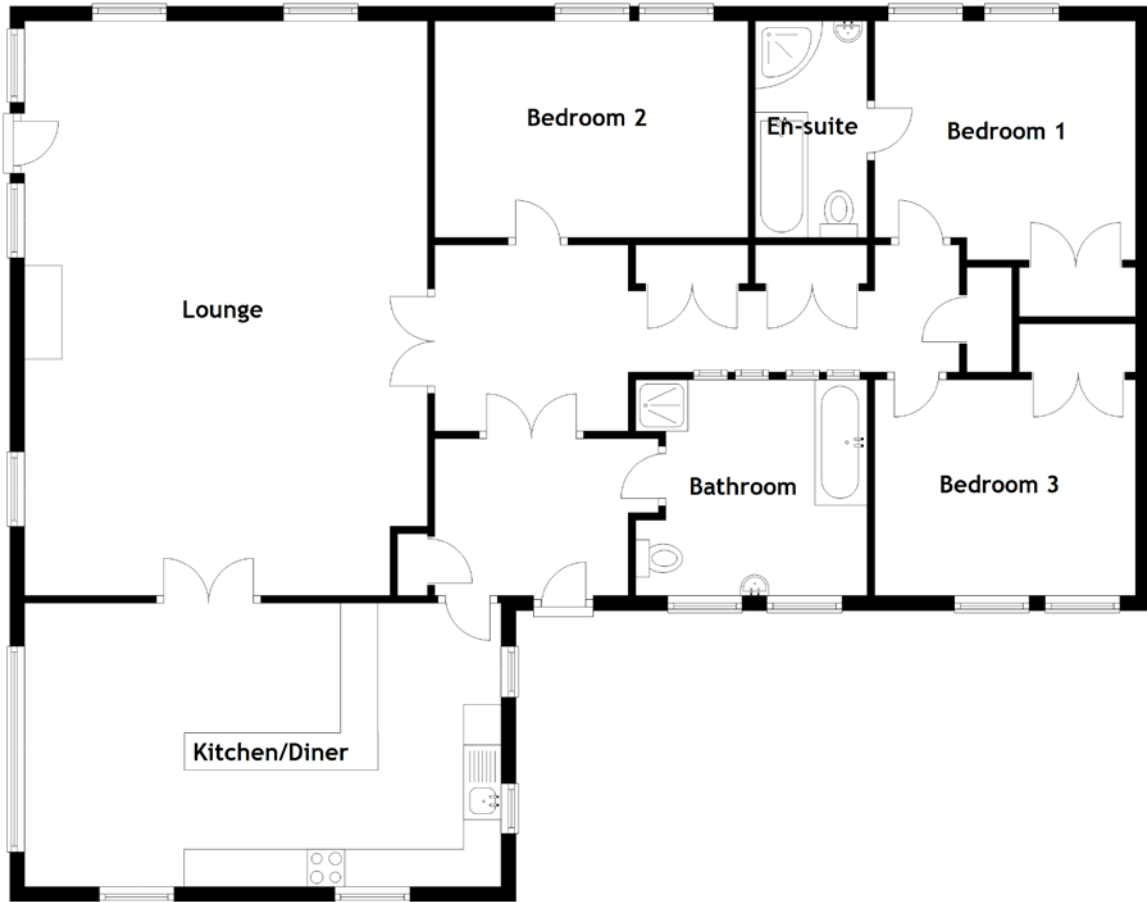
There are so many different options with the Church building as a potential business income, it could possibly generate around £40k annually as a holiday let, and around the same figures if used as a Highland wedding venue. The church has previously had planning permission to convert to a four-bedroom detached house, this is likely to be approved again, with the added bonus that water and electric services are on site.

This is a once-in-a-lifetime opportunity for a brilliant home and an income source on site going forward.

