

# Skye Lodge

Region: Highlands Sleeps: 14 - 16

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## Overview

If you are looking for a large holiday house in the Outdoor Capital of Scotland, then this beautiful lodge with clear views of Ben Nevis is ideal. Great lodge, great location.

A hugely popular private mansion, commonly referred to by the Scottish as a 'Fishing Lodge', this spacious, holiday home can very comfortably accommodate three or four families. Built in 1870 for landed gentry wishing to fish the River Lochy, over the century this old family home has welcomed guests from all walks of life, including royalty. Edward & Mrs Simpson enjoyed some respite on this private estate far from the public eye in 1935.

Several years ago this large holiday home undertook a fairly major renovation and restoration programme, the photos of which are on display for guests in a leather bound album on the hall table. It's a tribute to the current family the amount of work put into these improvements, though with a property of this size and calibre, maintenance is an ongoing project. This Victorian Grand Dame was thus transformed into a bright, modern holiday home meeting the needs of the 21st Century traveller without losing the charm of its historic roots.

The property remains to all intents and purposes a fishing lodge, insofar as groups continue to take a beat on the River Lochy in pursuit of salmon and trout. However, its location has become just as attractive to other groups looking to enjoy a general holiday on the West Coast for walking and other activities.

Overall this property is a charming, spacious, nicely furnished holiday home. Smart where it counts, less so where it doesn't. It has a comfortable, relaxed feel and would be perfect for three generational families or groups of friends looking for a bit of 'space' to unwind and enjoy each others company both indoors and out.

## Facilities

Great Value • **Recommended** • Wi-Fi/Internet • Pets Welcome • Ideal for Xmas/NY • DVD • Working Fireplace • Heating • AGA • Cot(s) • High Chair(s) • Rural Location • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites



# Interior & Grounds

## LAYOUT

### Ground Floor

- Sitting Room with open fire and TV
- Drawing Room with open fire
- Morning Room with open fire
- Dining Room with open fire
- Study with open fire and TV, desk and Wi-Fi hub
- Dogs room with sink
- Large conservatory porch with drying cupboards
- Butlers pantry equipped with sink, dishwasher, fridge for drinks, wine racks and cupboards for china
- Kitchen equipped with four-oven electric Aga and two warming ovens, large fridge and dishwasher
- Large walk-in larder
- Scullery and wash room with tumble drier, washing machine and deep freeze
- WC

### First Floor

- Seven bedrooms, three with ensuite bathrooms as follows:
- Bedroom One with twin beds
- Bedroom Two with double bed and ensuite bathroom
- Bedroom Three with twin beds and basin
- Bedroom Four with double bed and ensuite bathroom
- Bedroom Five with Jacobean four poster double bed and ensuite bathroom
- Bedroom Six with twin beds
- Bedroom Seven with twin beds
- Two further bathrooms

## DESCRIPTION

### Bedrooms

- 4 Twin Bedroom/s With Shared Bathroom
- 1 Four Poster Double Bedroom/s Ensuite
- 2 Double Room/s With Ensuite Bathroom

The bedrooms are all located on the first floor, accessed via two staircases, front and back. The majority of bedrooms run off one long, wide corridor with the 4 master bedrooms running the front of the house - all facing lovely views of the river Lochy and hills beyond. All bedrooms are spacious, but the master bedroom with the four poster bed is particularly comfortable along with a decent sized ensuite bathroom. Two of the twin bedrooms at the back of the house share a small bathroom. These bedrooms are closest to the back staircase and kitchen below.

Accommodation is provided for a group of 14 adults (+ 2 children) in 7



bedrooms with 5 bathrooms, as follows:

*First floor (sleeps 14)*

Bed 1, Twin room

Bed 2, King size double with en-suite bathroom, with bath with shower over, w.c and wash hand basin

Bed 3, Twin room, bathroom, with bath with shower attachment, w.c and wash hand basin

Bed 4, King size double with en-suite bathroom, with bath with shower over, w.c and wash hand basin

Bed 5, Four poster double bed with en-suite bathroom, with bath, shower cabinet, w.c, bidet and wash hand basin

Bed 6, Twin room; bathroom, with bath only, w.c and wash hand basin

Bed 7, Twin room

*Temporary Beds (sleeps 2 children)*

There are 2 folding beds available for the + 2 children. If you think you're going to need them please request the extra beds as they're kept in storage and will need to be brought out in advance, set up and made. These are fold out beds and only suitable for children aged 12 and under. Adults are not permitted to sleep on them. We ask you respect this request as it does matter that they are used appropriately.

