



ARISAIG HOUSE

ARISAIG, INVERNESS-SHIRE PH39 4NR



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SUBSTANTIAL COUNTRY HOUSE OF STATURE AND SIGNIFICANCE WITH A WONDERFUL COASTAL LOCATION AMONGST SPECTACULAR HIGHLAND SCENERY.

Arisaig House: Reception Hall, 4 Reception Rooms, Kitchen, 14 Bedroom Suites, Billiard Room, additional Bedrooms and Domestic Quarters. Up to 4 Letting Flats Courtyard Outbuildings with Clock Tower and Laundry

The Estate Houses

- Gardener's Cottage: 2 Bedroom Cottage.
- Fagus Lodge: 3 Bedroom House.
- Achnahamat: 4 Bedroom Bungalow.
- Orchard House: 5 Bedroom House overlooking the Walled Garden
- Chef's Cottage

Magnificent gardens with productive Walled Garden, mature mixed woodlands, lawns, extensive terraces, numerous walks and pathways. All weather tennis court.

Access to the sea with private jetty.

About 18.2 Acres

Joint Selling Agents

Rettie & Co
11 Wemyss Place
Edinburgh
EH3 6DH
Tel: 0131 220 4160
www.rettie.co.uk
Email: chris.hall@rettie.co.uk

Savills
163 West George Street
Glasgow
G2 2JJ
Tel: 0141 222 5875
www.savills.co.uk
c.ewer@savills.com







Historical Note

Arisaig and Morar are a historic part of Scotland. It was at nearby Glenfinnan, the Head of Loch Shiel, that Prince Charles Edward Stewart, Grandson of James II, pretender to the throne, first set foot on the British mainland on the 'Prince's Beach' in front of Arisaig House. He is reputed to have hidden in the cave nearby, after his defeat by the British at Culloden, before escaping to Skye and then to France.

The remoteness and wild nature of the surrounding countryside was deemed to be ideal for Special Operations Executive training. Arisaig House was requisitioned by the British Army in 1941 to form the base of the Special Operations Executive (SOE) following Winston Churchill's concept of forming an elite corps trained for the express purpose of undertaking covert operations on the ground in occupied Europe. There are bullet casements and markings in a fireplace on the lower ground floor – a relic of the room being used for short distance target shooting by the SOE.

Situation

Arisaig House has one of the finest West Coast locations. It was the principal house of Arisaig Estate, which encompassed the majority of the locality. Arisaig House is situated some 26 miles west of Fort William, close to the village of Arisaig itself and some 8 miles before the fishing port of Mallaig. Arisaig and Mallaig are home to both commercial and leisure boats. The village of Arisaig has a population of circa 300 with a Post Office, General Store, Hotel, Marina and Restaurants.

Arisaig Railway Station is the most westerly on the British mainland and the Fort William train can be joined 1 mile away at Beasdale (the private railway station built for Arisaig House) at 18.37 allowing you to board the Caledonian Sleeper in Fort William to arrive in London Euston 07.45. The nearby A830 is known as the Road to the Isles. A small passenger ferry sails from Arisaig to the Small Isles of Eigg, Muck and Rum. The main Caledonian MacBrayne Ferries operate from Mallaig and go to Uist, Skye and the Small Isles.

In addition to the shops and services of Arisaig and Mallaig, there are further services in Fort William that serve a large rural hinterland. The countryside offers extensive outdoor recreational opportunities from hill walking and mountain biking to red deer stalking and

