



Guisachan Cottage

Tomich, Cannich, Beauly, IV4 7LY

bellingram.co.uk

 **Bell
Ingram**

Introduction

A charming four-bedroom traditional country home set within approximately one acre of beautifully landscaped gardens with river frontage and ownership of the riverbank. Situated in a picturesque rural setting.

Guisachan Cottage is a charming traditional country home, partly B-listed, set within approximately one acre of beautifully maintained gardens. Retaining a wealth of original features, the property combines character and practicality, offering spacious family accommodation in a picturesque setting. The grounds provide a wonderful backdrop to the house, with mature trees, cottage garden planting and an abundance of wildlife, while the river creates a particularly attractive feature of the property. The property is mainly double glazed with single glazing to the original building and has oil fired central heating.



A pathway leads through the garden to double hardwood doors which open into an entrance porch, from where a glazed hardwood door leads into the dining room. This attractive room features exposed timber beams, dual-aspect windows enjoying views over the gardens and a wood-burning stove set on a slate hearth with decorative tiled surround and timber mantel. There is ample space for a large dining table.

The farmhouse-style kitchen and snug create an open-plan family living space, perfectly suited to modern country living. While subtly divided by the kitchen units and an open serving area, the rooms flow naturally together. The kitchen is fitted with a range of pine floor units complemented by wooden worktops which incorporate a Belfast sink. Granite work surfaces surround the oil-fired Alpha Twin Burner stove. The Alpha stove provides cooking facilities, domestic hot water and contributes to the central heating system. There is ample space for a substantial family dining table making this a true farmhouse kitchen where family and friends can gather comfortably. The adjoining snug enjoys views over the gardens and provides an ideal sitting area. French doors lead to a side porch provides access to a cloakroom fitted with WC and wash hand basin. Also accessed from here is a useful utility room with tiled flooring, additional floor and wall mounted storage units, plumbing for a washing machine, space for a tumble dryer and additional appliance space. A door leads directly to the side garden.

Returning to the dining room, a door leads to a useful office or study with fitted bookshelves and a window overlooking the front garden. This room could also be utilised as a ground-floor bedroom.

The impressive lounge is undoubtedly one of the property's standout features. This substantial room has a vaulted ceiling with exposed timber beams, stone flooring with underfloor heating, triple-aspect windows and a French doors opening directly onto the rear garden. A striking stone fireplace with stone hearth houses a wood-burning stove, creating an attractive focal point and adding to the room's character.



A staircase rises from the dining room to the first-floor landing. Bedroom one is a spacious double room with dual-aspect windows to the side and rear enjoying attractive views across the gardens towards the river. The room has built-in wardrobes and additional fitted storage cupboards, while a Velux window allows additional natural light. The en-suite bathroom is fitted with a WC, wash hand basin and bath with tiled surround and shower attachment.

Bedroom two is a well-proportioned double room with dual-aspect windows to the front and rear. The room retains an original cast-iron fireplace with timber mantel, adding considerable character.

Bedroom three is a well-proportioned double room with dual-aspect windows to the front and side. Retaining an original cast-iron fireplace with timber mantel, the room also benefits from excellent storage including a fitted double wardrobe and a shelved airing cupboard.

Bedroom four is a single bedroom with a window to the front elevation and a built-in double wardrobe.

Completing the accommodation is the family shower room, fitted with a WC, wash hand basin and fully tiled shower cubicle with electric shower.

Externally, the property sits within approximately one acre of beautifully maintained gardens which wrap around the house. The grounds are principally laid to lawn and are enhanced by mature ornamental trees, established cottage garden planting and colourful borders. A charming burn forms part of the garden boundary before flowing into the nearby river. The gardens are securely fenced, making them particularly suitable for those with dogs.

A particular highlight is the property's river frontage and ownership of the riverbank. The house enjoys an elevated position above the river and has never flooded. The gardens provide a haven for wildlife, with regular sightings of red squirrels, pine martens, otters and a wide variety of birdlife including woodpeckers. The picturesque bridge beyond the river forms an attractive backdrop to the setting.

The property enjoys excellent levels of sunshine throughout the seasons and benefits from a highly private position, with only one neighbouring property located some distance away. Situated on a quiet no-through road serving only a handful of properties, the location offers peace and seclusion whilst remaining accessible.







