



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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## The Kennels

TOMICH, STRATHGLASS, BEAULY, IV4 7LY



## The area

Nestled within the heart of the Scottish Highlands, the quaint Victorian Conservation Village of Tomich, and its surrounding area are a hidden treasure waiting to be explored. Situated at the western end of Strathglass, this charming village is a mere 30 miles from Inverness, the capital of the Highlands. Tomich's allure lies in its awe-inspiring scenery and rich history, making it a sought after destination, renowned for breathtaking beauty. This village is nestled in what is often deemed one of the most exquisite parts of the Highlands.

The property's immediate surroundings boast stunning landscapes and majestic mountain vistas, Glen Affric National Nature Reserve and National Scenic Areas, providing the perfect backdrop for relaxation. Whether you prefer sipping wine in the garden or embarking on hiking adventures to explore nearby natural wonders like Glen Affric, Tomich promises an unforgettable Highland experience. Discover serenity and beauty in this picturesque village and its captivating surroundings.









## The property

Introducing “The Kennels”, a property like no other. Steeped in history and surrounded by unparalleled natural beauty, this remarkable residence offers a unique blend of heritage and modern comfort. With panoramic views with Glen Affric, idyllic countryside surroundings, and breathtaking scenery in every direction, it’s a true Highland gem.

History echoes through the walls of The Kennels, originally built as the Guisachan Kennels, intricately connected to the Golden Retriever legacy. Lord Tweedmouth, the creator of the Golden Retriever, inspired by his love for dogs and the Highland landscape, carefully designed this structure in the 1800s. Over time, the kennel evolved, and in 1972, Sir John Lister-Kaye’s ownership saw its transformation into a residential masterpiece, being featured in the authors book ‘The Seeing eye’.









# The property

The property, all on one level, exudes charm and character. Step inside to discover:

- A spacious kitchen/diner featuring a warming multi-fuel stove.
- A light-filled lounge with patio doors opening to the gardens and an inviting wood-burning stove.
- Three double bedrooms are thoughtfully arranged in one wing of the building.
- A fourth bedroom, currently used as an office, with its en-suite shower room.
- A family bathroom with a stunning free-standing bath.





















## The property

Outside, the enchantment continues. A substantial outbuilding, larger than many houses, offers endless possibilities, while another wonderful bespoke workshop or garage workshop provides space for creative pursuits. Gated access at both ends of the plot ensures convenience, with a central pedestrian gate leading up to the front door.

As if The Kennels' captivating history and picturesque setting weren't enough, it's also just a short stroll to the renowned Plodda Falls. Whether you seek a historic sanctuary, a connection to nature, or a blend of both, this property offers an extraordinary lifestyle opportunity.

Welcome to The Kennels, where history meets modern living amidst Scotland's stunning scenery.

\*There is also a neighbouring piece of land over the road that could be made available either as part of the sale or by separate negotiation but this land has not been factored into the home report valuation or marketing price.





“...A substantial outbuilding, larger than many houses, offers endless possibilities...”