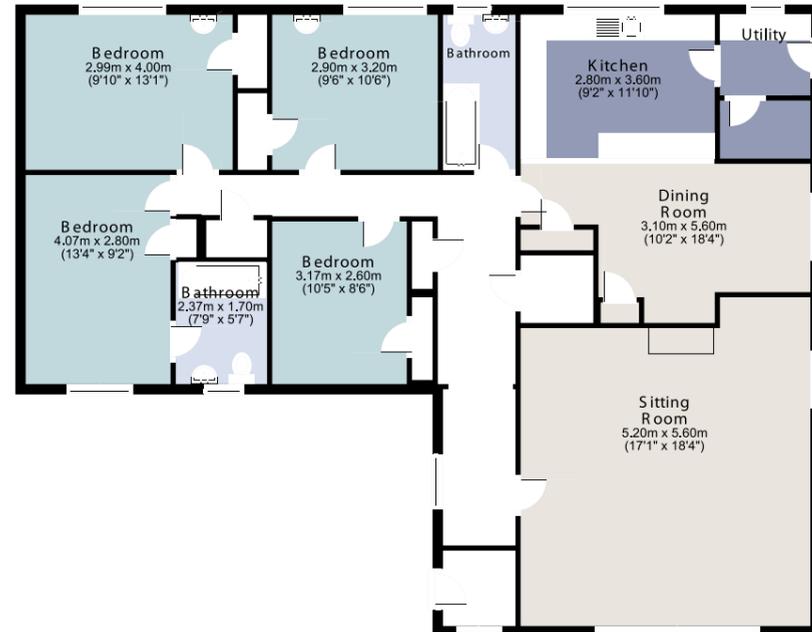


Achnahanat

Cottage

Total area: approx. 140.0 sq. metres (1507.1 sq. feet)

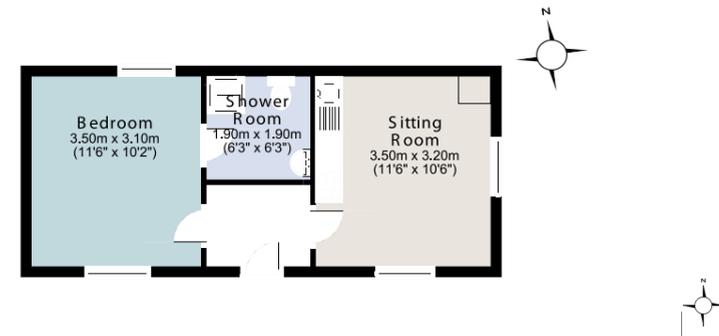
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Chefs Hut

Total area: approx. 29.4 sq. metres (316.5 sq. feet)

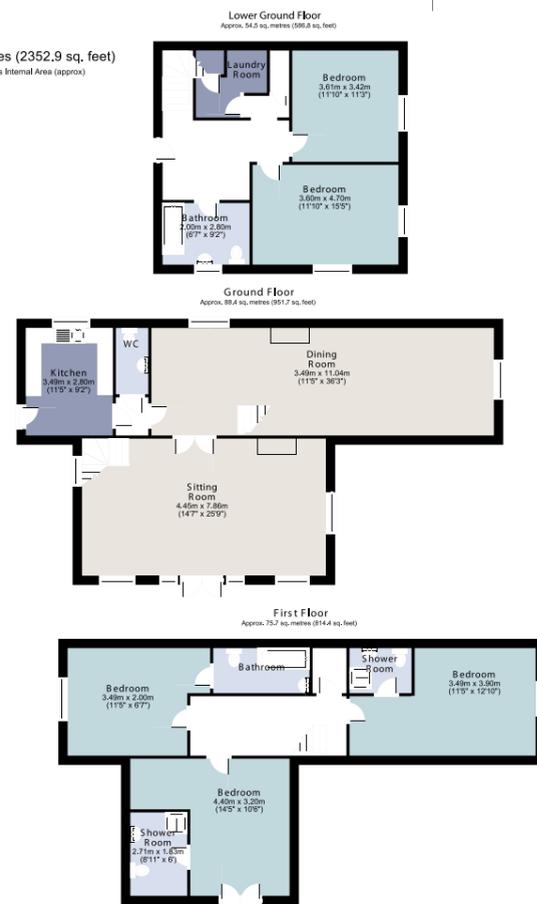
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Orchard Lodge

Total area: approx. 218.6 sq. metres (2352.9 sq. feet)

