



Inverskilavulin Estate

glen loy, Fort William
Scottish highlands, uk



MCINTYRE & COMPANY
Solicitors & Estate Agents

Beautifully landscaped estate grounds on 9.5 acres

5 Luxury self-catering lodges (2 with hot tubs)

1 Residential home (5 bedrooms, 3 en-suite, 1 family bathroom, spa & cellar)

Lodges and residential home are equipped with PV solar panels

1 Boat (Warrior 150) with Fort William mooring

1 Large shed 40Msq

Maintenance equipment and vehicles

Stunning views of Ben Nevis and the Grey Corries

Potential to generate significant income from day 1



The Location

The Land

Inverskilavulin House

Frances' Sketch Pad

Beinn Bhan

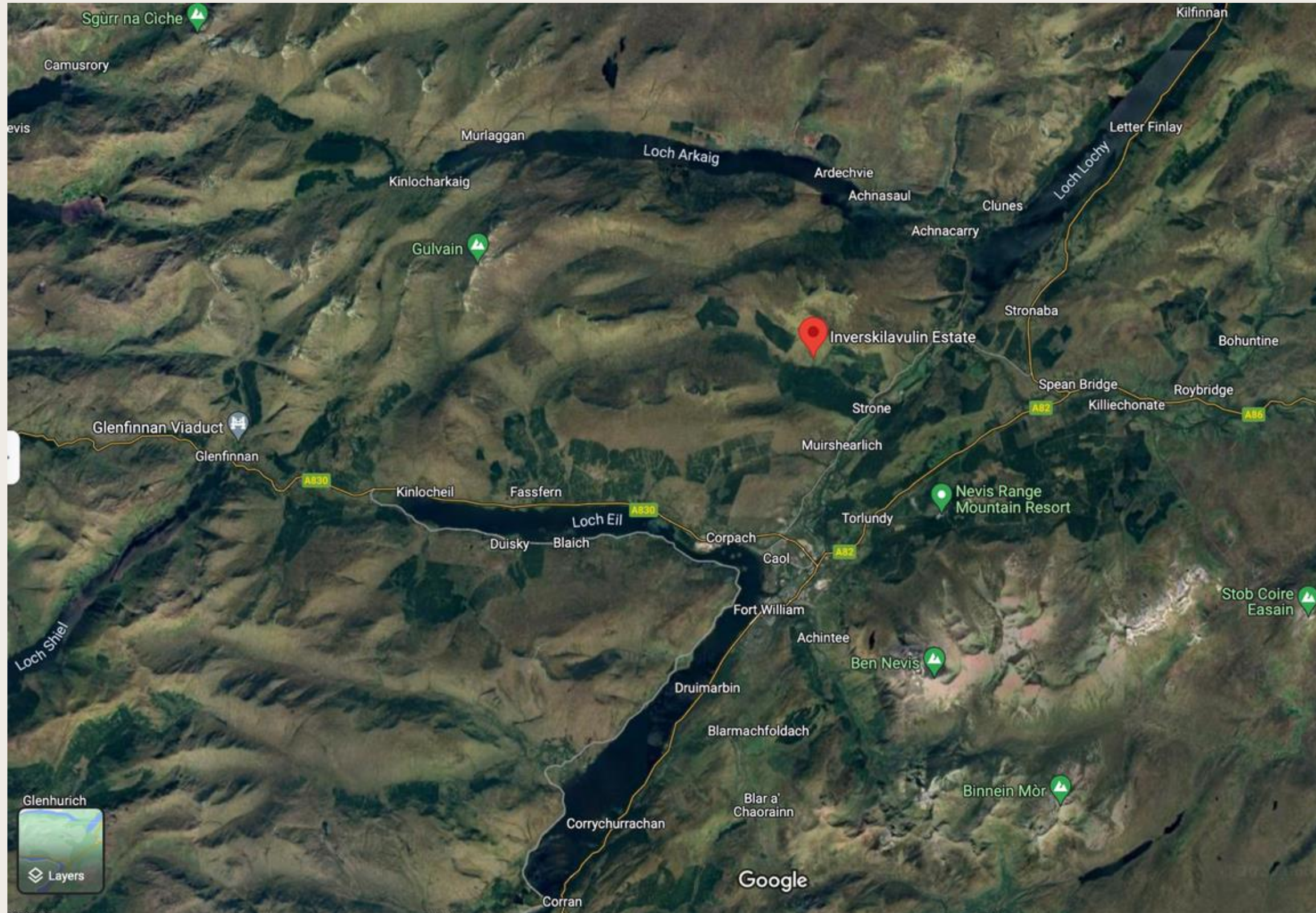
Beinn Loy

Maclean & Campbell

Revenue & Investments

LOCATION

Glen Loy



- The Estate is secluded in a quiet, historic Glen with plenty of wildlife.
- Nearby local amenities in Fort William and Spean Bridge (7 miles).
- All lodges are south facing towards Ben Nevis and sunlight.
- There is an abundance of outdoor activity operators, tourist attractions and restaurants in the local area.