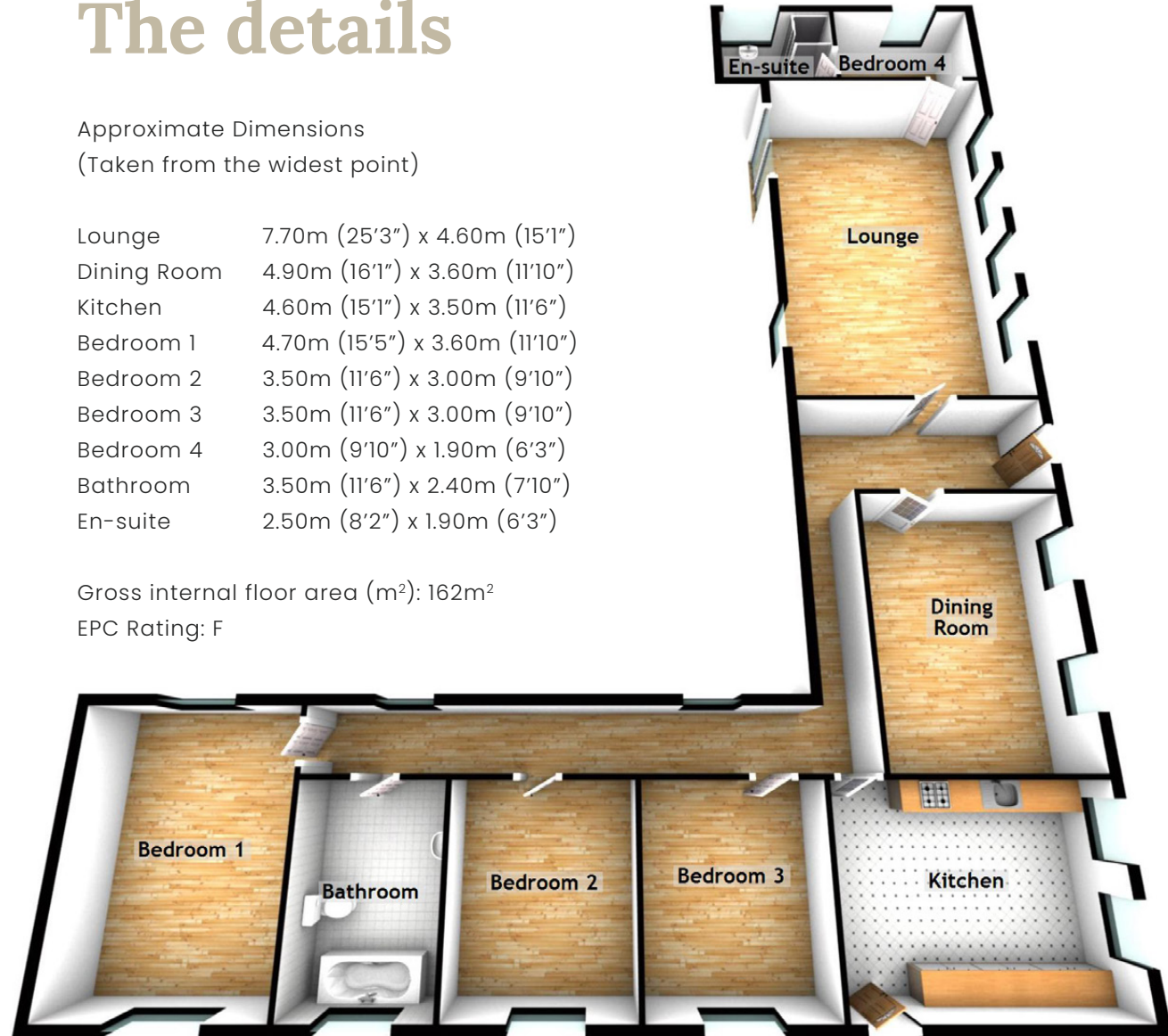
# The details

Approximate Dimensions  
(Taken from the widest point)

Lounge	7.70m (25'3") x 4.60m (15'1")
Dining Room	4.90m (16'1") x 3.60m (11'10")
Kitchen	4.60m (15'1") x 3.50m (11'6")
Bedroom 1	4.70m (15'5") x 3.60m (11'10")
Bedroom 2	3.50m (11'6") x 3.00m (9'10")
Bedroom 3	3.50m (11'6") x 3.00m (9'10")
Bedroom 4	3.00m (9'10") x 1.90m (6'3")
Bathroom	3.50m (11'6") x 2.40m (7'10")
En-suite	2.50m (8'2") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 162m<sup>2</sup>

EPC Rating: F





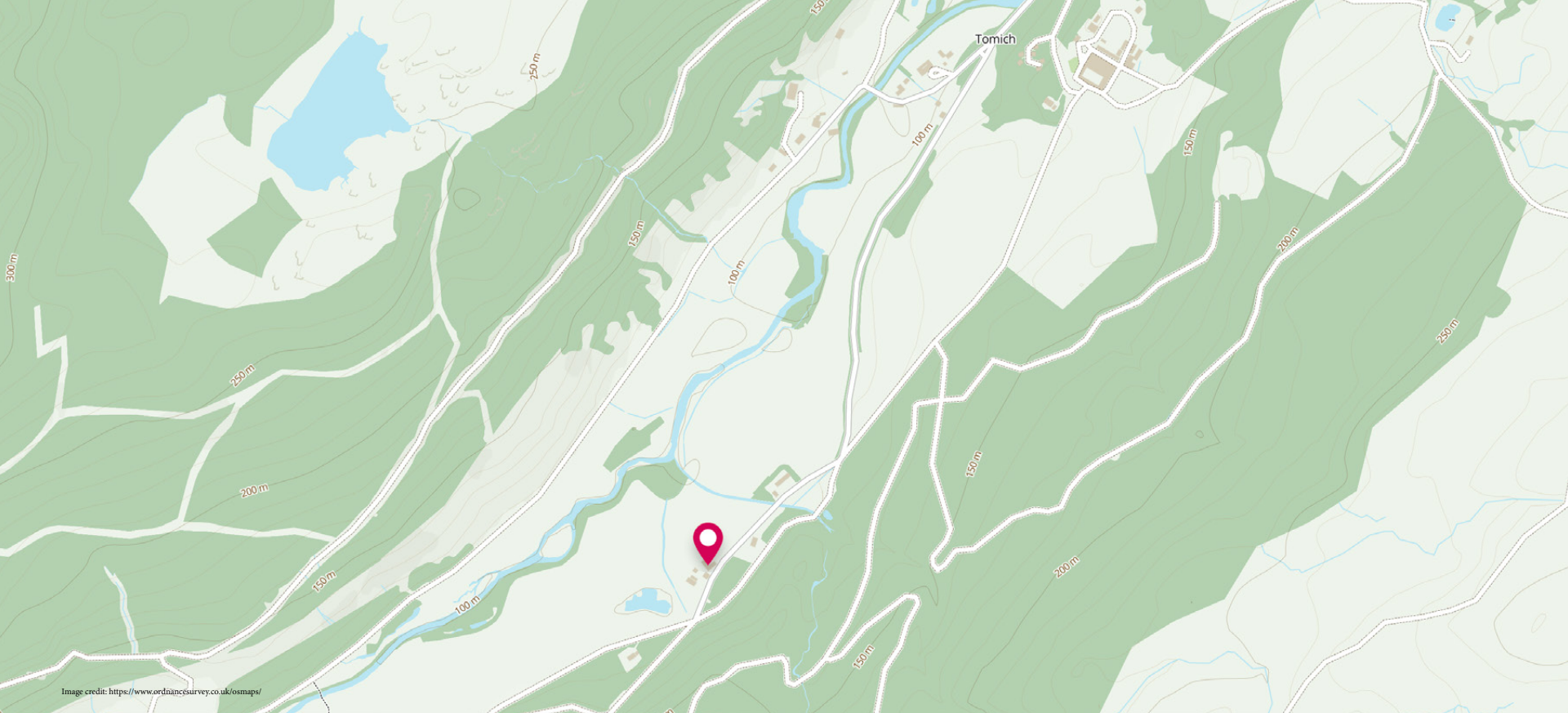


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