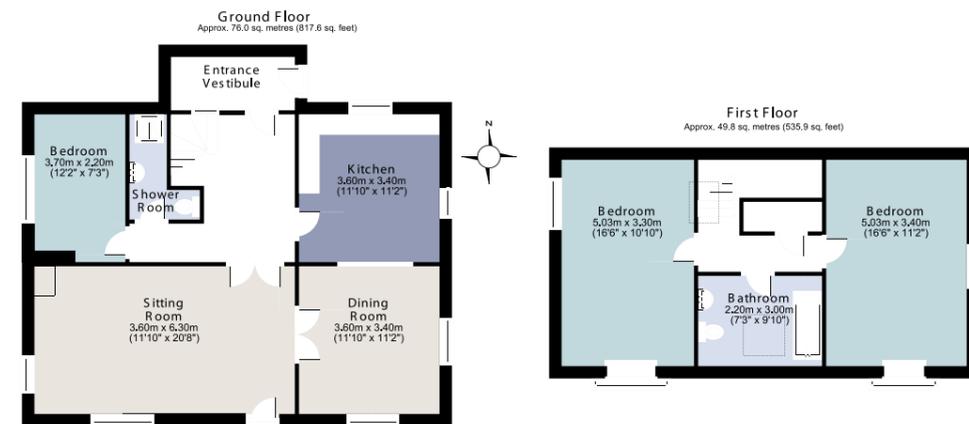
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Fagus Lodge

Total area: approx. 125.7 sq. metres (1353.5 sq. feet)

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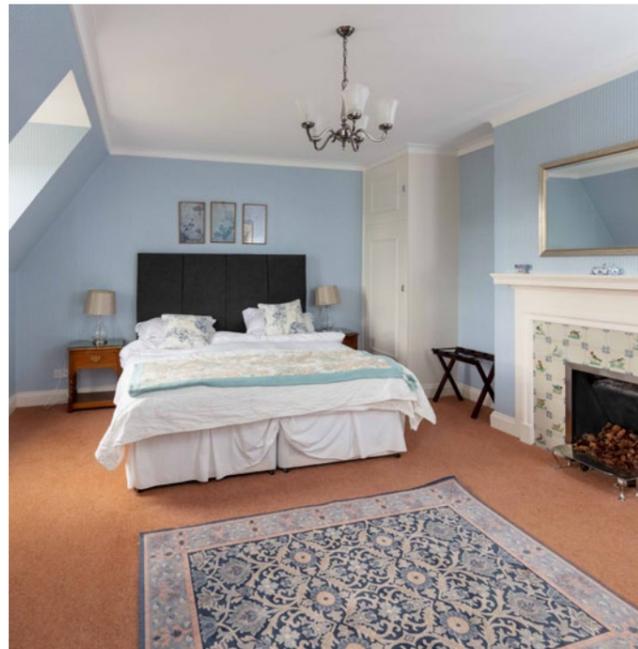
salmon fishing alongside rough sport and waterbound activities such as yachting, kayaking, paddle boarding and windsurfing. There is a 9 Hole Golf Course at Traigh as well as river and sea fishing.

Arisaig House

The original Arisaig House was built in 1864 to a design by the famous English architect, Philip Webb, to include Orchard House and the garden walls. The house was largely burnt down in the mid-1930s and rebuilt in 1939 by the architect IBM Hamilton. A number of the rainwater goods still feature the 1864 date moulded into them and many of the Art Deco features within the house are also reminiscent of that period. The house is Listed Category B as being of architectural and historic interest and the gardens and policies are also designated within the Inventory of Gardens and Designed Landscapes by Historic Environment Scotland (HES).

In terms of its artistic interest HES designates them as outstanding and describe them as 'A fine example of 19th Century traditionalist Estate buildings and gardens exploiting the landscape's scenic quality. It is of outstanding value as a work of art'. It is also designated of high historical interest 'stemming from the importance of its original owner and the design of Philip Webb, although little of the Webb House remains'. Prince Charlie's cave highlights the site's historical significance, together with Borrodale House as places on the shores of Loch Nan Uamh where Prince Charles landed in July 1745 to raise support.