Location

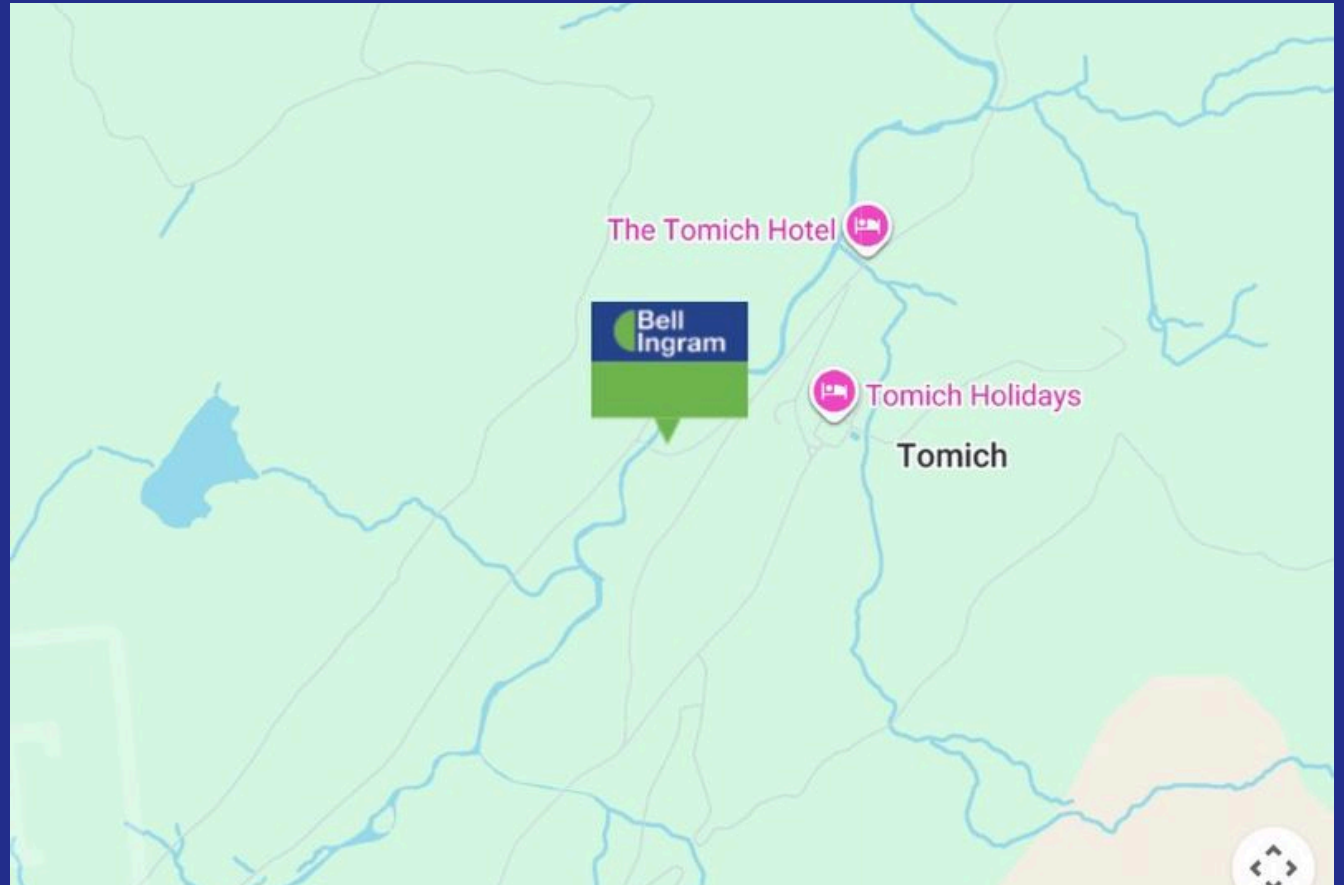
Guisachan Cottage is situated in a tranquil setting on the outskirts of the conservation village of Tomich in Inverness-shire.

Tomich is a pretty village with an array of traditional stone-built properties, close to Glen Affric. Tomich has a strong association with the origins of the Golden Retriever breed and hosts a regular gathering in the ruins of Guisachan House. The area is known for its walking, fishing, and wildlife with walks to Plodda Falls on the doorstep.

Tomich has a cafe and a country house hotel whilst nearby Cannich has a shop, post office and primary schooling, with secondary schooling available in Drumnadrochit.

A regular bus service to Inverness and Beaulieu stops approximately 100 metres from the property at the nearby turning circle.

