

*the*  
**STEADING COUNTRY INN**

*Glen Urquhart, Drumnadrochit, Inverness, IV63 6TN*





Mcewan Fraser Legal are delighted to be able to present to the market **The Steading Country Inn** which is a detached property currently trading as a fully serviced four bedroom B&B, all with en-suite facilities along with a self-catering apartment and licenced restaurant. The inn has off road parking with ample spaces for six or more cars. The property includes owners' accommodation, a private garden, a large workshed, a wood and coal store, private car parking area, the property is presented as a walk-in condition throughout.





The Inn is located in **the heart of the Highlands** situated less than 8 miles from one of the most famous attractions in the country, Loch Ness.

Presently the business is managed by owner-occupiers who have very successfully targeted a particular part of the market and have presented a particular quality of guest experience that has secured them **glowing customer reviews** over the years.

It is currently not taking any walk-in guests due to the high demand and return guests. The property is presented ready for its next owners as a turnkey operation with the potential to increase demand on an already successful business and could be further developed with an area which may be suitable for pods which are in great demand in the area, subject to consent.

**Tenure** - Freehold

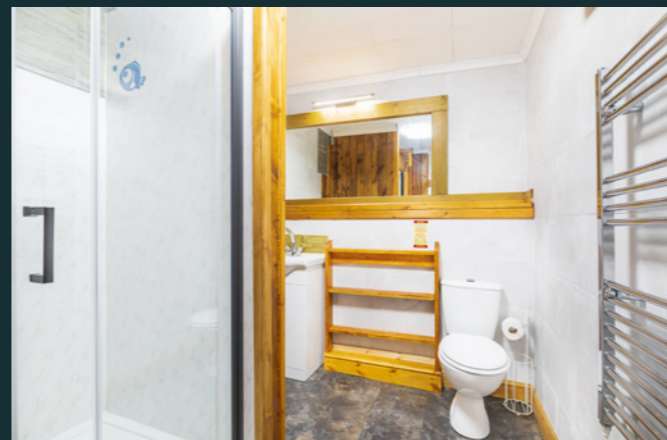
**Services** - Electric, telephone, broadband, and water mains serviced.

For more information on the business, please visit: <https://www.steading.biz>



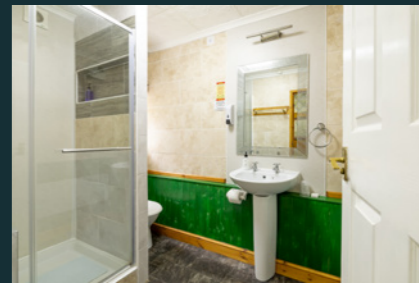
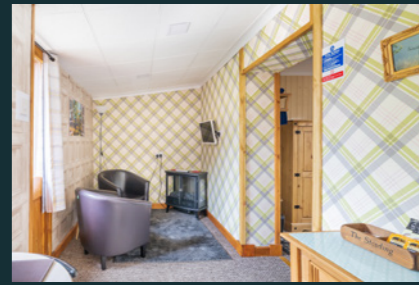
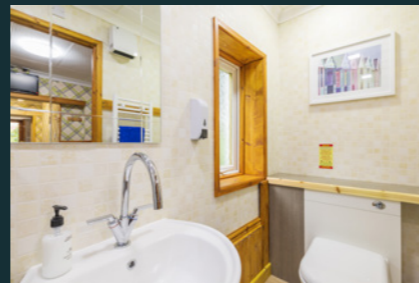
*the* **DINING ROOM & KITCHEN**