Arisaig House is considered to be of high architectural interest by HES. The Orchard House is one of the few surviving examples of early domestic architecture by Webb and the Gardens and Estate buildings are an unusual survival of his work. HES's commentary continues – *Philip Webb was commissioned to prepare designs for Arisaig Estate. These included a Country House, one of his earliest Country House designs. Webb drew a view from the proposed house to illustrate his proposals, the views being the major design consideration. All the main rooms look south towards Loch Nan Uamh and the Ardnish Peninsula. Webb's design was picturesque with prominent, sturdy chimneys, a skyline punctured by gables and fine detailing. It was set into the hillside to shelter it from the Atlantic gales with side wings enclosing the entrance court. Building work started in 1863 to a cost of £12,000 including the Gardener's Bothy (now*



Orchard House), Farm Cottages and Farm Buildings. In 1935 Arisaig House burnt down, only the southeast kitchen wing surviving to any extent. The house was rebuilt to the designs of IBM Hamilton and supervised by Orphoot, Whiting and Lindsay in 1936 – 1937. Although it incorporated much of the original fabric, the design was altered and the interiors were entirely replaced. Webb’s complex of outbuildings and gardens survived little altered.

In 2007, Marcus Binney, the architectural writer and historian, included Arisaig House in his book entitled ‘500 of the Best Buildings in Britain and Ireland’. He described it as follows: Arisaig House stands in a glorious position with grand terraced gardens which descend right down to the seashore. Sweeping lawns and banks of shrubs match the grandeur of the rugged setting.

Arisaig House is of reassuringly solid stature and remains largely unaltered from its original reconstruction. There are a number of interesting architectural features characteristic of the 1930s – many have a distinct Art Nouveau and Art Deco style to them. The principal reception rooms face south and include a fine dining room decorated as it would have been in Phillip Webb’s day. He was a good friend of William Morris and the dining room has William Morris’s famous ‘strawberry thief’ wallpaper. The drawing room has an Italian vaulted ceiling and sweeping curved plasterwork. The large entrance hall sub-divides with sliding oak doors to create a cosy morning room or larger entertaining and reception area. A broad carved oak staircase of distinction is a notable feature - the oak carvings include a woodcock, pheasant, grouse and rabbit. The remaining ground floor accommodation includes a lounge bar/sitting room and library. These are all south facing overlooking the substantial terrace and gardens below. In addition, there is a commercial kitchen along with various stores and WCs.

Arisaig House has 12 bedrooms suites, two of which are family suites each with two bedrooms sharing a bathroom. There are four self-contained flats – the two bedroom housekeeper’s accommodation on the ground floor; the Clocktower flat at first floor level; the Courtyard Cottage at ground and first floor levels. There is a further flat within the lower ground floor along with wine cellars and additional stores.

The second floor accommodation also includes the original billiard room with its full size billiard table.

The Estate Houses

Arisaig House also features within the gardens and grounds four high quality detached houses. Each is self-contained and fully equipped and in recent times have been used as owner’s accommodation, holiday lets and for staff.

Orchard House

This house was restored in 1981 and extended in 1989 and overlooks the original Victorian Walled Garden that remains productive. Orchard House now provides high quality holiday accommodation and features a large sitting room with wood burning stove and which opens onto a substantial terrace through French doors and a spectacular vista to the walled garden and sea. It also has a kitchen, dining room, three en suite bedrooms and two further bedrooms that share a shower room and separate bathroom. The large terrace overlooks the Walled Garden and the sea. The original portion of Orchard House remains the principal surviving part of the original Arisaig House.

Achnahanat

Achnahanat is a modern bungalow, situated towards the north end of the policies. It is a comfortable four bedroom bungalow with sitting room, dining kitchen, utility room and two bathrooms (one en suite). Achnahanat is occupied on a Private Residential Tenancy at a rent of £550 per month (Note: the tenants work on the property on a part-time self-employed basis). The property has electric heating and a wood burning stove in the living room.

Fagus Lodge

Fagus Lodge dates from 1999 and is privately situated to the west of Arisaig House.

The accommodation is arranged over two floors, comprising entrance hall, sitting room with open fireplace, a balcony, dining room, kitchen, three bedrooms, bathroom and shower room. There is also a double garage and storeroom at lower ground floor level.

Gardener’s Cottage

This is located just to the rear of the courtyard behind the main house. The accommodation comprises sitting room, kitchen, two bedrooms and bathroom.



