



PETER MURPHY & Co
ESTATE AGENTS



Aughterawe House Aughterawe, Fort Augustus, PH32 4BT

Enjoying a most commanding position with dramatic views over the countryside to the surrounding hills, this property is an imposing country house and attached stone barn holiday let- Briar Barn. Both attractively decorated and in excellent order throughout, the sale offers an ideal opportunity to acquire a substantial family home (which could also be used as a Bed and Breakfast business) and a letting cottage included. The main house benefits from 6 double bedrooms(4 with en-suite shower rooms) as well as a large games room and gymnasium. Externally the property is approached through electric gates onto a large sweeping gravel driveway, offering plenty parking space and leading to the main entrance and to Briar Barn. The expansive garden grounds are a blend of manicured grounds and colourful wild gardens.

ENTRANCE HALLWAY

The bright and welcoming entrance hallway provides access to the games room, gym, hallway to kitchen/dining room and staircase to upper floor.



GAMES ROOM

This reception room, currently used as a games room could be used as an additional bedroom or lounge. Attractive open fire and windows to front and side.



GYM

This reception room is currently used as a gym but could also be used as an additional bedroom or sitting room.



KITCHEN/DINING ROOM

This modern and stylish kitchen has a great selection of wall and base units with contrasting worktops. Ample space for formal dining. Window to side and door to utility room.



UTILITY ROOM

The large utility room is plumbed for washing machine and dishwasher, with a selection of base units, worktop, sink and drainer. Door and window to rear.



UTILITY ROOM WC

Accessed from the utility room this wc includes wash hand basin and wc.

FAMILY ROOM

This comfortable family room is open plan from the lounge to offer extra space to relax. Two display units and fitted storage cupboards



LOUNGE

The bright and airy lounge has windows to three sides and offering plenty natural light and is a great place to relax and enjoy this tranquil location. Opens to inner hall with storage cupboard and door to rear. Staircase to upper floor.



BEDROOM 1

This large double bedroom has a window to side and Velux to front. Fitted wardrobe and door to en-suite.



BEDROOM 1 EN-SUITE

En-suite includes wc, wash hand basin, heated towel rail and shower cubicle with mains shower.



BEDROOM 2

This double bedroom has a built in cupboard and Velux to side. Attic hatch.



BEDROOM 2 EN-SUITE

En-suite includes wc, wash hand basin and shower cubicle with mains shower.

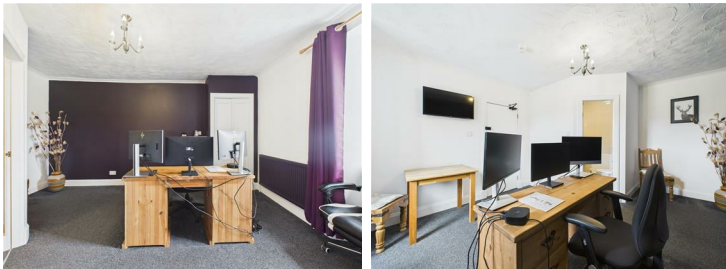


WC

Located on the first floor this room includes wc and wash hand basin.

BEDROOM 3

This double bedroom is currently used as an office. Storage cupboard and window to front. Door to en-suite.



BEDROOM 3 EN-SUITE

En-suite includes wc, wash hand basin and shower cubicle with mains shower.



BEDROOM 4

This double bedroom has a window to front with stunning countryside views. Door to en-suite.



BEDROOM 4 EN-SUITE

En-suite includes wc, wash hand basin and shower cubicle with mains shower.



BEDROOM 5

Located on the second floor this large double bedroom has a Velux window to front.



BEDROOM 6

Located on the second floor this large double bedroom has a Velux window to front.



SHOWER ROOM

This shower room is located on the second floor and includes a wc, wash hand basin and shower cubicle with mains shower.



BRIAR BARN

Briar Barn is a successful, fully licenced two bedroom holiday let with lots of original features and exposed stone walls.



LOUNGE

This lovely open plan lounge/dining room has an attractive stone fireplace with log burner as it's focal point. Leads to bedrooms.



DINING ROOM

Accessed from the hallway the dining room has a window to rear and doors to shower room and kitchen.



