

**Woodside,  
Heights of Inchvannie, Strathpeffer  
IV14 9AE**

**HOME REPORT VALUATION £265,000**



A rare opportunity to purchase a three bedroom detached cottage (with the option to purchase the attached croft) located in the Heights of Inchvannie. The cottage offers many pleasing features including two multi-fuel burners, an en-suite shower room to the master bedroom and spectacular views of countryside, mountains and beyond. The croft extends to approx. 18 acres and includes an agricultural barn and chicken sheds.

**LOT 1 – PROPERTY ONLY OVER £240,000**  
**LOT 2 – PROPERTY & CROFT - OFFERS OVER £369,000**

HSPC Reference: 56580

**The Property Shop**, 47 Church Street, Inverness  
**Telephone:** 01463 225 533      **Fax:** 01463 225 165  
**Email:** [property@munronoble.com](mailto:property@munronoble.com)



**CROFT LAND**

#### **PROPERTY**

Located in the Heights of Inchvannie, this detached cottage comprises of an entrance porch, a lounge a kitchen/dining room, a utility room, a sunroom, three bedrooms (master having an en-suite shower room) and a bathroom. The property also features an out-building which is currently used as an office and workroom and enjoys oil-fired central heating complemented by a solid-fuel back-boiler, double-glazed windows and ample off-road parking. The croft extends to approximately 18 acres and has a cattle barn and several chicken huts. The accommodation is well-proportioned throughout and will appeal to a wide range of prospective purchasers and only by viewing can one fully appreciate the accommodation and land on offer.

#### **GARDENS**

The cottage garden is mainly laid to lawn with flower beds and has a driveway providing ample off-road parking. There is a feature decked area which has spectacular views of the countryside, mountains and beyond.

#### **LOCATION**

Woodside is located in a rural area at the Heights of Inchvannie which lies approx. 2.5 miles from the Victorian spa village of Strathpeffer and approx. 6 miles from the market town of Dingwall. Dingwall has a number of local amenities including a train station, High Street shops, cafés, a museum,



supermarket shopping, a Leisure & Community Centre and a library, banks, a Post Office, two medical practices and a Hydro Therapy Pool. Primary and secondary schooling are both located within the town. Dingwall is within easy commuting distance of the Highland Capital of Inverness approx. 14 miles away, where there is a comprehensive range of amenities including Eastgate Shopping Centre, High Street shopping, hotels, cafés, bars, restaurants and train and bus stations. Inverness Airport is located approx. 7.5 miles east of the city at Dalcross.

#### **GENERAL DESCRIPTION**

##### **ENTRANCE PORCH**

Approx. 1.63m x 1.90m

The entrance porch is accessed via the front door and has an archway to the hallway.

##### **HALLWAY**

The hallway has doors to the utility room, the shower room and bedroom one. There is an archway through to the kitchen/dining room.



### KITCHEN / DINING ROOM

Approx. 4.34m narrowing to 3.03m x 6.30m narrowing to 3.71m

The kitchen/dining area is fitted with base and wall mounted units and has worktops, a sink with drainer, plumbing for a dishwasher and has windows to the front and rear. There is a feature multi-fuel wood-burner set in a stone surround with wooden mantelpiece, an under-stairs cupboard, a radiator and a door to the inner hallway.



### UTILITY ROOM

Approx. 1.73m x 2.83m

The utility room has plumbing for a washing machine, a radiator and a Velux window.

### INNER HALLWAY

The inner hallway has doors to the lounge and sunroom and has stairs that rise to the first floor landing.

### LOUNGE

Approx. 4.33m x 3.72m

The lounge has a window to the front elevation, recessed shelving, a radiator and a feature wood-burner.



### SUNROOM

Approx. 4.40m x 2.87m

The sunroom has a radiator and windows with spectacular views over the countryside towards the mountains and beyond. Patio doors give access to a decked area.



### LANDING

The landing has doors giving access to two bedrooms, a cupboard housing the hot water tank and the bathroom.

### BEDROOM ONE

Approx. 4.65m x 4.07m

Bedroom one is located on the ground floor and has a window to the front elevation, a radiator, a built-in wardrobe and a door to a Jack and Jill shower room.





#### **JACK AND JILL SHOWER ROOM**

Approx. 2.85m x 2.39m

The shower room can be accessed via bedroom one or the hallway and is fitted with a double shower cubicle, a wash hand basin and a WC. There is a Velux window and a radiator.

#### **BEDROOM TWO**

Approx. 3.68m x 3.72m

Bedroom two has a radiator and a window to the front elevation with spectacular views.

#### **BEDROOM THREE**

Approx. 3.31m x 3.68m

Bedroom three has a window to front elevation with views, a built-in wardrobe and a radiator.

#### **BATHROOM**

Approx. 3.15m x 1.77m

The bathroom is fitted with a three-piece suite comprising of a wash hand basin, a WC and bath with shower over. There is complementary tiling and a window to the front elevation.

#### **OUTBUILDING / WORKSHOP**

Office 3.97m x 2.96m

Workroom 4.20m x 4.02m







**EXTRAS:** All carpets and fitted floor coverings,

#### SERVICES

Mains water and electricity. Septic tank drainage.

#### HEATING

Oil fired central heating complemented by two multi-fuel burners.

#### GLAZING

Double-glazed windows throughout.

#### VIEWING

Strictly by appointment to Munro & Noble Property Shop - Telephone 01463 225533.

**ENTRY:** By mutual agreement.

#### HOME REPORT

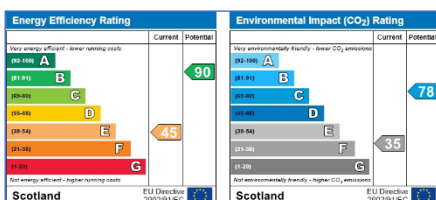
A Home Report is available for this property.

#### CROFTING TENANCY

Anyone interested in obtaining the croft requires to be approved by the Crofting Commission. Interested parties should make enquiries through their website [www.crofting.scotland.gov.uk](http://www.crofting.scotland.gov.uk) and by contacting the Crofting Commission at Great Glen House, Leachkin Road, Inverness, IV3 8NW, Telephone 01463 663 439.



**AGRICULTURAL BARN**







**CROFT LAND**



**CROFT LAND**

**DETAILS:** Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

**Munro & Noble**

These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.