





A stunning contemporary six bedroom property situated in a tranquil location close to the village of Farr

Unique property completed to Charles Rennie Mackintosh design (copyright: The Hunterian Art Gallery Glasgow)

Spacious accommodation which offers Bed and Breakfast potential

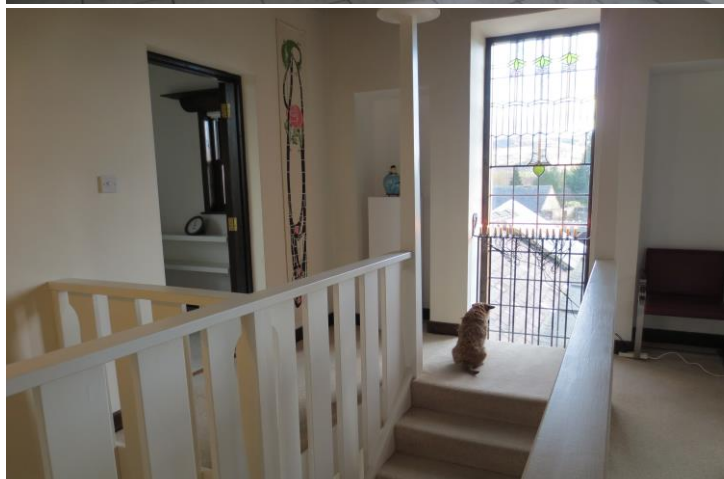
Large easily maintained garden grounds

EPC Rating D57

Inverness 8 miles ■ Inverness Airport 16 miles

Offers over £499,000 - £150,000 below Home Report Value

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The Artist's Cottage

Situation

The Artist's Cottage is situated in a quiet location on the outskirts of the pretty village of Farr. The property boasts lovely views over the surrounding countryside.

The closest facilities to the property can be found in the village of Inverarnie, which include a general store, part time post office and village hall offering a wide range of community activities. Education is provided at Farr Primary School or Inverness Royal Academy.

Inverness, the Capital of the Highlands, is approximately 7 miles by road and has a modern shopping centre, hospital, theatre, cinemas and a mainline railway station. Inverness Airport has a variety of services to destinations both domestic and overseas. These include Easyjet, Flybe and KLM to London Gatwick, Birmingham, Bristol, Dublin and Amsterdam. BA will also commence flights to Heathrow from June 2015.

There is a great variety of opportunity for recreational activities. The hill walker, mountaineer and golfer are well catered for and all forms of country sports are available as well as water sports on the nearby and world famous Loch Ness.

Directions

From Inverness take the A9 signposted Perth. Continue on the A9 until you reach a signpost for the B851 Fort Augustus. Turn right and continue along this road through Inverarnie and through the village of Farr. As you reach the end of the village the driveway to the Artist's Cottage is on the left hand side.



Description

The Artist's Cottage is reached via a private driveway which leads to a gravelled parking area. The property is contemporary and modern throughout and would make a fabulous family home. Due to the layout of the property it also gives the potential for a Bed and Breakfast business.

Stone steps rise to double oak doors which open into a large entrance vestibule. An opening leads to a cloak area with fixed bench. A door from here leads to the WC which has a two piece suite in white. The whole of this has a tiled floor.

A part glazed door opens to the dining hall which has a beamed ceiling and a window which overlooks the side garden. A grand staircase rises to the first floor and the hall extends to the rear to the kitchen and rear hall.

To the right of the dining hall is the spacious lounge which has a beautiful stained glass picture window to the side offering extensive countryside views. A large window sits at the end of the room and has sliding access to the courtyard garden. There is an open fire with tiled hearth and storage available in modern units below the picture window.

The kitchen is situated to the rear of the dining hall for easy entertaining. There is a good range of high gloss modern floor and wall units in white with a high quality Caithness stone work surface. The units house an integral microwave, electric oven and larder fridge and dishwasher. There is also an inset 5 ring induction hob with stainless steel extractor over. Opposite the kitchen is a small office area and under stairs storage.

The rear hall is part glazed and overlooks the courtyard garden and a door exits the hall to the same. The hall leads to bedrooms 1 to 4 and also the utility room and larder. Two of the bedrooms are of double size and 2 are of single size. Three have en-suite shower rooms. Bedrooms 1,2 and 3 benefit from a vanity sink.

The utility room has space and plumbing for a washing machine and tumble dryer and also houses a freezer.

The courtyard garden is private and peaceful haven which is planted with ornamental shrubs. A lockable door leads to the side of the property.

Returning to the dining hall, the staircase rises to the first floor gallery landing which has plenty of fixed storage and also to the master bedroom and bedroom 6.

