Baronial Mansion

Region: Highlands **Sleeps:** 10

Overview

This magnificent Baronial mansion, built in the 1890s, offers a unique blend of historic grandeur and modern luxury, surrounded by mature woodland with access to a picturesque river walk. Facing northeast, the mansion boasts open views across fields, while the drawing room, dining room, and two main bedrooms overlook the Cromarty Firth. Accommodating up to 10 adults, this property is ideal for gatherings and retreats.

Inside, the house retains its historic charm with turrets, parapets, and antique furnishings. Guests are welcomed into a grand hall featuring a piano and open fire. The elegant drawing room offers comfortable seating, while the dining room, with a gas log fire and large table, is perfect for special occasions. Entertainment options include a TV lounge, library bar with a cocktail fridge, snooker table, darts, and books. A gym with a sauna, and a music room housing a Bechstein grand piano and other instruments, complete the impressive amenities.

The fully-equipped kitchen features a gas cooker, twin fridge/freezers, and a wine fridge, with a cosy breakfast area by a wood-burning stove. Upstairs, five beautifully furnished bedrooms include a luxurious master suite with a four-poster bed, en-suite bathroom, and dressing room. Other bedrooms include elegant four-posters and a family room, all with modern bathroom facilities.

Outside, private lawns surround the house with a sun terrace, pergola with BBQ, and a children's play area. Guests can enjoy croquet, badminton, and direct access to the river for scenic walks. Anglers will love the rare opportunity for complimentary salmon and trout fishing just steps from the house.









This enchanting estate combines timeless elegance with unforgettable experiences, perfect for your next getaway.

Facilities

Ideal for Parties • Walk to Village • Romantic • Walking/Hiking Paths • <1hr to Airport • Historical Sites • Ideal for Kids • Ideal for Xmas/NY • Great Value • EV Charger • Working Fireplace/Woodburner • Fishing • Golf Nearby • Has Discount • Cots (Cribs) • Manor • Has Offer • Special Offer • Maid Service Available • Ideal for Teens • Pets on Request • Chef/Cook Available • Parking Space • Walk to Restaurant • Country Estate • Wi-Fi/Internet • Lakes and Mountains • Rural Location • Decorated for Christmas • Easy By Train • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Pool/Snooker • Table Tennis • Laptop Friendly Workspace • Games Room • Indoor Games • Gym/Fitness Room • Tumble Dryer • Dishwasher • Microwave • Smart TV • Satellite TV • Sauna/Steam • Outdoor Games • Table Football • Home Cinema • Heating • Caretaker/Owner on Site • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

Interior & Grounds

Start your celebration in style amidst rich décor and furnishings and palatial rooms. Elegance exudes from every corner of this Baronial highland retreat. This large holiday home is a magnificent imposing Baronial mansion house, built in 1809, surrounded by mature woodland with access to a delightful river walk.

Ground Floor
- Grand hall with a wood-burning stove and comfortable sofas
- Elegant drawing room with elegant furniture and delightful views over the grounds
- TV room with comfortable sofas
- Games room with full sized pool table and open fire
- Traditional dining room for 8 people
- Fully equipped kitchen with 5 hobs and double oven, plus microwave and breakfast area for 7 people
- Utility room with washing machine and tumble dryer

First Floor
- Master Bedroom with four poster double bed, with en-suite bathroom, with double bath with shower attachment, WC and double wash basin
- Principal Guest Bedroom with brass four poster double bedrooms plus, with en-suite bathroom ,with bath with shower attachment , WC and wash basin
- Bedroom with four poster double bed, with en-suite shower room and WC and wash hand basin
- Family Suite with king size four-poster bed, a cot for an infant and a sofa bed (can be converted into a double) with en-suite shared family bathroom (shower unit, bath, WC and wash hand basin)
- Bedroom with four poster double bedroom with en-suite shower room with WC and wash basin

Small Annexe (located on the first floor, separated from the main house via double doors)*
- One double bedroom with brass bed
- One double bedroom with four poster bed
- Small shower room with W.C and wash basin

**Please note that the 2 additional bedrooms in the small annexe are available on request only and subject to an additional cost.*

There is lift access to the first floor but this requires a safety certificate for each guest visit and requires additional payment for this service.

