



# Glenloy Lodge Guest House

BANAVIE, FORT WILLIAM, HIGHLAND, PH33 7PD



## The Location

Nestled in the shadow of Ben Nevis, Fort William proudly stands as the “Outdoor Capital of the UK,” exuding warmth and boasting a welcoming community. This vibrant town offers an exceptional quality of life, combining the breathtaking beauty of its surroundings with a range of amenities to meet every need.

Explore a diverse array of shops, supermarkets, and restaurants, each contributing to Fort William’s lively atmosphere. The town is a well-equipped haven with essential services, featuring a railway and bus station, a cinema, museum, and various professional services.

Fort William is seamlessly connected with excellent public transport links, allowing residents to explore the region effortlessly. The town thrives throughout the year as a hub of activity, hosting international events and providing a myriad of recreational opportunities. From the iconic Highland Games to sailing, hill walking, and rock climbing, Fort William invites residents and visitors to embrace a lifestyle enriched by outdoor pursuits.

For mountain biking enthusiasts, Lochaber stands as a world-class destination, offering thrilling trails and stunning vistas. The Aonach Mor Ski Centre beckons those seeking winter adventures, completing the town’s diverse appeal. Fort William masterfully balances the tranquility of nature with modern conveniences, creating an idyllic place





## The Property

Step into the enchanting realm of Glenloy Lodge, an exquisite former hunting lodge graced with the charm of the early 20th century. Meticulously refurbished over the years, this hidden gem has been under the careful stewardship of the current owners since 2007, ensuring a harmonious blend of historical allure and contemporary comfort.

Glenloy Lodge unfolds with grace, offering 8 comfortably appointed ensuite letting bedrooms and unparalleled owners' accommodation. Each room is a haven of tranquillity, inviting guests to unwind and immerse themselves in the stunning surroundings. The property is perfectly poised for those with a passion for hospitality, whether it's running a successful bed and breakfast or managing a country house hotel in a setting that captivates the heart.









Beyond its architectural splendour, Glenloy Lodge is a beacon of business potential. The current owners, with a thoughtful strategy, have maintained a consistently profitable enterprise, operating just below the VAT threshold due to their seasonal preferences. This deliberate choice opens up exciting opportunities for the next proprietor to explore and expand, breathing new life into this already thriving venture.

Nature enthusiasts will find Glenloy Lodge an absolute haven, with the lodge playing host to daily visits from pine martens, red squirrels, and a diverse array of bird species.

The current owners, until recently, curated exceptional wildlife-watching holidays and tours.

The past wildlife tours, spanned 4 to 7 days and were meticulously designed, featuring fully catered experiences and daily escorted trips with expert guides.

A golden opportunity awaits the next owners if they wished to reignite the wildlife aspect, and comprehensive support could be provided by separate negotiation, including tour information, a dedicated website, a well-maintained guest database, and top-notch optical equipment.

