the **JACOBITE DOUBLE**

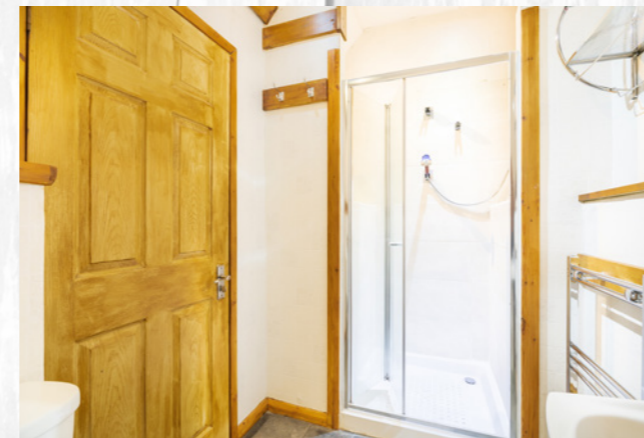




*the* **CLAYMORE TWIN**

*the* **TARGE DOUBLE**

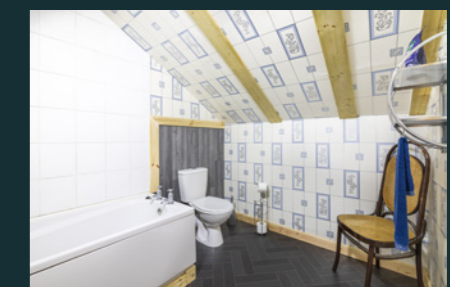
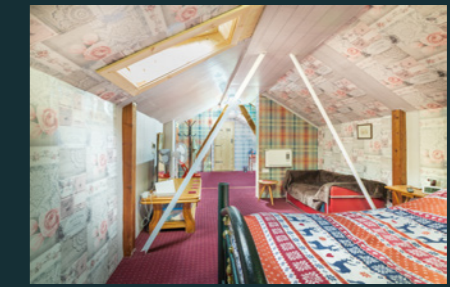




*the* **CHIEFTAIN DOUBLE**

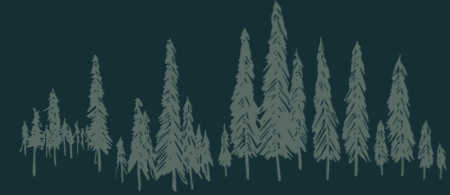
*the* **HIGHLANDER SELF-CATERING APARTMENT**





*the* **PRIVATE ACCOMMODATION**





# the STEADING COUNTRY INN

Approximate Dimensions  
(Taken from the widest point)

## Ground Floor

Dining Room	9.00m (29'6") x 6.50m (21'4")
Reception	3.40m (11'2") x 3.20m (10'6")
Kitchen	9.50m (31'2") x 2.80m (9'2")
Larder	1.80m (5'11") x 1.30m (4'3")
The Jacobite Bedroom	4.40m (14'5") x 2.90m (9'6")
The Jacobite Lounge	5.50m (18'1") x 2.90m (9'6")
The Jacobite En-Suite	2.60m (8'6") x 2.10m (6'11")
The Claymore Lounge	4.50m (14'9") x 1.90m (6'3")
The Claymore Bedroom	4.20m (13'9") x 3.10m (10'2")
The Claymore En-Suite	3.10m (10'2") x 1.20m (3'11")
The Targe Bedroom	5.50m (18'1") x 3.60m (11'10")
The Targe En-Suite	2.20m (7'3") x 1.50m (4'11")
The Chieftain Bedroom	5.70m (18'8") x 2.80m (9'2")
The Chieftain En-Suite	2.80m (9'2") x 1.70m (5'7")
The Chieftain Lounge	4.10m (13'5") x 2.90m (9'6")

Room 5 Lounge	5.60m (18'5") x 5.20m (17'1")
Room 5 Kitchen	3.65m (12') x 1.60m (5'3")
Room 5 Bedroom	5.60m (18'5") x 5.20m (17'1")
Room 5 En-Suite	2.60m (8'6") x 1.50m (4'11")
Pantry	3.60m (11'10") x 1.50m (4'11")
Laundry Room	3.60m (11'10") x 1.50m (4'11")
Ladies WC	3.60m (11'10") x 1.60m (5'3")
Gents WC	2.60m (8'6") x 2.00m (6'7")
Store	3.60m (11'10") x 1.50m (4'11")
Store	2.80m (9'2") x 1.70m (5'7")
Store	3.70m (12'2") x 1.10m (3'7")
Workshop	14.00m (45'11") x 3.70m (12'2")

## Private Accommodation

Private Lounge	6.10m (20') x 5.90m (19'4")
Private Bedroom	8.70m (28'6") x 2.00m (6'7")
Private En-Suite	3.40m (11'2") x 2.10m (6'11")
Conservatory	2.80m (9'2") x 2.30m (7'7")
Office	3.80m (12'6") x 2.40m (7'10")



## the FLOOR PLAN & DIMENSIONS



**The Steading Country Inn** is situated 6 miles from **Drumnadrochit**, home to the world-famous Nessy Exhibition Centre, with a Post Office, doctors surgery, chemist, supermarket, local shops and good bus links. The village has an infant, primary and secondary school with daily transport.

