

# TIGH AN EACH AND LAGGAN GLAMPING

BALGOWAN, NEWTONMORE, HIGHLAND



## TIGH AN EACH AND LAGGAN GLAMPING, BALGOWAN, NEWTONMORE, HIGHLAND

An impressive family home with additional holiday pod glamping pods, caravan pitches and excellent equestrian facilities.

Newtonmore 6.5 miles ■ Aviemore 22 miles  
Inverness 53 miles ■ Perth 66 miles

**Acreage 3.76 acres (1.52 hectares)**

**Offers Over £850,000**

- 4 bedroom modern principal house with generous reception spaces
- 4 luxury glamping pods with an additional BBQ hut
- 5 generous Caravan and Motorhome Club certified caravan pitches
- Superb equestrian facilities including 6 stables, tack room, wash bay, paddocks and an arena
- Additional building plot with full permission for a spacious 4 bedroom house.
- Fantastic location within easy reach of Inverness, Perth and Fort William

**Galbraith**

Perth  
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 **OnTheMarket**





### SITUATION

Tigh an Each and Laggan Glamping lies in a superb location in the hamlet of Balgowan, approximately 6.5 miles to the south of the village of Newtonmore. Newtonmore provides a good range of day-to-day facilities including shops, pubs and restaurants, a primary school and a golf club. The city of Inverness can be reached in just over an hours drive and provides an excellent range of facilities, as does the Fair City of Perth which is an hour and twenty minutes to the south.

Tigh an Each and Laggan Glamping is particularly well placed to reach a wide range of pursuits that the Highlands of Scotland are renowned for. The property is situated within the Cairngorms National Park and there is a wide variety of walking and cycling routes locally. The popular Highland Wildlife park is only 25 minutes drive to the north and the Laggan Wolftrax mountain biking centre is 4 miles to the west. The town of Aviemore, widely regarded as the centre of winter sports and outdoor pursuits in Scotland is only 35 minutes drive away. Furthermore, Fort William and the west coast can be reached in an hours drive.

### DESCRIPTION

#### Tigh an Each

Tigh an Each is the principal residential house at the property, it provides a spacious and flexible family home with generous reception spaces and superb south-facing views across the surrounding countryside.

The accommodation comprises:

Ground Floor: Kitchen/dining room, Sitting Room, Hall, Entrance Vestibule, Utility and Bathroom, Double Bedroom, Family Bathroom



First Floor: Landing, Master Bedroom with Ensuite and Walk in Wardrobe, Double Bedroom with Ensuite and Walk in Wardrobe, Double Bedroom.

The current owners have previously run a successful B&B business from the property.

#### Laggan Glamping Pods

There are four impressive glamping pods that are spacious and extremely well presented. Each pod has a bedroom space sleeping 5 and a kitchen/living area as well as a bathroom, with a private deck and parking.

The pods benefit from access to a super BBQ hut which can seat up to 20 people, as well as a play area for children.

#### Caravan Pitches

There are 5 generous Caravan and Motorhome Club certified caravan pitches to the front of the main house, each with a large gravel parking area and divided by well-maintained areas of lawn. These pitches are very popular and have excellent infrastructure.

#### Equestrian Facilities

Tigh an Each benefits from superb equestrian facilities with a purpose built stable block with 6 stables, a tack room and a wash bay. The stables have a hard standing yard with direct access to grass paddocks to the front and hardstanding winter turnout paddocks to the rear. There is also a 60 x 30 m arena with an all weather sand and fibre surface.

#### Building Plot

Tigh an Each benefits from a generous building plot with permission for a spacious 4 bedroom house to the east of the principle house. Full details can be found on the Highland Council planning portal reference 20/05138/FULL.

### GARDEN AND GROUNDS

Tigh an Each and Laggan Glamping sits within a 3.76 acre plot with a grazing paddock/dog walking area to the south of the property and well maintained gardens and grounds throughout. The paddock to the south is still classified as crofting ground making it eligible for support in the future. It should be noted that there may be scope for further development of the land, such as additional glamping pods and caravan pitches, subject to obtaining the necessary consents.

### THE BUSINESS

The B&B business is well established and has been running for 15 years with the glamping pods added in 2018. The pods and B&B enjoy year round occupancy and may repeat visits. The location of the property is seen as a particular benefit and the central location allows swift access to many attractions in the area.

