



Inver Coille | Invermoriston | Inverness | Highland | IV63 7YE

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# Inver Coille, Invermoriston, Inverness, Highland, IV63 7YE

- Adjacent to Loch Ness
- 4 Bedroom Detached Bungalow
- Ecofriendly
- 4 Eco Glamping Units with planning permission for a further 6 Geodomes
- 20 pitch camping site
- High quality shower block
- Set in over 3 Acres of land.

## Summary

Inver Coille presents a unique blend of eco-friendly accommodation, stunning Highland landscapes, and substantial business prospects. Positioned just off the A82 and a stone's throw from Loch Ness, it is perfectly situated to cater to the countless visitors exploring the area's natural beauty. With an established business, further expansion potential, and a comfortable bungalow, this property represents an ideal opportunity for those seeking both lifestyle and business success in the Highlands.

## Situation

Inver Coille is conveniently situated 4 miles from Fort Augustus and 2 miles from Invermoriston just off the A82 which follows the shores of Loch Ness. It has its own bus stop at the entrance to the site with a convenient Citylink bus service. All amenities are available nearby as well as numerous pubs and restaurants to choose from. Inverness, the capital of the Highlands is just 27 miles away and is well served by a good bus and rail network as well as an airport which is the main gateway for travellers to the Highlands.

This beautiful and scenic area is world famous due to its link with Loch Ness and boasts an exceptional number of visitors every year. It is an ideal base in which to explore this famous body of water and the many attractions surrounding it. There is direct access from the site to the Great Glen Way which runs immediately behind it. This provides the site with a continuous stream of walkers and cyclists and access from the A82 for kayakers requiring a stop off point along the Great Glen







## The Business

Inver Coille is a successful family run Camping and Glamping business which has been run by the current owners for several years. The business consists of 4 eco-friendly glamping units, a dedicated camping area and a shower and toilet block. There is planning permission for the erection of a further 6 Geodomes.

It prides itself on providing an eco-friendly, getting back to nature, get away from it all break for all the family in accommodation and facilities which are of a high standard, and it opens between April and the end of October each year.

Custom is gathered through their website [www.inver-coille.co.uk](http://www.inver-coille.co.uk), a number of direct marketing sites and through passing trade. The A82 is close by and the Great Glen Way passes directly behind the site and with a steady stream of visitors along these routes, especially in the high season, 'drop in' customers are an important part of the business.

The business is run by the owners without the assistance of any staff.



## Property

The bungalow has 4 bedrooms, 2 reception rooms, 2 fitted kitchens, 1 bathroom, 1 shower room, 1 utility room and a large studio found just outside the rear of the bungalow which is connected to all services. The property benefits from mains electricity and a private water supply and drainage system and is surrounded by an extensive garden with a large vegetable growing area featuring raised beds and a greenhouse.

It has bio-mass central heating with a wood pellet boiler situated in the garage. This boiler is currently on the Ofgem non-domestic Renewable Heat Incentive Scheme which commenced in 2014 for 20 years; this will be passed on to the new owner. Additional heating is available through the 2 wood burners in each reception room with the larger wood burner having the capability to heat radiators and provide hot water.

The water supply to the bungalow and the camping/glamping area comes from a burn situated to the north of the site. The water passes through a UV filtration system and is tested on an annual basis by Highland Council's Environment Health Department.

One of the double garages is currently being used as a storage facility and the other is being used as a workshop. There is a one-bedroom apartment situated on top of the garages with a sitting room, kitchen and bathroom. There is potential to use this as additional holiday accommodation subject to necessary statutory permissions.



## External

Inver Coille is situated on a 3-acre site with a double entrance driveway directly off the A82. The main house is towards the front to the property and the camping and glamping site at the rear. The property is surrounded by woodland and has access to the Great Glen Way at the rear. The business consists of 4 eco-friendly glamping units which are in a semi-circular style with the camping area in either the middle or to the field at the side. There is plenty of outdoor seating, a communal fire pit area and individual fire pits for all the glamping accommodation.

There is a shower and toilet block adjacent to the reception area and onsite shop which sells a variety of essential items. There is planning permission for the erection of a further 6 Geodomes.