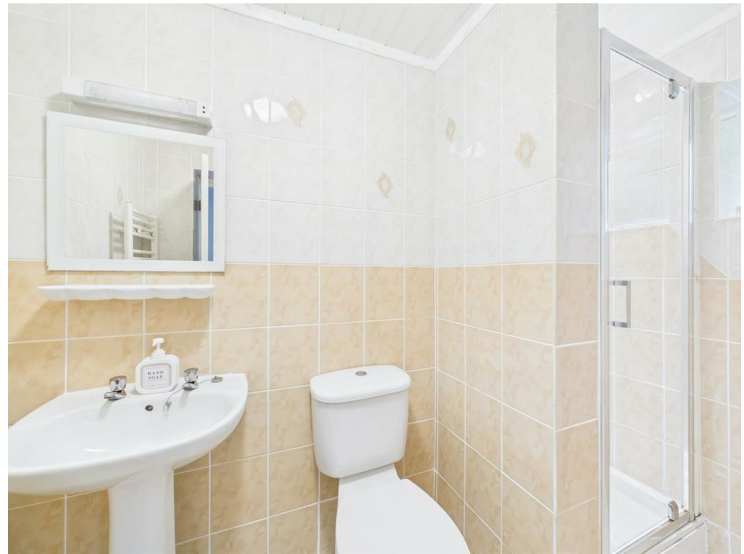
KITCHEN

This large kitchen has a good selection of wall and base units. Window to side.



SHOWER ROOM

The shower room includes wc, wash hand basin and shower cubicle with mains shower.



BEDROOM 1

This double bedroom has a fitted double wardrobe and Velux window to rear.



BEDROOM 2

This double bedroom has a fitted storage cupboard and Velux window to rear.



FRONT ELEVATION



DRIVEWAY



SIDE ELEVATION



GARDENS



ROCKERY/SEATING AREA



NIGHT PHOTO

VIEWS



LOCATION

The property is located in Auchterawe, with the popular village of Fort Augustus only a short distance away. Fort Augustus sits at the end of Loch Ness in the picturesque Great Glen. Forming part of the chain to the Caledonian Canal, linking Fort William on the west coast to Inverness on the east, the locks in the centre of the village provide a popular tourist attraction. With its hotels, restaurants, shops and both primary and secondary schools, Auchterawe and Fort Augustus are well placed to take advantage of the many leisure and pleasure activities which the area has to offer.

MISCELLANEOUS INFORMATION

Tenure - Freehold
Council Tax - Band G

DISCLAIMER

We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements or representations or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide for prospective buyers only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller.



Ground Floor



Floor 1



Floor 2

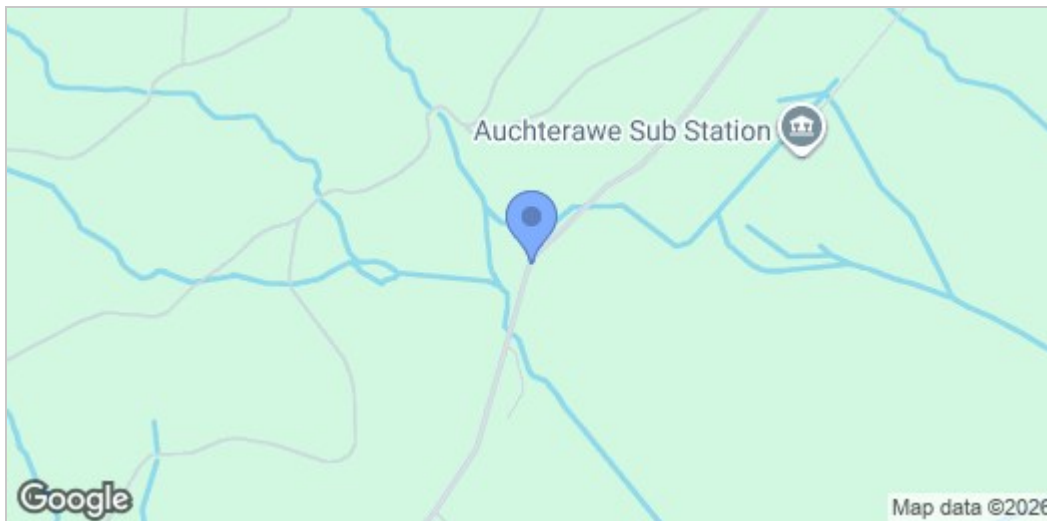
Approximate total area⁽¹⁾
349.8 m²
Balconies and terraces
1.2 m²
Reduced headroom
20.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E	42		
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.