Additional information on the business can be made to seriously interested parties following an initial viewing and on the signing of a non-disclosure agreement.

### SOLAR PV

The house benefits from the installation of a 3.6KW solar PV panel array on the southern elevation, which partially offsets energy consumption, while solar thermal panels provide additional hot water. There is an optional dual fuel system with an air source heat pump complementing the conventional oil boiler, allowing the Proprietor to manage fuel costs as efficiently as possible.

### OFFERS

Our clients are seeking offer in excess of £850,000 for their heritable interest in the property including the business and goodwill.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private	Mains	Private	Freehold	Oil	Band F	C	FTTC	YES

### FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

### ACCESS

Tigh an Each is accessed directly from the public road.

### DIRECTIONS

Take the A9 north from Perth and exit at the Dalwhinnie junction. Follow the road for around 10 miles until you come to a T junction. Turn right signposted for Newtonmore and travel around 2 miles. Just after the Laggan hotel on the right you will pass a sign for Balgowan. Keep going and near the end of that straight you will see our sign beside the road, turn left just after it and follow the road up the hill. You will see the second sign at the entrance to the car park.

### POST CODE

PH20 1BS

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///react.intruded.noting

### SOLICITORS

Hastings Legal, 28 The Square, Kelso, TD5 7HH. T: 01573 225999



### LOCAL AUTHORITY

Highland Council, Glenurquhart Road, Inverness, Highland, IV3 5NX. T: 01349 886606

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

### VIEWINGS

Strictly by appointment with the Selling Agents.

### ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

### AMC PLC FINANCE

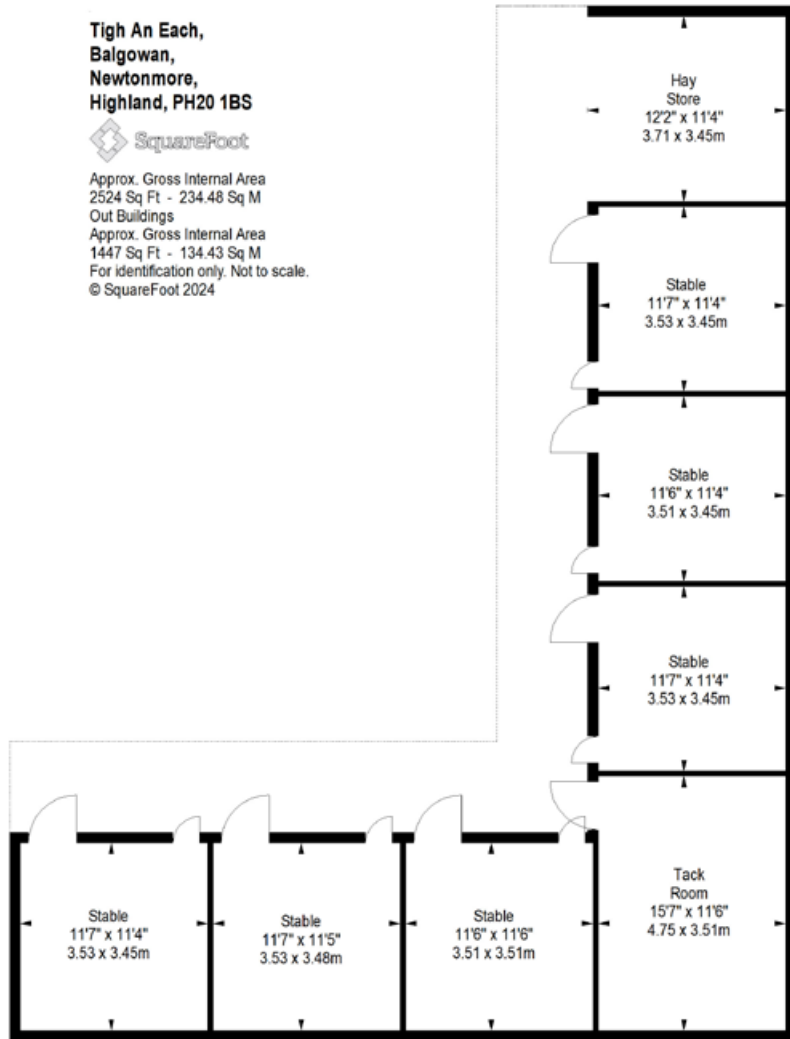
Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alistair Christie in our Galbraith Stirling Office on 01786 434 600 Email: [alistair.christie@albraithgroup.com](mailto:alistair.christie@albraithgroup.com)