## The Bedrooms





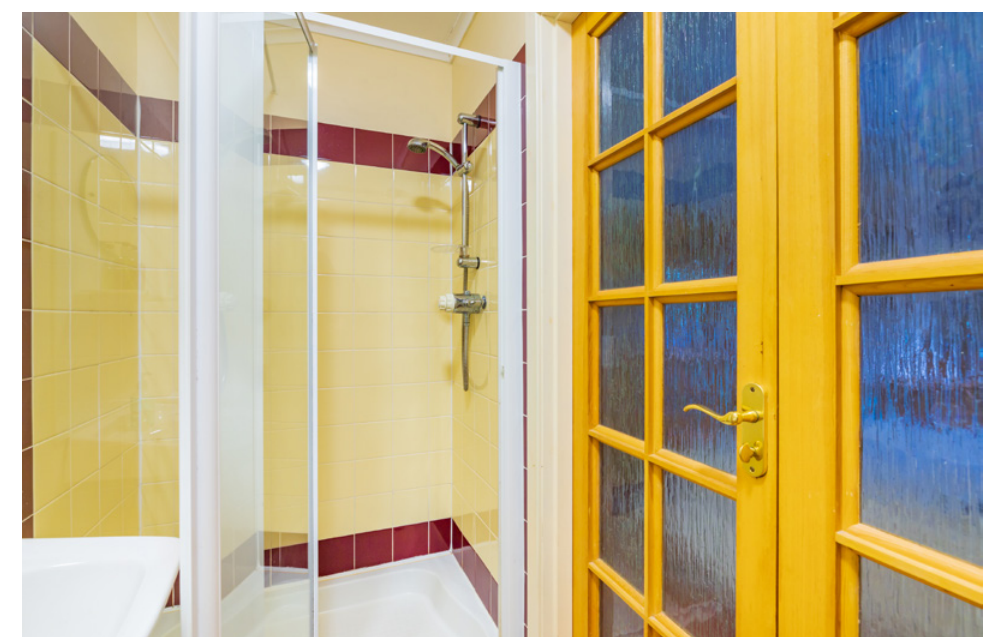




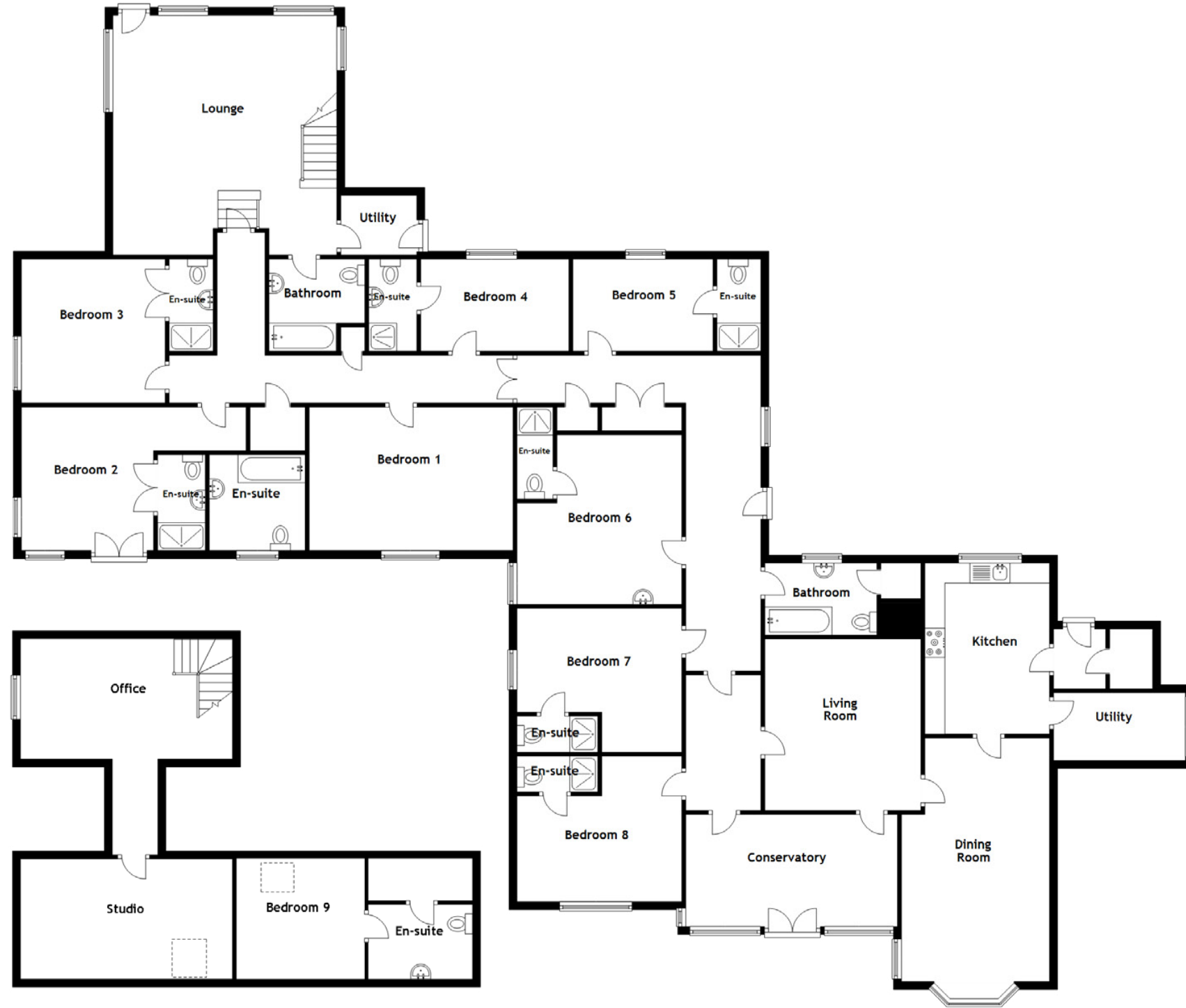
## Bathrooms & En-Suites











# Floor Plan

Approximate Dimensions  
(Taken from the widest point)