# THE CHURCH



# FLOOR PLAN, DIMENSIONS & MAP

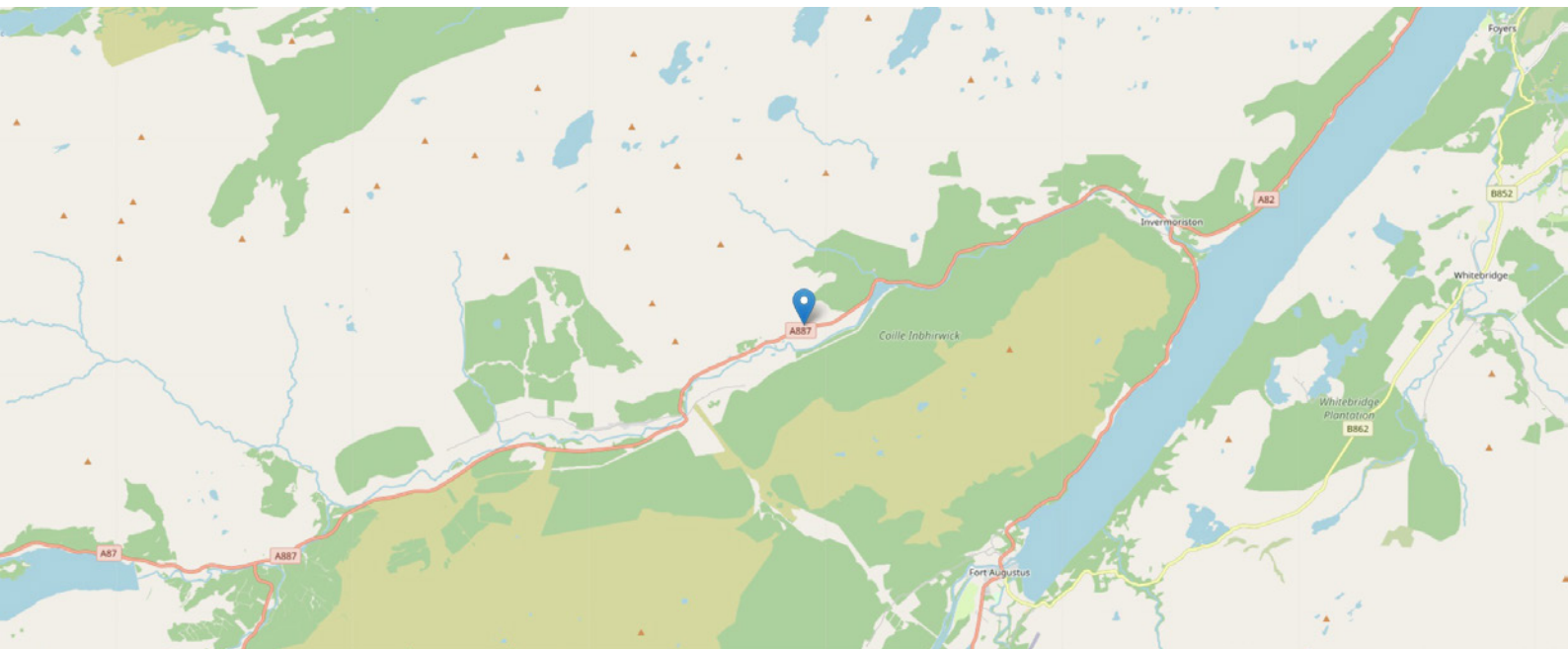


Approximate Dimensions (Taken from the widest point)

Lounge	7.70m (25'3") x 5.40m (17'9")
Kitchen/Diner	6.20m (20'4") x 3.80m (12'6")
Bedroom 1	3.50m (11'6") x 3.20m (10'6")
En-suite	2.90m (9'6") x 1.50m (4'11")

Bedroom 2	4.20m (13'9") x 2.90m (9'6")
Bedroom 3	3.40m (11'2") x 2.90m (9'6")
Bathroom	3.10m (10'2") x 2.90m (9'6")

Gross internal floor area (m<sup>2</sup>): 140m<sup>2</sup>  
EPC Rating: D



# THE LOCATION

Kirk Cottage enjoys an idyllic rural setting in the midst of the spectacular Glenmoriston landscape. It is just over 30 miles from the city centre of Inverness and equidistant between Fort William and Skye, all of which creates a perfect location for a holiday home or holiday let with a high level of tourism. The local area around the property enjoys an abundance of wildlife visiting the garden, such as badgers, pine marten red squirrels and even deer. Invermoriston is the nearest village, offering a cafe and a hotel and further amenities from bars, restaurants, chemist, supermarket and banking facilities can be found in Drumnadrochit and Fort Augustus. Primary and secondary schools are located in both Fort Augustus and Drumnadrochit, and daily transport is provided.





Glenmoriston itself is a hidden gem, offering easy access to the major population centres of Inverness and Fort William, whilst maintaining an idyllic country lifestyle, with a £3.5 million Rewinding centre opened in April 2023 it is the first of its kind in the world. The surrounding area has a reputation as a fantastic holiday destination, which can be enjoyed at any time of year. There is a diverse range of activities available including water sports on Loch Ness, hill walking, fishing, mountain biking and skiing at Nevis Range in Fort William.

Further afield Inverness provides all the attractions and facilities one would expect to find in a thriving city environment in around 50-55 minutes by car. Acknowledged to be one of the fastest growing cities in Europe, it provides a range of retail parks along with a shopping centre, excellent cultural buildings, education, entertainment and medical facilities. Inverness is well connected by road, rail and air with daily flights to and from London Gatwick and other overseas destinations.



  
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