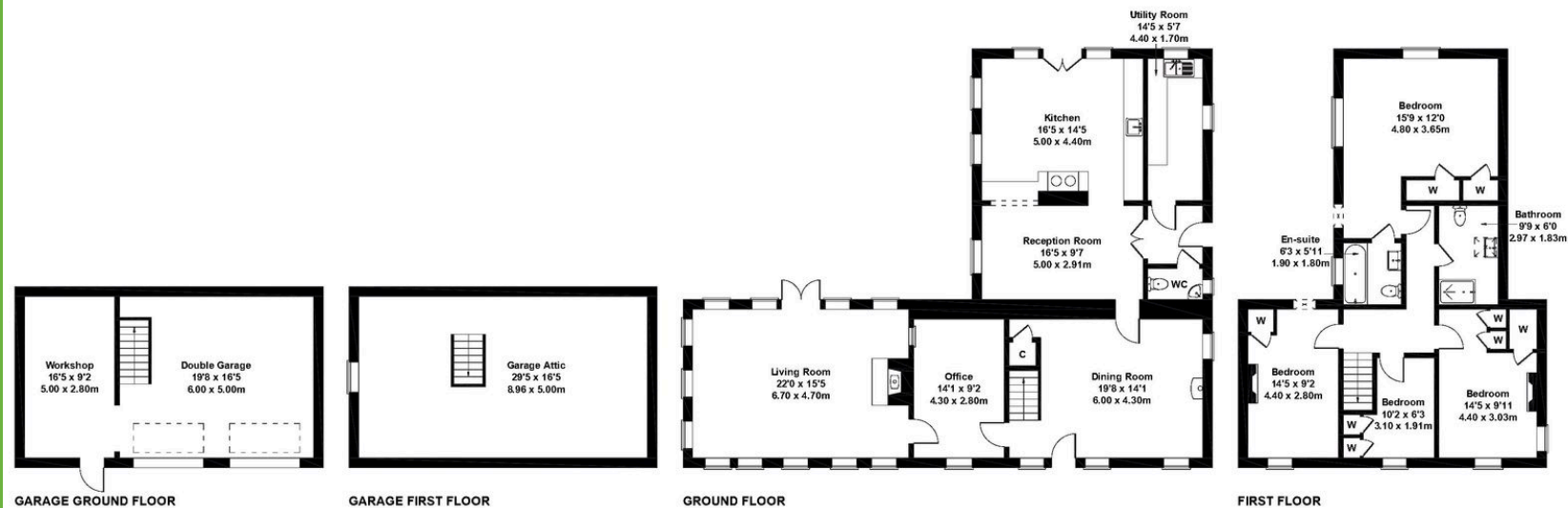
Inverness, approximately 31 miles away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.



Plans

184 square meters

Guisachan Cottage



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Details

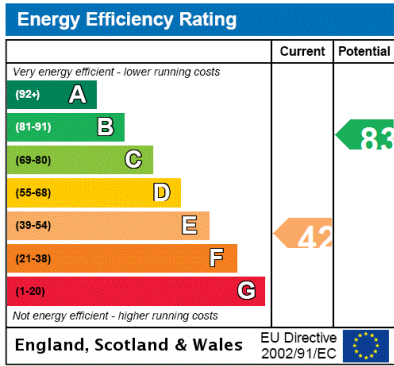
Local Authority
Highlands and Islands Council

Council Tax
Band = E

Tenure
Freehold

EPC
EPC Rating = E

Guisachan Cottage



Services & Additional Information

Mains water and electricity
Drainage to septic tank

Directions
From Drumnadrochit follow the A831 for 12.5 miles until you reach the village of Cannich, continue through Cannich bearing left at the bridge and follow this road until you see a sign for Tomich. The road bears left and then goes over a bridge. Turn right after the bridge and continue until you reach Tomich. Pass through the village and take the right-hand fork at the junction for Plodda Falls. Guisachan Cottage is on the right-hand side opposite the stables.

What3Words///path.awestruck.plunge

Tomich, Cannich, Beauly, IV4 7LY

Offers Over £550,000



Joanne Stennett

Highland

01463 717799

highland@bellingram.co.uk



View Digital Brochure



Property Search

Viewing strictly by appointment

Published: June 2026

Property Ref: INE220068

powered by
FluxPro



Free Market Appraisal



Tax Calculator

Important Notice: Bell Ingram, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bell Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.