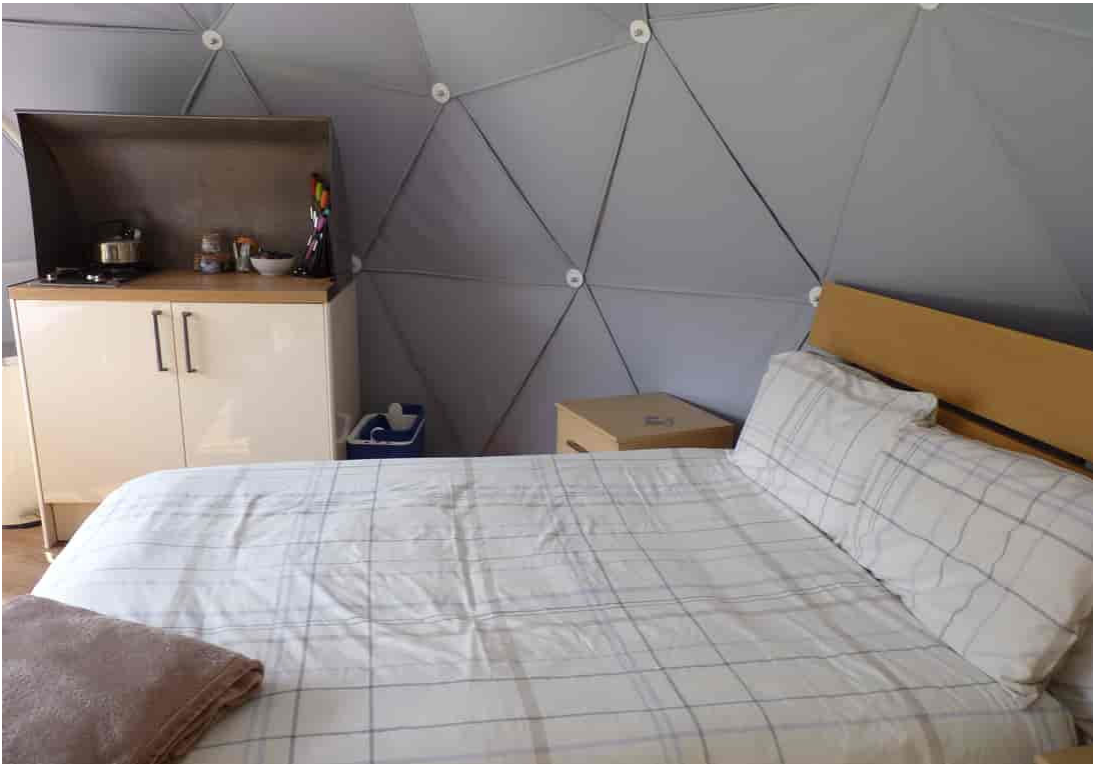
There is a car park with space for approx. 14 cars.

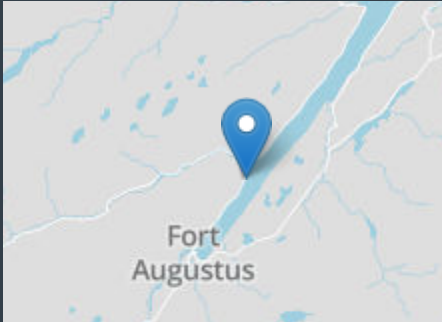












**Price**

Offers in the region of £695,000

**Tenure**

Scottish Equivalent of Freehold

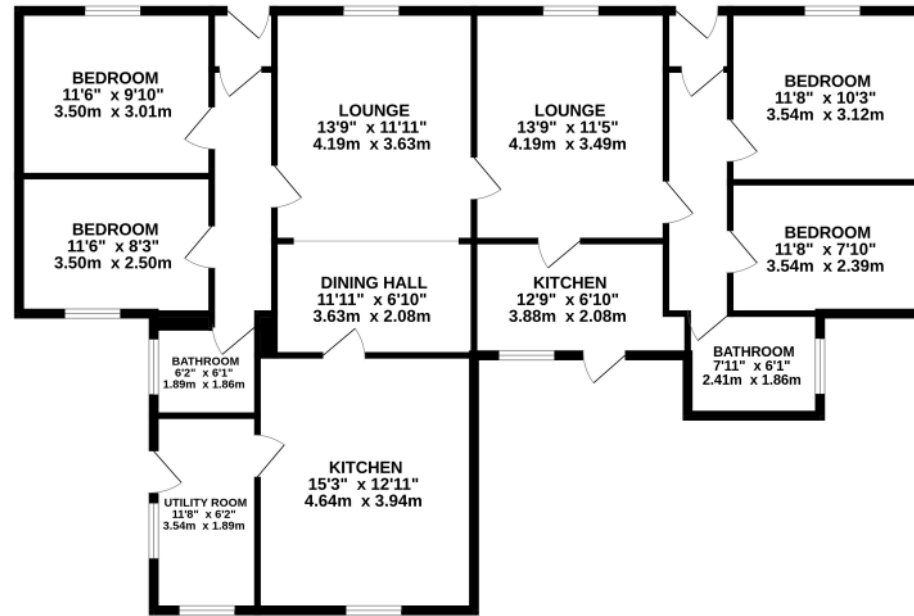
**Trading Figures**

The business is a lifestyle business that trades beneath the VAT threshold. Full trading figures will be made accessible after a formal viewing has taken place.

**Services**

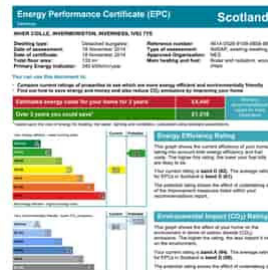
Mains electricity. Biomass boiler for main house. Electric for hot water and heating for shower block. Private water supply with UV filtration system. Drainage to septic tank.

**GROUND FLOOR**  
1390 sq.ft. (129.2 sq.m.) approx.



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TOTAL FLOOR AREA: 1390 sq.ft. (129.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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All appointments to view this or any of our other properties must be made through the vendors sole agents:

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