

An article describing the Guisachan estate, when it was available for sale in the early 1900s.

MAGNIFICENT SPORTING & RESIDENTIAL ESTATE
FOR SALE.

GUISACHAN

Situated in the Parish of Kiltarlity and County of Inverness.

THE ESTATE extends to upwards of 22,000 acres. About 20,000 acres form a Deer Forest, about 1200 acres are under Sheep, about 235 acres are Arable, and about 565 acres are under Wood, or Policy Ground. It contains some of the finest scenery in the Highlands, and there are two very fine Waterfalls, one known as the Falls of Plodda, 120 ft. high, and the other known as the Home Falls, about 80 ft. high.

The **Mansion House** is beautifully situated at the head of Strathglass, amid very fine Highland Scenery, and is a particularly fine and handsome Building in the French Château style. The arrangement of the House cannot be excelled for accommodation and comfort. It contains an outer Entrance Hall, an Inner Hall, Dining-room, 26 ft. by 18 ft.; Boudoir, 24 ft. by 12 ft.; Drawing-room, 36 ft. by 20 ft.; Business-room, 22 ft. by 18 ft.; Library, 25 ft. by 20 ft.; and a very large Banqueting Hall or Ballroom, with polished floor, 55 ft. by 30 ft. by 26 ft. Opening off this room there is a very fine Conservatory. There is also a well-fitted Gun-room, 26 ft. by 18 ft., with Ammunition Cupboards; large Schoolroom, 15 Family Bedrooms, five of which have Dressing-rooms; 14 Servants' Bedrooms, giving accommodation for about 30 Servants; 3 Bathrooms, and other ample accommodation of every description. There is a fine Kitchen, 24 ft. by 24 ft., and about 38 ft. high; Serving-room, 20 ft. by 20 ft.; Scullery, Baking-room, Box-room, large Servants' Hall, House-

keeper's Room, Stillroom, Beer Cellar, Larder, Boot, Knife and Lamp Room, large Pantry, fitted with 10 Cupboards and Iron Safe; 2 Wine Cellars, a large Room with 4 Linen Cupboards, Coal-room, and 4 or 5 miscellaneous Cupboards. Close beside the House there is a good Game Larder, a Meat Larder, Cooked Meat Larder, Drying Closet, Coal House, Wood House, Dairy and other Offices, and a short distance away there is a very large Venison Larder, with a Ghillies' Room and a Room for cleaning Guns. There is also a large Wood and Coal Cellar, all in perfect condition.

The **Outside Offices** are situated about a quarter of a mile from the House, and comprise a Carriage House that can hold 6 carriages, and Stalls for 14 Horses and 12 Ponies. Above the Carriage House there are Sleeping Rooms for Coachmen and Grooms. There is a well-appointed Harness Room.

Near the Mansion House there are **Flower** and **Vegetable Gardens**, also a full sized Tennis Lawn. The Flower Garden extends to about one acre, and the Vegetable Garden extends to about two acres. There are two Glass Houses, one 40 ft. by 20 ft., and another 40 ft. by 18 ft. The Gardens are well stocked with Fruit Trees, and have a fine exposure. There is a very fine Rosery well stocked with a variety of different roses. There is a large Laundry and a Drying Green.

The Mansion House and Offices are lighted by electricity, the motive power being derived from a Fall in the neighbourhood.

About half a-mile from the Mansion there are commodious Kennels, and over the Estate there are several well-built and convenient Game-keepers' Houses.

The **Home Farm Buildings** are exceptionally fine and very large, having accommodation for about 100 head of cattle, in addition to horses and other live stock. There is an excellent Manager's Residence close beside the Steading, containing about ten rooms. There is an exquisite Model Dairy in the Home Farm Buildings.

A note of the Rental of the Estate as per the Valuation Roll

is subjoined, and also a statement of the Public Burdens, but the Estate has practically always been in the proprietor's own hands.

There are no Crofters on the Estate.

The wood consists mainly of Scots Fir and Larch. The wood in the Policies is exceptionally fine.

The **Deer Forest** has always had a high reputation in the north. It contains a Sanctuary, which embraces two large woods, and the average number of Stags which the forest yields may be stated at 60, and from 40 to 50 Hinds may also be killed in the season.

The **Moor Ground** is well stocked with Grouse, and should yield over 400 brace in a season. The wood lands and low ground also afford excellent sport, including Pheasants, Partridges, Hares, Woodcock, Black Game, Roe Deer, Rabbits and Wild Fowl. There is also good Ptarmigan Shooting on the high ground.

There is good **Salmon** and **Trout Fishing** on the River Dhiag for a distance of about two miles. The River Dhiag joins the River Glass, which eventually, with tributaries, forms the River Beaully. There are ten Lochs on the Estate which afford the very finest Trout Fishing—the Trout weighing from $\frac{1}{2}$ lb. up to 6 lbs.

The **Sheep Ground** is fenced off from the Deer Forest, and the whole Estate is fenced in by a sheep fence. The whole fences are in excellent order.

The Mansion is about two miles from Tomich Post-Office, at which there is a Telegraph Office; and is 23 miles from Beaully Station on the Highland Railway.

For further particulars apply to Messrs ANDERSON & SHAW, Solicitors, Inverness.