**Tigh An Each,  
Balgowan,  
Newtonmore,  
Highland, PH20 1BS**

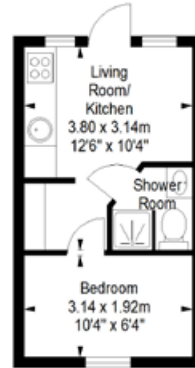


Approx. Gross Internal Area  
2524 Sq Ft - 234.48 Sq M  
Out Buildings  
Approx. Gross Internal Area  
1447 Sq Ft - 134.43 Sq M  
For identification only. Not to scale.  
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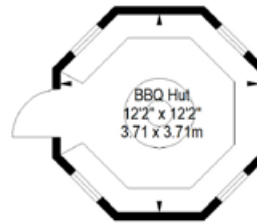


Ground Floor

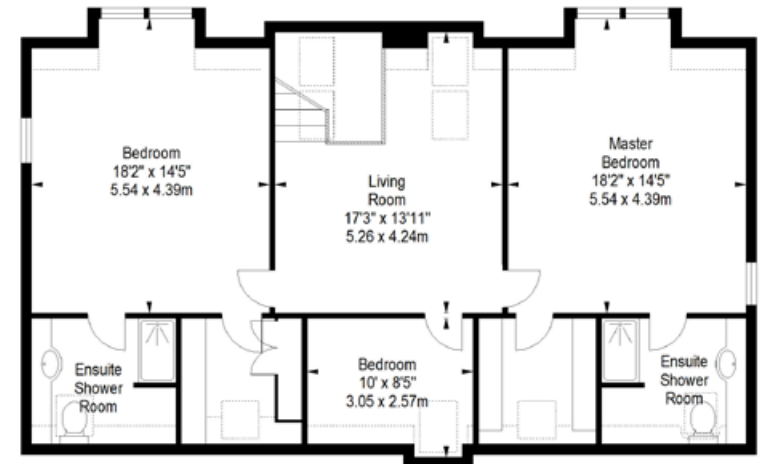
Note :- There are 4 Glamping Pods



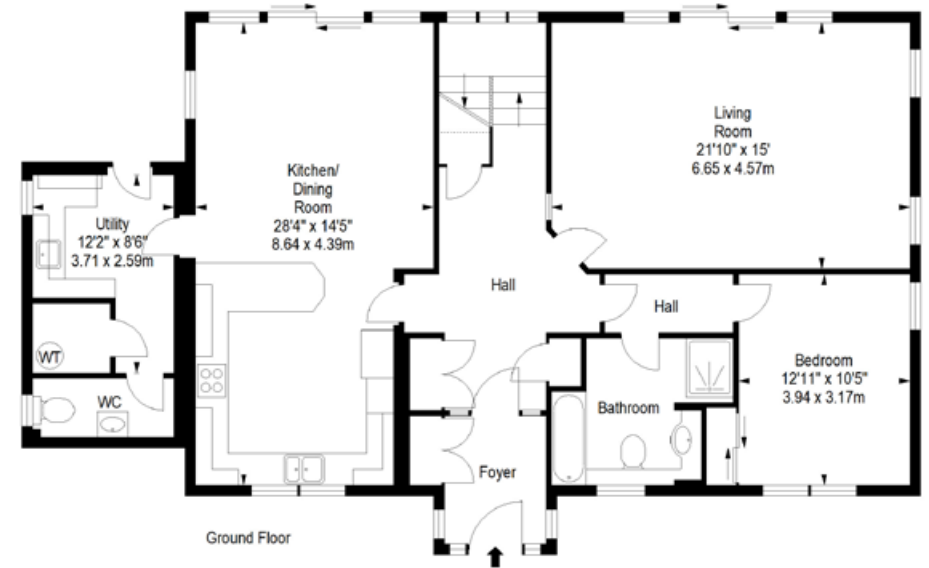
Ground Floor



Ground Floor



First Floor



Ground Floor







### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken





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