Lounge	5.60m (18'4") x 5.34m (17'6")
Living Room	4.30m (14'1") x 3.90m (12'10")
Dining Room	6.10m (20') x 3.70m (12'2")
Conservatory	5.30m (17'5") x 2.80m (9'2")
Kitchen	3.80m (12'6") x 3.40m (11'2")
Bedroom 1	5.10m (16'9") x 3.60m (11'10")
Bedroom 2	3.60m (11'10") x 2.00m (6'7")
Bedroom 3	3.60m (11'10") x 3.60m (11'10")
Bedroom 4	3.70m (12'2") x 2.30m (7'7")
Bedroom 5	3.50m (11'6") x 2.30m (7'7")
Bedroom 6	4.30m (14'1") x 4.12m (13'6")
Bedroom 7	4.12m (13'6") x 3.20m (10'6")
Bedroom 8	4.12m (13'6") x 3.20m (10'6")
Bedroom 9	3.20m (10'6") x 3.00m (9'10")
Bathroom	2.40m (7'10") x 2.30m (7'7")
Bathroom	2.80m (9'2") x 1.80m (5'11")
Office	5.30m (17'5") x 3.00m (9'10")
Studio	5.30m (17'5") x 3.00m (9'10")



OFFICE



STUDIO









GLENLOY LODGE GUEST HOUSE - BANAVIE, FORT WILLIAM



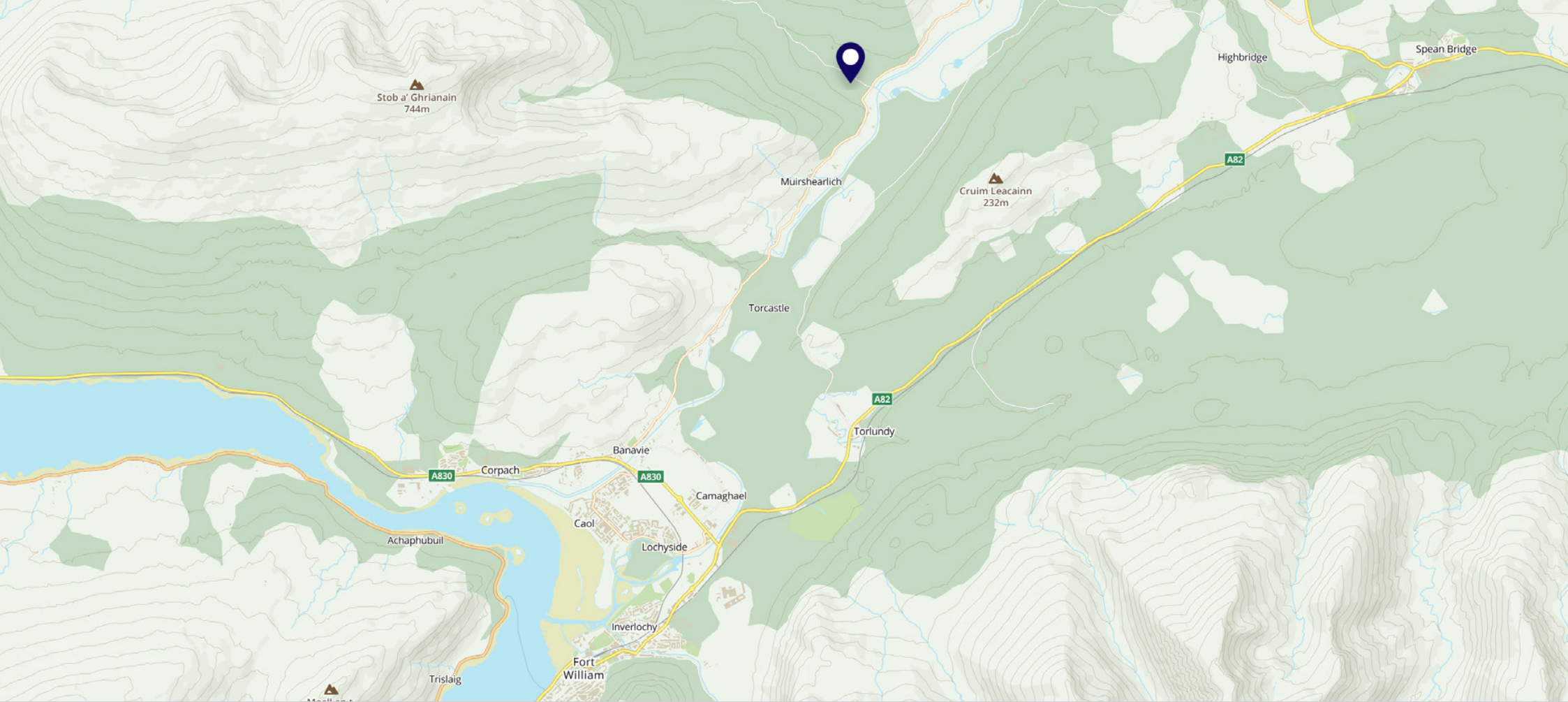
The canvas is set for the next chapter of Glenloy Lodge's storied legacy. Seize the opportunity to own this piece of natural paradise, where history meets hospitality, and every sunrise brings new possibilities.

For detailed inquiries, to schedule a private viewing, or to discuss the endless potential of Glenloy Lodge Guesthouse, contact us today.

Your dream business opportunity awaits amidst the scenic wonders.







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