The inn is located on the A831 to Cannich passing through Urqhurhart Glen Forrest, passing the spectacular Loch Miekle and the little church of St Ninians, tracing its history back to St Columba, part of the Episcopal Church.

*the* **LOCATION**





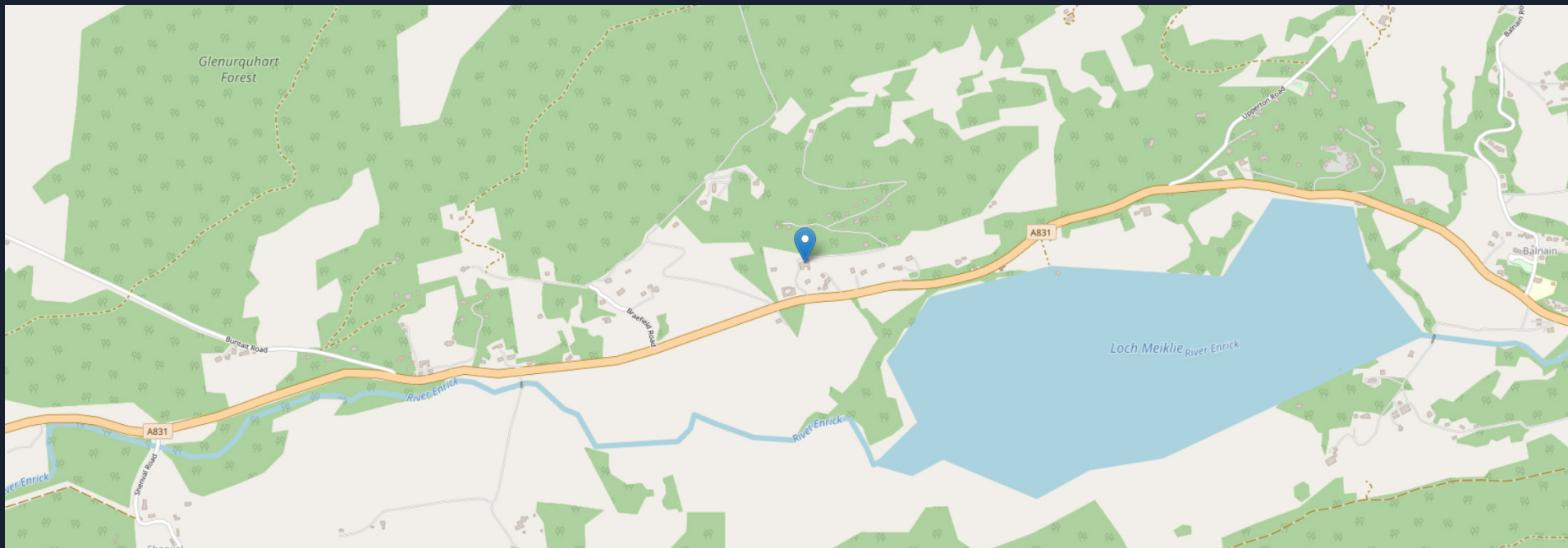
The inn allows for easy access to the major population centres in this area; Fort William, Skye, Fort Augustes, The North Coast 500 and the islands.

**An idyllic rural Highland lifestyle**, a hidden gem. The surrounding area has a reputation as a fantastic holiday destination, which can be enjoyed at any time of year. The property is close to the ancient Caledonian forest reserve of Glen Affric, Strathglass, Mullardoch, and the Corrimony Cairn as well as the Corrimony Bird Reserve. The area is a haven for wildlife and fauna with a wide range of habitats ranging from Moorlands, and Acinant Glens to Munros, Corbits and Donalds, there is **a diverse range of activities available** including water sports on Loch Ness, hill walking, Munro bagging, fishing, mountain biking and skiing at Nevis Range in Fort William.

The property is 26 miles commuting distance to Inverness, Scotlands north east coast where the River Ness meets the Moray Firth, the capital of the Highlands. It provides **all the attractions and facilities one would expect** to find in a thriving city environment, from dining out, shopping, sightseeing, museums, sports centre and ice rink, theatre and cinemas. Including a range of retail parks along with excellent cultural, educational, entertainment facilities and a brand new university. The city is well connected by road, rail and air to other UK and overseas destinations.







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