The master bedroom is L shaped and has ample space to also be used as an upper lounge if so desired. It has a window overlooking the side garden which opens to a balcony area. Stairs rise from the bedroom to the roof terrace.

A door leads to a dressing room which has a walk-in wardrobe and also to the en-suite shower room.

Bedroom 6 has lovely views to the side garden and also benefits from an en-suite shower room.

External

The property sits in approximately 1.5 acres (0.607Ha) of garden ground which consists of lawned and gravelled areas and woodland. There is a log store and bar-b-que bothy, both of which are styled to complement the main property.

There is a covered seating area, triple carport and double garage which has light, power and central heating.

General

Services

Mains water and electricity.
Drainage to septic tank.
Oil fired central heating.
Solar panels.

Postcode

IV2 6XB

Burdens

Council Tax Band H

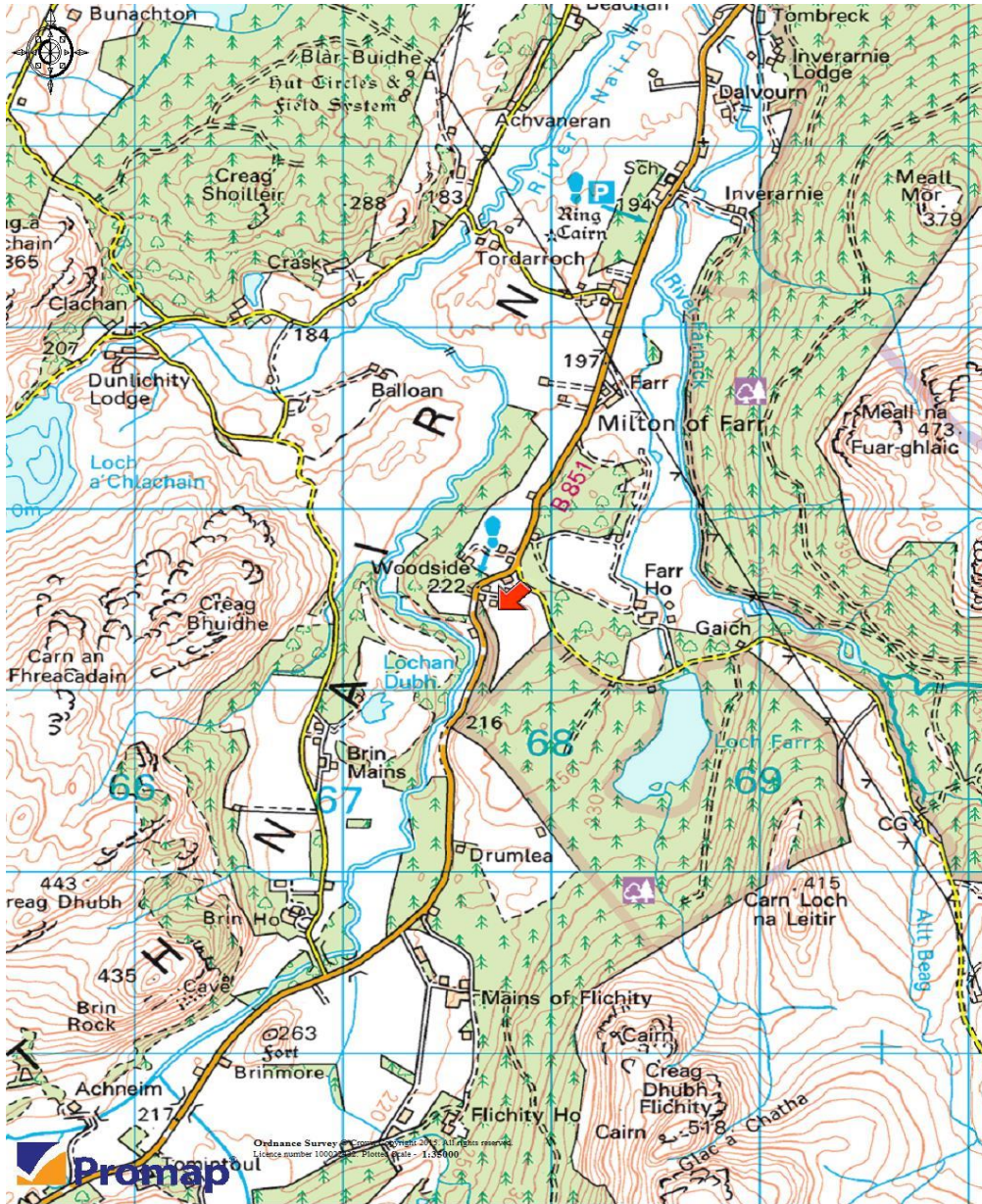
Note

All fixtures fittings and integrated white goods are included in the sale.