LAND

A unique setting with uninterrupted Highland mountain and forest views

9.5 acres & 3 dams

Natural pond with wildlife

Deer fencing & cattle grid

Private river & waterfall features

Views directly onto Ben Nevis

Outdoor in-built ground lighting

Private water supply with UV filtration system

70% landscaped with potential for real estate
development in un-landscaped areas

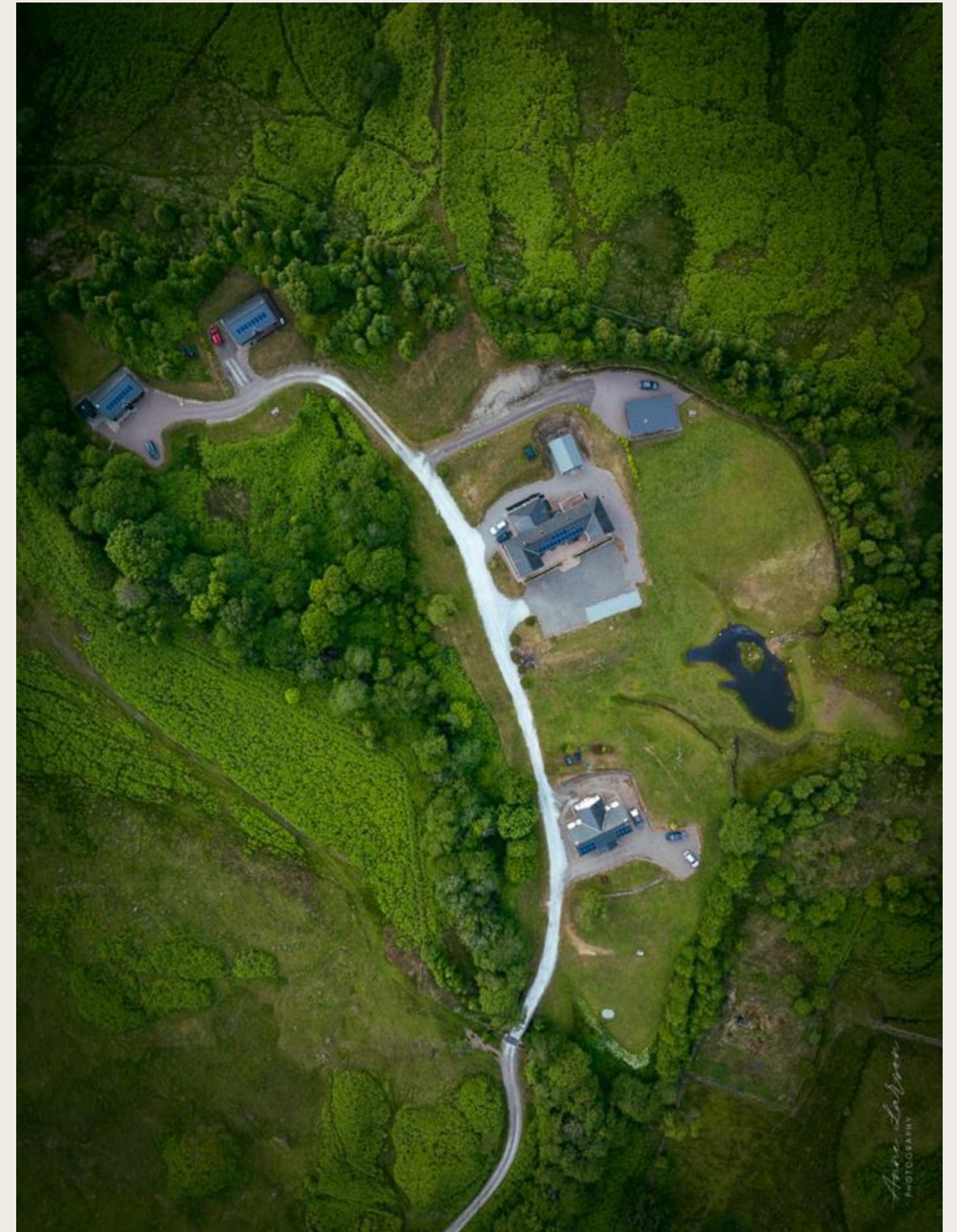
LAND

Developed from 2005



- The land at Inverskilavulin was bought in 2005 from Clan Cameron of Loch Eil, who owned the grounds since 1665.
- It comprises of approximately 9.5 acres of land at the foot of Beinn Bhan hill alongside a natural spring source of the River Ioy.

