



Bearnock Lodge | Drumnadrochit | Inverness | Highland | IV63 6TN

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# Bearnock Lodge, Drumnadrochit, Inverness, Highland, IV63 6TN

- Majestic Country Home
- 8 Bedrooms
- Cottage & Log Cabin
- Stunning Grounds & Surroundings
- c. 3.5 acres
- Exclusive Let Holiday Business
- Multiple Hospitality Opportunities

## Situation

Nestled in the heart of the Scottish Highlands, Bearnock Lodge occupies a prime position in Glen Urquhart, just 6 miles from the charming village of Drumnadrochit. This secluded country mansion is surrounded by picturesque woodland and private grounds, offering a tranquil retreat with easy access to the region's natural wonders. The property is ideally situated for exploring the famous Loch Ness, just 7 miles away, and the historic Urquhart Castle. Education is well-catered for, with Glen Urquhart High School, a comprehensive secondary school with over 200 pupils, located in Drumnadrochit. The area boasts excellent amenities, including a medical practice, pharmacy, and local shops. While there is no direct rail link, Inverness, the capital of the Highlands, is a mere 30-minute drive away, offering extensive transport connections. The nearest airport is Inverness, approximately 26 miles from the lodge. Glen Urquhart is renowned for its breathtaking scenery, outdoor pursuits, and proximity to the Great Glen Way, making it a paradise for nature enthusiasts and adventure seekers alike.





## The Business

Bearnock Lodge in Glen Urquhart presents an exceptional business opportunity for new owners. Currently operated as an exclusive holiday let through Sykes Cottages, this impressive property commands premium rates of up to £8,000 per week during peak seasons, reflecting its high-end appeal and excellent reviews. The property's versatility offers multiple avenues for potential expansion and diversification. New owners could continue the successful holiday let model, which has proven to be easily managed and highly profitable.

Additionally, Bearnock Lodge is ideally suited for hosting intimate events, particularly stunning weddings. The picturesque setting provides a romantic backdrop, while the expansive 3 plus acre grounds allow for a marquee to be erected on the former tennis court, accommodating outdoor celebrations with breathtaking views of the surrounding landscape. This unique feature enhances the venue's attractiveness to couples seeking a memorable location for their special day.

The property's layout, with separate cottages and cabins, allows for an owner-occupier arrangement, providing a balance between personal use and income generation. Furthermore, the growing trend in boutique accommodations and bespoke events positions Bearnock Lodge as a prime candidate for transformation into a boutique hotel or guest house. With the increasing demand for exclusive venues that offer character and charm, Bearnock Lodge is well-equipped to capitalise on the thriving tourism market while serving as a desirable retreat or event space. This combination of holiday letting and event hosting creates a compelling business model with significant growth potential.



## Property

Nestled amidst breathtaking Highland scenery, Bearnock Lodge stands as a testament to the perfect fusion of modern luxury and rich history. Since 2009, the current owners have meticulously restored this grand country home, creating a truly remarkable property that seamlessly blends old-world charm with contemporary elegance. As you approach the property, a gated entrance leads to a sweeping driveway that meanders through lush gardens, culminating at the impressive façade of the main house. The exterior exudes a timeless appeal, hinting at the grandeur that awaits within.

The ground floor of the main house boasts an array of exquisite spaces, each designed for both comfort and entertainment. Upon entering, you are greeted by a welcoming entrance hall, which leads to an oak-lined drawing room exuding warmth and sophistication. The property features two kitchen/sitting rooms, one with patio doors leading to a paved outdoor seating area, and the other complete with a log-burning stove and wall-mounted TV. A spacious panelled dining room provides the perfect setting for formal gatherings, while an office caters to those requiring a home workspace. The ground floor is further complemented by a utility room, two conveniently located WCs, and a bar area for sophisticated entertaining.

Ascending to the first floor, you'll discover eight beautifully appointed bedrooms. The principal bedroom boasts a super king-size bed and en-suite bathroom, while a four-poster king-size bedroom also enjoys its own en-suite facilities. A double bedroom with an en-suite shower room, two super king/twin bedrooms offering flexibility for guests, a comfortable double bedroom, and two twin bedrooms ideal for families or additional guests complete the sleeping arrangements. Two additional bathrooms serve the remaining bedrooms, ensuring ample facilities for all occupants.

In addition to the main house, Bearnock Lodge offers two charming auxiliary accommodations. Waterfall Cottage, perched above the detached double garage, features an open-plan living room/dining room/kitchen with glass doors opening onto decking, a super king/twin bedroom, and a bathroom. A covered decked area provides a perfect spot for relaxation, offering stunning views of the waterfall, trees, and hillside. The Log Cabin, a cosy retreat, comprises a king-size bedroom, a twin bedroom, a shower room, and outside decking areas with seating.