Viewings

Please contact the Selling Agent to arrange a viewing on 01463 717799 or email inverness@bellingram.co.uk.



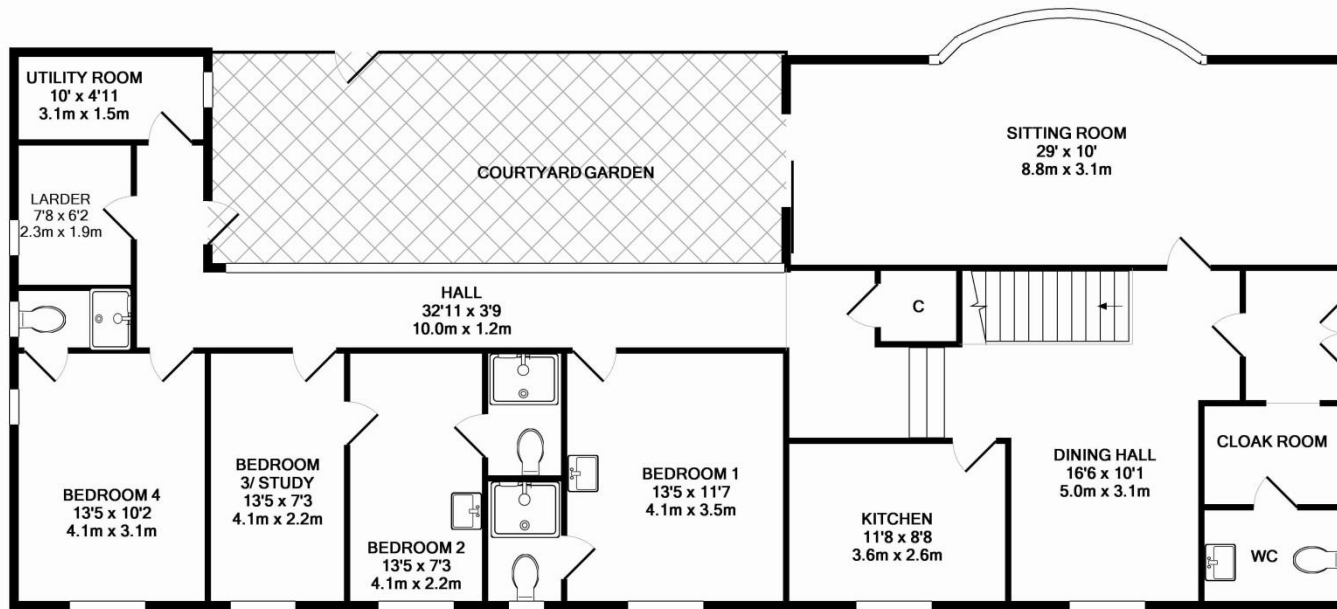


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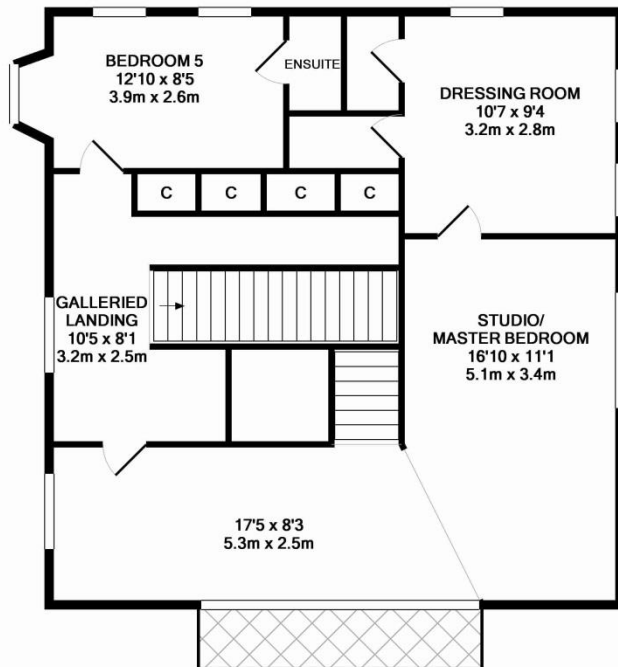




GROUND FLOOR

TOTAL APPROX. FLOOR AREA 2497 SQ.FT. (232.0 SQ.M.)

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1ST FLOOR



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