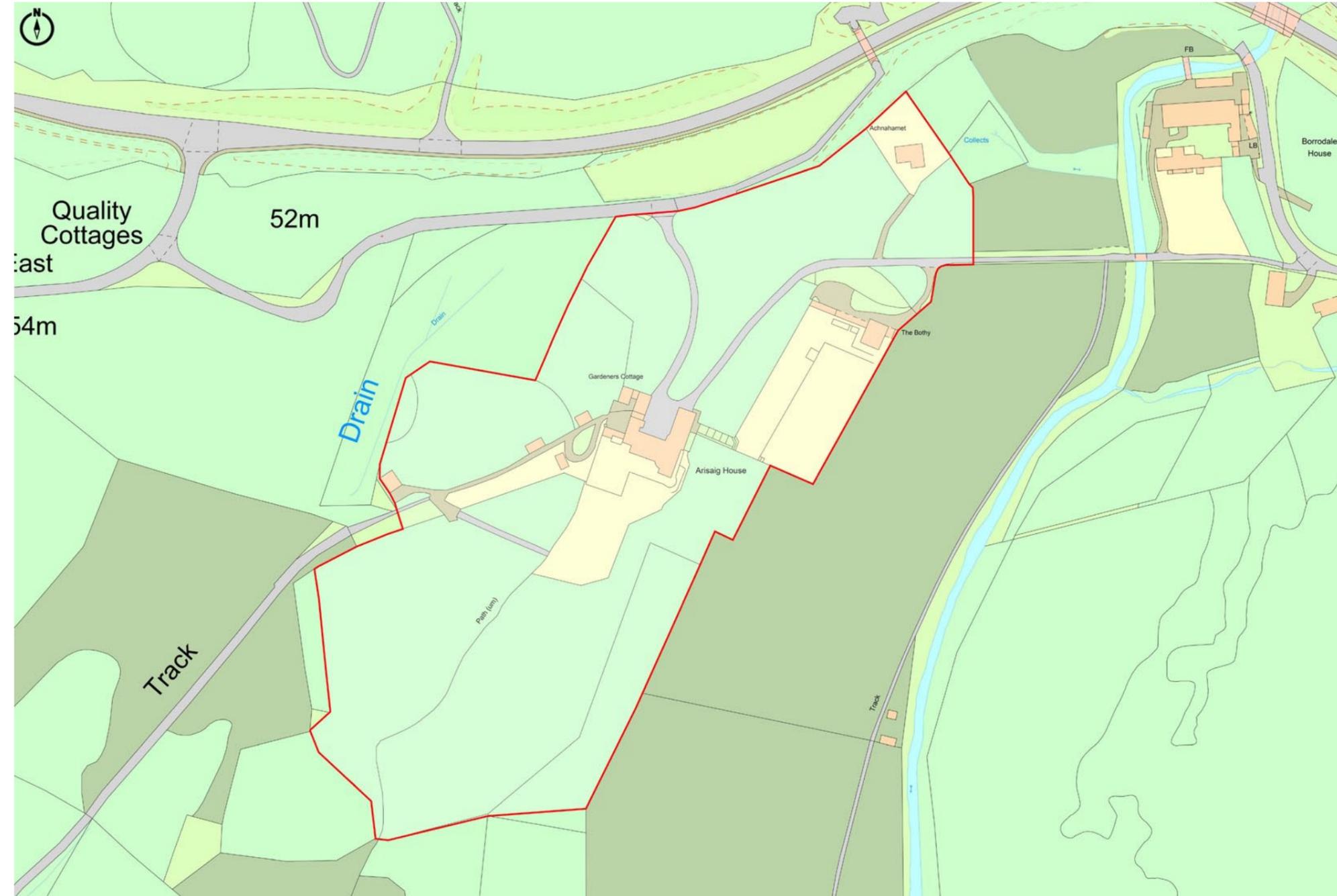
Fagus Lodge



Chefs Cottage



Fagus Lodge



Chef's Cottage

Converted from an outbuilding and comprising open plan kitchen/living room with solid fuel stove and double bedroom with en suite shower room.