Bearnock Lodge offers the discerning buyer an unparalleled opportunity to own a piece of Highland luxury. With its perfect balance of period features and modern amenities, this property truly represents the pinnacle of country living in one of Scotland's most idyllic settings.



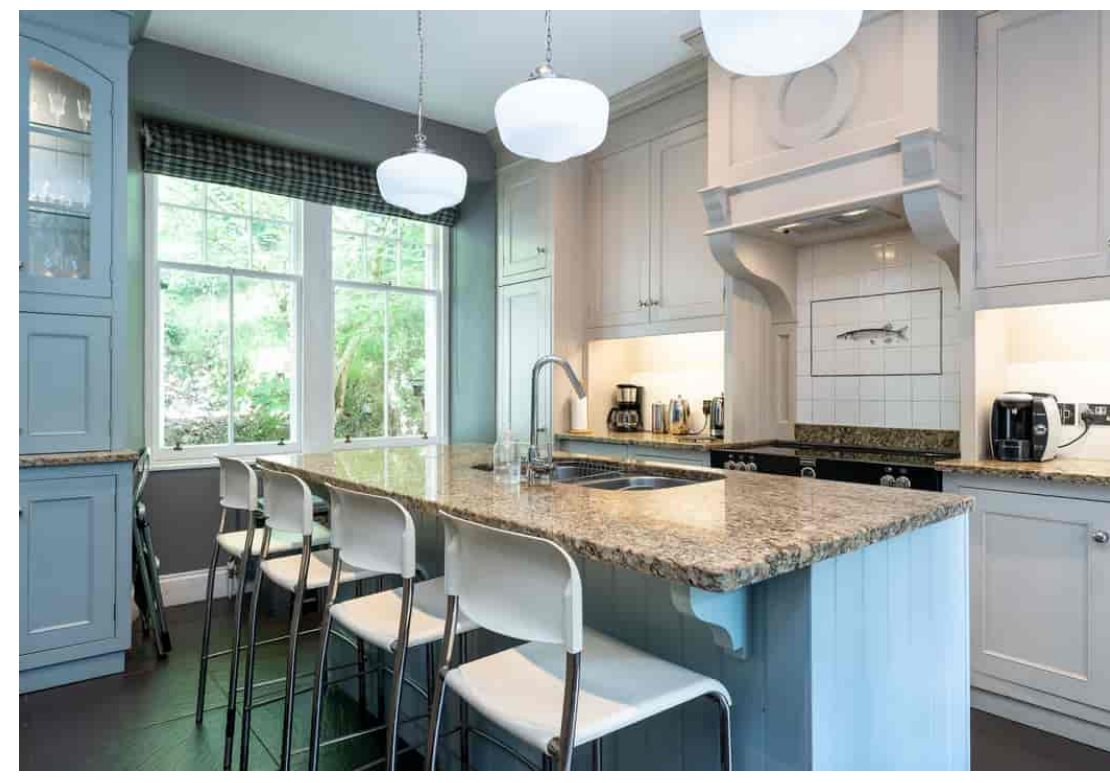
## External

Nestled within a picturesque landscape, Bearnock Lodge boasts a grand gated entrance that leads to an elegant sweeping driveway, guiding visitors through meticulously manicured gardens to the impressive façade. The residence is complemented by a triple garage, providing ample space for vehicles and storage. Additionally, the property features numerous outbuildings, offering versatile options for storage or potential conversion.

A substantial portion of the grounds is dedicated to private woodland, complete with a tranquil burn and a captivating waterfall, creating a truly serene atmosphere. The magnificent gardens, undoubtedly a crowning feature of Bearnock Lodge, encompass approximately 3.37 acres of lush greenery. To the south and west of the main residence, one finds exquisitely maintained formal gardens, including a former lawn-tennis court that speaks to the property's rich history.

The abundantly stocked grounds showcase a diverse array of native trees, lending a sense of maturity and natural beauty to the estate. A charming walled garden offers a secluded retreat, perfect for horticultural enthusiasts or those seeking a private outdoor sanctuary. The property's waterfall serves as a mesmerising focal point, providing a constant symphony of nature and enhancing the overall ambiance of this remarkable estate.









### Trading Information

Accounting information will be released after formal viewing has taken place.

### Tenure

Scottish equivalent of freehold.



Floor 0 Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
495.25 m<sup>2</sup>

Reduced headroom  
1.08 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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