



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee is given for their suitability or efficiency can be given.
Made with Metropix 10/2018



Planning Permission References

20/00600/PIP
20/00601/PIP

Services

Mains water, electricity and drainage to a waste management system. LPG.

Extras

All carpets and fitted floor coverings.

Heating

Oil Fired Central Heating.

Glazing

Double glazing.

Council Tax Band

G

Viewing

Strictly by appointment via Munro & Noble Property Shop
- Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £500,000
A full Home Report is available via Munro & Noble
- property@munronoble.com.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		83			79
	62				57
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	

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.

**Kenavara House
Cromarty Mains, Cromarty
IV11 8XS**

A five bedroom detached villa with two garages and approx. 2 acres of garden ground with PIP for the erection of two additional dwellings.

OFFERS OVER £499,000

The Property Shop, 47 Church Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

Detached Villa 5 Bedrooms 3 Receptions 2 Bathrooms
Garden Oil Garage Office

Entrance Hall



Lounge



Kitchen/Breakfast Room



Leisure & Fitness Suite





Property Description

Kenavara House is a bespoke built 5 bedroom detached villa, occupying an elevated plot above the village of Cromarty and taking its name from the Gaelic "headland of the sea" with its position at the pinnacle of the Black Isle peninsula. The grounds, set in 2 acres has endless possibilities and ideal for anyone looking to have a smallholding or horses. The extended ground includes an orchard, poly tunnels, herb garden and chicken run - everything to be fully self-sufficient. The property is also being sold with the planning permission in principle for 2 dwelling houses. This presents a unique opportunity to develop the properties for further onward sale or create a substantial income from a lettings business, taking advantage of the boost in Scottish tourism recently. Kenavara House itself is fully double glazed, has an oil-fired central heating and boasts a plethora of pleasing features including a balcony, a leisure room with plunge pool and sauna, a principal bedroom with both a dressing room and a recently upgraded en-suite shower room, two garages and an office. The flexible accommodation is spread over two floors with the ground floor consisting of an entrance vestibule, an entrance hall with split wooden staircase and a lounge with a wood-burning stove and with library. From the library one of the garages with office space to the rear can be accessed. Completing the ground floor accommodation is a WC, a bedroom and the leisure & fitness suite which is privately contained at the rear of the property containing pool, sauna, fitness suite and lounge area and can be accessed via the dining room or the kitchen/breakfast room that has a utility room off. Bedroom 5 can be set up as a study with outstanding views over the sea, providing a welcome distraction from the desk. On the first floor the landing provides ample space for seating, gives access to the balcony, four further bedrooms (the principal of which having a modern en-suite shower room and a dressing room) and a Jack and Jill bathroom that is shared with bedrooms two and four. The gallery living area and balconies enjoy breathtaking views out over Cromarty, the hills and the surrounding waters. Hardstanding suitable for caravan or boat parking, with closest slipway 1 mile away in Cromarty, where permanent moorings can be obtained allowing unlimited coastal exploration, fishing and dolphin watching. The large outdoor patio area is ideal for entertaining and al fresco dining with ample space for sofas, a dining table, loungers and barbecue. The boot room is accessible from the rear of the property and is perfect for storing all your muddy outdoor boots and equipment after taking advantage of the many local trails, forest walks and beach. A log store is also contained in the boot room. The local village of Cromarty benefits from multiple shops, a craft brewery, a farm store, local crafts and boutique eateries. Good transport links with Dingwall train station approximately 20 miles away, and Inverness international airport a 50-minute drive. The property allows for aspirational living with all the luxuries and inclusiveness contained within a rural Highland romantic setting - never having to leave the house for anything you should choose.



Kenavara House, Cromarty Mains, Cromarty, IV11 8XS



Bedroom One

Rooms & Dimensions

- Entrance Vestibule**
- Entrance Hall**
- Lounge**
Approx 3.88m x 6.59m
- Library**
Approx 3.88m x 2.71m
- Dining Room**
Approx 3.87m x 3.75m
- Leisure & Fitness Suite**
Approx 7.98m x 5.97m
- WC**
Approx 2.13m x 1.18m
- Bedroom Five/Study**
Approx 3.86m x 2.41m
- Kitchen/Breakfast Room**
Approx 3.85m x 5.04m
- Utility Room**
Approx 3.85m x 1.75m
- Landing**
- Balcony**
Approx 3.74m x 1.07m
- Bedroom One**
Approx 4.69m x 4.72m
- Dressing Room**
Approx 2.10m x 3.97m
- En-Suite Shower Room**
Approx 3.68m x 2.82m
- Bedroom Two**
Approx 3.53m x 3.88m
- Bedroom Three**
Approx 3.26m x 3.05m
- Bedroom Four**
Approx 3.76m x 3.88m
- Jack & Jill Bathroom**
Approx 3.87m x 3.20m
- Garage One**
Approx 4.67m x 6.44m
- Office**
Approx 2.86m x 4.08m
- Garage Two (Subdivided)**
Approx 5.08m x 5.29m
- Garage Two (Log Store/Boot Room)**
Approx 5.08m x 2.89m



En-Suite Shower Room



Landing/Sitting Room

Kenavara House, Cromarty Mains, Cromarty, IV11 8XS