**Living Space**

*The Porch*

The first impression you have walking into the main porch (which tends to be the main point of access into the house) is how well-proportioned the rooms feel. Even the porch was clearly designed with outdoor pursuits in mind. Rows of hooks for coats and hats. Plenty of space underneath for boots and walking shoes. A very large basket for storing logs, sensibly housed inside to keep dry. And chairs to ease weary legs, whilst unlacing hiking gear.

*Primary sitting room & TV room*

A big plus for this property are the number of reception rooms it has. You've three main ones to choose from, all large with comfortable sofas and armchairs. The primary reception room is more of a classic drawing room with three large sofas, an open fire, prints of hunting scenes and bay window overlooking the hills. Additionally there's a TV room with two deep sofas and an armchair. This room tends to be a popular hang-out with the children in the early evenings when the grown-up's retire to the drawing room for pre-dinner drinks.

*Secondary sitting room*

The secondary sitting room is very pleasant with two good sofas, an open fire, a round card table, library of books and bay windows overlooking the hills. This is accessed via the side entrance (porch) which tends to be the main

route into the house most people choose.

### *Entrances*

There are several entrances into the property, the principle ones you're likely to use as a group would be the one via the porch leading into the secondary sitting room. The 'front door' leading in from the main terrace and the back door beside the kitchen. Wet dogs tend to come in via the back door and straight into the boiler room, kitchen & pantry. The backdoor leads into a small corridor, with the kitchen, scullery & larder on the right and a small study (with TV) on the left.

### *Dining room*

The traditional dining room on the front-facing corner of the lodge is furnished traditionally in deep red with Scottish scenes adorning the walls and large antique furniture and mahogany dining table befitting a property of this style. The bay windows provide the room with plenty of light during the day as well as access to the vast slate terrace through the French windows. It's a reasonable distance from the main kitchen (common in properties of this era) so plenty of crockery & glassware is stored in a galley kitchen (formerly the Butler's Pantry) in the hall opposite the drawing room.

### *Kitchen(s) & Pantry(s)*

The kitchen is well equipped and furnished very much in keeping with the rest of the property. A beautiful old pine table seating 8 sits in the centre of the room on worn yet warm cork tile floor. The double oven electric aga (2 hobs, 2 ovens, 2 warming ovens) keeps the room beautifully warm across all seasons.

Storage will not be an issue with a large walk in larder with stone floor and slate shelves; a lovely relic of pre-refrigeration. Additionally there's a large laundry room with double Belfast sink, fridge, upright freezer plus another large chest freezer. A washing machine, ironing board and cleaning equipment is kept in this room.

There's a second kitchen along the hall, almost immediately opposite the drawing room. This small kitchen is equipped with a sink, fridge and dishwasher and tends to be the spot most guests store and prepare drinks & cocktails.

### *Other rooms*

There's also a downstairs lavatory. Additionally, there is a boiler room, with large sink, which makes an ideal drying room.

### **Facilities**

- Fridge
- Freezer
- Dishwasher

- Washing machine
- Tumble dryer
- Central heating
- Cot
- High chair
- Wifi
- Microwave
- Garden furniture
- DVD player
- TV

#### **Features**

- Aga
- Fire/woodburner
- Four poster bed

#### **Grounds**

The Terrace/Gardens

The slate terrace has withstood the test of time and suffers a little from neglect (albeit romantically). The less nimble or partially sighted would need to be particularly careful of its uneven surface. Guests can access the terrace through the French doors leading off the dining room and drawing room as well as the front door.

It's enclosed by a low stone wall high enough to keep small to medium dogs contained (as long as they're not partial to jumping). A wooden bench, table and chairs provide seating for a few (not all guests) on sunny days. It's a very picturesque spot and quiet. There's no garden as such although plenty of grassy areas surrounding the house in the form of open land and paddocks to stretch the legs or for games of hide and seek.

## Location & Local Information

Sky Lodge is a beautiful Victorian self-catering lodge set within five acres of private land in Torlundy, Fort William, amidst the stunning Inverness-shire countryside on the western coast of Scotland. The house has currently undergone an extensive refurbishment programme, which now offers a luxurious experience in a tranquil setting.

You might see the occasional tall ship pass on the canal that runs parallel to the river, which always creates a bit of excitement. For those interested in marine history, 'Neptune's Staircase' at Banavie near Fort William is worth visiting. On sunny days you can walk up the canal (young and old alike) tracing its steps up to the top lock followed by a drink or snack in the nearby café.