Hotel and Letting Business

Arisaig House was run as a seasonal 'lifestyle' country house hotel until early 2019. It is now being used as a private house but has enormous potential as an 'exclusive use' venue. Over the past two years Orchard House, Fagus Lodge, Gardener's Cottage, Chef's Cottage and the Housekeeper's Flat have all been upgraded and are being profitably run as holiday lets predominantly through Airbnb.

Outbuildings

There are useful outbuildings situated to the rear of the house and accessed via the archway adjacent to the Clock Tower. These comprise a three car garage and sundry stores.

Gardens and Policies

The gardens and policies of Arisaig House are a feature of note as expected from their Listing in the Inventory of Gardens and Designed Landscapes by Historic Environment Scotland. The access drive is bordered by some majestic specimen conifers dating back to the 1860s. These include specimens of Noble Fir, Wellingtonia, Monterey Cypress, Cedar and many varieties of Rhododendrons. The drive continues to the forecourt by the principal house entrance with the archway leading through to the Service Quarters to the rear and west. The driveway branches downhill to Achnanat, Orchard House and the Walled Garden. The Walled Garden lies to the east, below the house, with the principal garden lying to the house's south front. A substantial paved terrace incorporates an Edwardian style rose garden with numerous flower beds and beyond the terrace there are formal lawns including a Croquet Lawn which extend south with shrub borders and island beds. There are further significant specimens of rhododendrons with the perimeter featuring further specimen trees. From the eastern house front, steps lead down through a rock garden set into the hillside, again with a vast array of interesting specimen plants and shrubs. The Walled Garden is set on two levels and remains in productive use to this day. It features a flower garden, fruit orchard, vegetable and herb beds and productive greenhouse and polytunnel. A long flower border runs

adjacent to the upper wall and provides a healthy supply of flowers for the houses. Within the Walled Garden there are apples, pears, quince, plums, yellow plums, blackcurrants, gooseberries, redcurrants, blueberries and cherries as well as two fig trees and herb and vegetable gardens. The all-weather Tennis Court forms part of the Walled Garden and the garden is overlooked by both the main house and Orchard House with the latter enjoying uninterrupted views towards Loch Nan Uamh.

General Remarks And Information

Viewing

Viewing is strictly by appointment with the joint selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160 and Savills, 163 West George Street, Glasgow G2 2JJ Tel: 0141 248 7342.

Directions

From Fort William follow the A830 in a westerly direction signposted to Mallaig. Continue on this road for about 26 miles and after passing Beasdale Railway Station on the left-hand side, the road leading to the Arisaig House driveway is about 1 mile further on the left-hand side. Note: Satellite navigation does not take you to Arisaig House; follow the brown signs.

Fixtures and Fittings

Please note that the majority of the contents of Arisaig House and the secondary dwellings are available for purchase at an additional price to be agreed. All fitted carpets, curtains and light fittings in the main house and secondary dwellings are included in the sale. Sundry items of garden machinery and equipment are also available by separate negotiation. Note: The commercial kitchen equipment is excluded from the sale.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Arisaig House Mains electricity (3-phase). Private water supply and drainage. Oil fired central heating system – separate boilers for main house and housekeeper's flat. Gas to commercial kitchen from on-site Calor gas tank.

Holiday Cottages and Apartments: Mains electricity. Private water and drainage.

Achnahanat: Total control and immersion heaters.

Fagus Lodge: Total control and immersion heaters.

Orchard House: Oil fired central heating supplemented with electric night storage and immersion heaters.

Local Authority

Highland Council, Glenurquhart Road, Inverness IV3 5NX. Tel: 01463 702 000.
Website: www.highland.gov.uk

Burdens

Self-Catering Units: Rateable Value £13,750

Note: The self-catering units may be able to benefit from 100% Small Business Relief as the rateable value is below £15,000.

Council Tax

Arisaig House Band H

EPC Ratings

Arisaig House : F

Gardeners Cottage: D

Achnahanat: D

Chefs Hut: E

Fagus Lodge: E

Courtyard Cottage: D

Clock Tower: F





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