Exterior Grounds
- 9 acres of grounds
- Large lawned area
- Outdoor dining
- Garden furniture
- Plenty of parking is available outside the property. Parking for 6 cars
- Barbecue

Additional Facilities
- Wi-Fi connection
- Central heating
- EV charger (available for an additional charge)
- DVD player









- Sky TV
- Cot and high chair
- Grand piano
- Fishing rights on the River Averon which runs alongside the grounds. The Alness Angling Club now control the salmon and sea trout fishing on two beats of the river near to the house as well as the estuary below. The 5-year average for the the club's own waters - Beats 2,3 and the estuary - is 136 salmon and grille and 44 sea trout. Guests are welcome to use the river within the rules of the Club. Two rods will be available on request.

Location & Local Information

Nestled within 9 acres of beautiful grounds, this property offers a tranquil retreat surrounded by woodlands and expansive lawns. With ample parking for up to six cars, access is convenient via the main drive, while a secondary drive serves the housekeeper and residents of the adjacent apartment. For fishing enthusiasts, the River Averon just steps from the front door offers excellent opportunities to catch salmon and trout, making this an ideal destination for nature and outdoor lovers alike.

Located just 20 miles northwest of Inverness and on the edge of Alness, guests can enjoy the convenience of nearby shops, pubs, and a supermarket, while Inverness provides a wider array of amenities. This area of Ross-shire is celebrated for its milder, drier climate—perfect for exploring the stunning Scottish Highlands.

A highlight of the region is dolphin watching, with frequent sightings in the Cromarty Firth, at Chanonry Point, or aboard dedicated Dolphin Watch boats.

Whether you're seeking natural beauty, wildlife, or local charm, this location promises an unforgettable Highland experience.

Local Amenities

Nearest Airport	**Inverness Airport (45 km)**
Nearest Airport 2	**Perth Airport (221 km)**
Nearest Bar/Pub	**Alness Shoe Bar (1 km)**
Nearest Beach	**Nairn Beach (57 km)**
Nearest Ferry Port	**Cromarty Ferry Terminal (37 km)**
Nearest Golf	**Alness Golf Club (2 km)**









Nearest Restaurant	**The Eating Plaice (1 km)**
Nearest Supermarket	**Morrisons (2 km)**
Nearest Town/City	**Alness (2 km)**
Nearest Village	**Dalmore (2 km)**

What we love

- Experience a glimspe of royalty in this unique and timeless Manor
- Take advantage of the rare opportunity to enjoy salmon fishing on the River Averon, right on your doorstep—completely free of charge!
- Baronial Mansion is fabulously positioned so guests can enjoy everything from sightseeing to whisky tasting
- Kids will love exploring the grounds and plenty of open space to run around in

What you should know...

- There is an onsite housekeeper, making it easy to ask any question during your stay.
- Rental prices are for 5 bedrooms (maximum 10 guests). Two additional bedrooms are located in a small annexe on the first floor (separated from the main house via double doors), and are available on request subject to an additional cost, increasing the maximum capacity to 14 guests.

Terms & Conditions

- **Security deposit:** £500 paid via bank transfer to the owner before arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 3:00 pm

- **Departure time:** 10:00 am

- **Energy costs included?:** Yes, included in rental price.

- **Linen & towels included?:** Yes, bed linen, and towels are included in the rental price.

- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of £20 per pet per week will apply (paid locally, max of 2 pets welcome).

- **Other Ts and Cs:** Please note there is an apartment for the housekeeper to the rear and a further residential apartment to the side, both of which have their own drive to the side of the building. Rental prices are for 5 bedrooms (maximum 10 guests). Two additional bedrooms are located in a small annexe on the first floor (separated from the main house via double doors), and are available on request subject to an additional cost, increasing the maximum capacity to 14 guests.

- **Changeover day:** Saturday

- **End of stay cleaning:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** Not permitted.

- **Other 2:** The EV charger is available to use during your stay. Please note that an additional fee applies, payable by card on site.

- **Minimum stay:** 7 nights. Other durations considered on request.

- **Heating costs included?:** Yes, included in rental price.

- **Tax:** Included in the rental price.

- **Internet access?:** Yes, Wi-Fi internet access included in rental price (please remember that it is a rural connection and so it may not be as strong as it is at home!)

- **Stag & Hen Do Allowed? :** Stag and Hen groups may only book this property if approved in advance. Please enquire at time of booking.