### The River Lochy

You can walk to the river from the front terrace, down some steps and through a mixture of wild bracken, fern and overgrown vegetation. Dogs are asked to be kept on a lead or at least under control in case you come across livestock. The river is fast flowing and quite dangerous in areas, so absolutely not suitable for swimming. It's a lovely walk though right along the shoreline which in some places has formed rocky beaches. You'll pass one or two small wooden huts (bothys) along the way and are asked to be mindful of the fishermen who may be down on the banks, hoping to catch some salmon or trout. If you'd like to try a spot of fly fishing yourself let us know and we'll put you in touch with the relevant people. You can walk a decent circuit from the house, along the river bank, up through the paddock onto the open moorland running either side of the single lane track back to the house.

### Getting There

Located 6 miles from Fort William, it's an easy drive to and from town. Your nearest supermarket and other major shops would also be Fort William which is likely to cater for most of your needs.

### Local Activities

With spectacular beaches and sheltered coastlines, forests and mountains, lochs and glens, the Inverness-shire landscape is a great place to get out and enjoy yourself, be it walking, skiing, playing golf or simply appreciating the view.

### Salmon Fishing

The salmon fishing season on the Lochy starts on 1st April and finishes on 15th October.

### Walking

Ben Nevis, the highest mountain in Britain, sits majestically at the head of Loch Linnhe with its presence dominating the landscape.



### *Highland Games*

With activities ranging from Highland dancing, athletics, piping competitions and marching, the Highland Games are a great day out.

### *Trout Fishing & Riding*

For trout fishing in ponds at the foot of Ben Nevis, or riding and hacking along beautiful tracks that lead down to the River Lochy or up on to the mountain with superb views over Loch Linnhe.

### *kiing, biking, boarding*

For more exotic activity on Ben Nevis – gondolas, bike riding, skiing and snow sports are available

### *Ben Nevis Distillery*

Ben Nevis Distillery was established in 1825 and is one of the oldest licensed distilleries in Scotland. The distillery is situated at the foot of Ben Nevis.

### *Ben Nevis Observatory*

Opened in October 1883, the Ben Nevis Observatory provided invaluable meteorological data for 20 years on a continuous hourly basis.

### *Golfing*

Set directly below Ben Nevis, Fort William Golf Club has an 18-hole course.

### *Boating*

For exhilarating boat trips around the western coast.

## Local Amenities

Nearest Airport	<b>Glasgow Airport (166 km)</b>
Nearest Train Station	<b>Banavie (7.6 km)</b>
Nearest Train Station	<b>Corpach (9.2 km)</b>
Nearest Train Station	<b>Fort William (9.0 km)</b>
Nearest Restaurant	<b>(10 km)</b>

Nearest Bar/Pub

**(10 km)**

Nearest Shop

**(10 km)**

## What Oliver loves...

- Wonderful location on the banks of the River Lochy making it the ideal getaway for fishing
- You are spoilt for choice with a wide range of fabulous local activities to enjoy including salmon fishing, Highland games, golfing, or a visit to the Ben Nevis distillery
- The aga and log burning fire make every night in cosy and comfortable

## What you should know...

- During high season the house has a 7 night minimum stay and a Sunday changeover

# Terms & Conditions

- Security deposit: £500 charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 6:00 PM check in
- Departure time: 9:00 AM check out
- Changeover day: Sunday in High Season
- End of stay cleaning included?: 7 nights minimum in high season and 3 nights minimum in low season
- Linen & towels included?: Yes
- Energy costs included?: Yes
- Heating costs included?: Yes
- Smoking Allowed?: No Smoking
- Pets welcome?: 2 dogs are allowed on request only and with prior agreement with the owner. If accepted, a pet supplement of £15 pppw will apply (paid to OT prior to travel).

## Group Types

Stag and Hen bookings may not book this property, unless discussed in advance for approval. Neither the Owner nor the Agent will accept any liability should a booking be confirmed as a consequence of non-disclosure of the above which may later result in a booking cancellation by the Owner. For more information on this matter please speak to a member of our staff.

## Private Water Supply

There is a private water supply at this property, which is checked and approved on an annual basis by the local authority.

## Dogs

If you're bringing your pet on holiday, you are asked very politely in the Visitor Information Manual to keep your dogs on leads when walking down to the river or around the house in the fields and open moorland. There are often livestock grazing nearby who can be harmed if chased by excited four-legged holiday-makers. Of course if your pooch is perfectly trained to heel the lead might just be needed for decoration!