Aerial Views



LAND

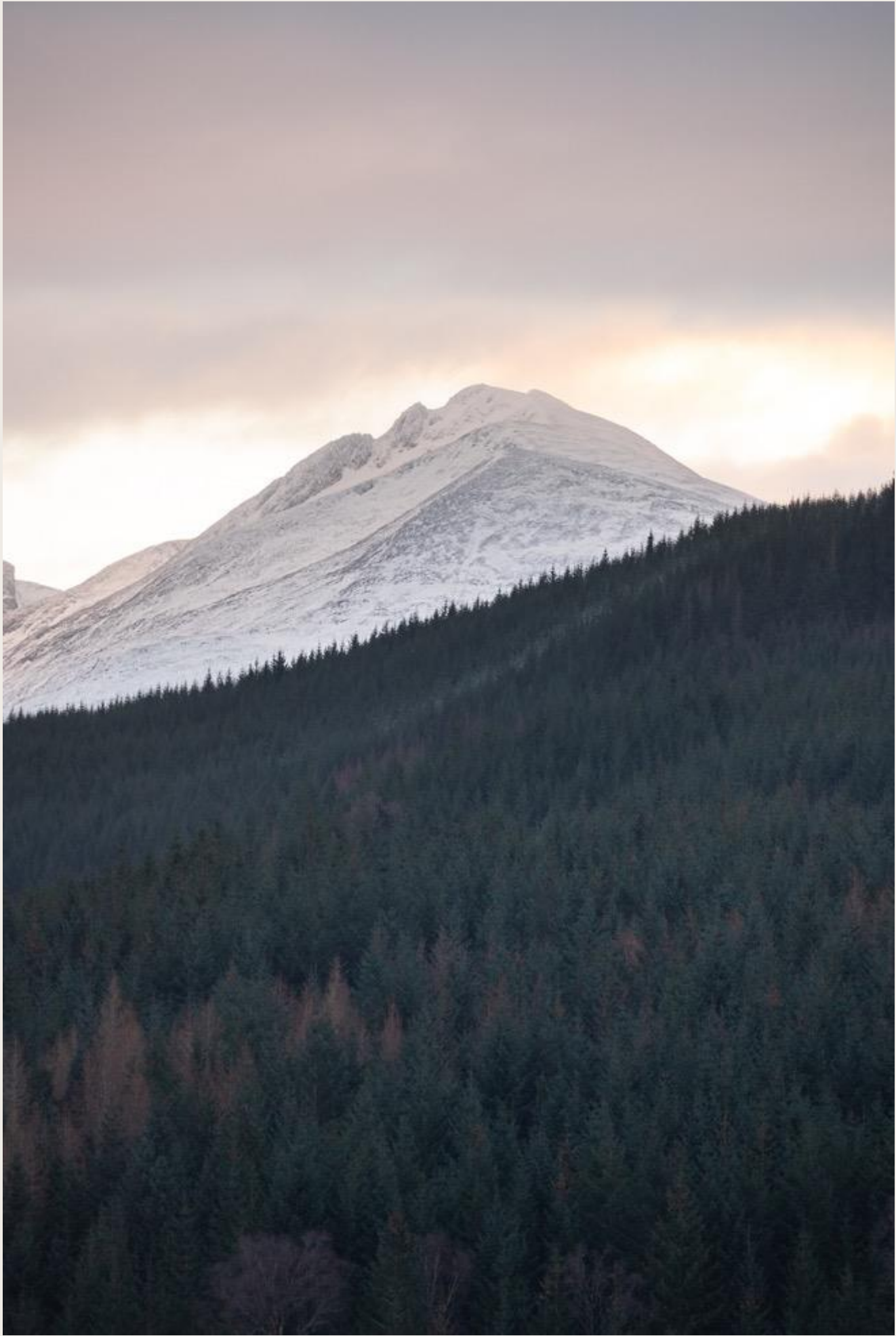
Boundary Line



LAND

Unlandscaped Zones





Inverskilavulin House





Designed to high specification for hosting from worldwide materials

5 Bedrooms (3 en-suite)

Spacious open plan kitchen, dining and living area with open fire

Underground professionally designed wine cellar

Underground spa featuring sauna, steam room and bathroom

Games Room with billiard table and in-built library

Office with walk-in filing & gun room

Pantry with connecting door to double garage (loft storage above garage and bedrooms)

In-built surround sound in every room





















Frances' Sketch Pad





Boutique studio lodge (completed 2019)

Modern bathroom with full window view of Ben Nevis

Wrap-around views with double doors onto lawn

Economical oil underfloor heating (all lodges)

Private hot tub

Parking Spaces (all lodges)





Beinn Bhan





2 Bedrooms, 1 bathroom

Open plan living, dining, kitchen area

Private hot tub

Private back garden

Positioned by the River


Wrap around patio





Beinn Loy





2 Bedrooms, 1 bathroom

Open plan living, dining, kitchen area

Direct views of Ben Nevis


Wrap around deck





Maclean & Campbell





3 Bedrooms, 2 bathrooms

Open plan living, dining, kitchen area

Front Garden

2 Storey

Semi-detached

Wrap around patio

*This property is semi-detached with Campbell which has the exact same layout and similar furnishings. This was used for staff and is now rented longer term.







Recent Investments

Road surfacing across the whole estate

New kitchen and furniture in Maclean

New furniture in Bhan and Loy

New hot tub and outdoor patio added to Bhan

New garden equipment (robot & various other mowers, strimmer, Honda quad bike 500cc, trailer)

New deer fencing

Old tree cutting

Growth Potential

Addition of hot tubs to all lodges and spa (=increased nightly rate and demand).

Unlandscaped land could be used for further holiday lets. There is large demand for small boutique style lodges (like Frances' Sketch Pad) with hot tubs.

The main residence could be converted into a boutique hotel/B&B/luxury lodge.

A food and beverage outlet could form part of the hotel/B&B and accept external guests.

The dams and land could be used for agricultural/outdoor activity purposes.

More film crews could hire the estate for production (high demand).

The estate could host more weddings / other events (high demand for elopement style weddings).

Viewings by appointment only

Please send any queries to your point of contact



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