

ACHVRAID FARM ESSICH, INVERNESS IV2 6AP



MURCHISON LAW
SOLICITORS AND ESTATE AGENTS



DESCRIPTION

A charming portfolio comprising a 5 bedroomed farmhouse, a 2 bedroomed letting property, mature garden grounds, an extensive steading used as stabling, grazing pasture of 5.7ha (14.15 acres) and a mature coniferous forest of 18.9ha (46.76 acres). Achvraid farmhouse enjoys expansive views looking to the northern end of the Great Glen over the city of Inverness and stretching for several miles over the Moray Firth and to the Black Isle beyond. The farmhouse has very generously proportioned accommodation and notable features include the spacious kitchen with the Rayburn stove, the adjoining family room and sunroom, and the picture windows in each of the ground floor rooms, plus most of the bedrooms enjoying the same stunning views north east. Horseshoe Cottage is a self-catering letting property, advertised via a successful external letting agent. The Steadings are well fitted out and maintained as stables, having ten loose boxes at present. The Steadings could readily be converted for further accommodation, subject to the necessary planning consents, should a purchaser not wish to continue the current equestrian use.

LOCATION

Located within less than 3 miles of the capital of the Highlands of Scotland, Inverness, Achvraid really does enjoy the benefits of being in a rural location, close to the iconic Loch Ness and Great Glen, whilst at the same time retaining accessibility to all the facilities the city of Inverness has, including the airport offering both domestic and international connections, a busy railway station and a district general hospital. From the property's own front door there are many routes popular for walking or cycling, with the South Loch Ness trail being close by. For horse riding enthusiasts there are lots of trails and tracks in the vicinity.





ACHVRAID FARM HOUSE

Accommodation:

GF: Entrance Vestibule, Hall, Sitting Room, Study, Guest W.C., Kitchen, Dining area/family room, Sun room, Hall, Utility Area and W.C., Double Garage.

FF: Master bedroom with Ensuite shower, 4 bedrooms, family bathroom and landing.

Ground Floor

HALL (6.05m x 4.85m at widest and longest)

An entrance vestibule from the front door leads to the Hall.

SITTINGROOM (10.40m x 4.95m)

A charming, bright room with a picture window facing east. Open fire set in a brick fireplace. Adjoining this room at the rear of the house is the Dining room with windows on two aspects looking on to the rear garden.

STUDY (4.68m x 3.75m)

Feature wood burning stove. Window to the front.

KITCHEN (4.45m X 4.25m)

A very well appointed, bright and spacious kitchen with a centre island. Fitted electric oven and grill. Fitted freezer and fridge. The oil fired Rayburn provides both heat and hot water.

FAMILY ROOM/ DINING ROOM (4.18m x 4.45m)

A useful space with window onto the drive.

SUNROOM (4.45m x 2.60m)

Picture windows on three aspects. (This is the room a purchaser will likely spend most time in!)

UTILITY AREA AND WC

A door off the kitchen leads to the utility area where there is a washing machine and tumble drier. External door. Door to the w.c. Internal connecting door to the double garage.

DOUBLE GARAGE

Partially shelved and with sliding doors and the oil central heating boiler is located here.

First Floor

MASTER BEDROOM (5.00m x 4.95m)

A very spacious double bedroom with windows on two aspects.

EN-SUITE SHOWER ROOM (3.10m x 275m)

Fitted cupboards, sink and WC. Mains shower in its own unit.

BEDROOM 2 (4.40m X 3.00m)

Although presently used as a single room could easily be used as a double room. Sink in its own vanity unit. Window to the east. Fitted book shelves. Sliding door wardrobe.

BEDROOM 3 (4.40m X 3.00m)

Mirror image of bedroom 2.

BEDROOM 4 (4.8m x 4.55m)

Feature French doors onto a balcony which has spectacular open views to the east over the City of Inverness and the Moray Firth. Further window onto the drive. Wash hand basin. One of the wardrobes houses the hot water cylinder.

BATHROOM (2.95m x 2.25m)

Family bathroom with mains shower over the bath. WC and pedestal sink. Window to the south.

BEDROOM 5 (4.70m x 4.30m)

To the rear of the house has again a window on the south. Sink set in its own vanity unity. Fitted wardrobes.

EXTRAS IN ACHVRAID FARMHOUSE

All carpet and fitted floorcoverings, all curtains and blinds (except the curtains in bedroom 4, which shall be removed) and all the integrated domestic appliances in the kitchen will be included in the sale.



HORSESHOE COTTAGE

Accommodation

GF: Hall, W.C, Sitting Room, Dining Kitchen,

FF: Two double bedrooms and bathroom

ENTRANCE

Hallway with door to downstairs WC. Wall mounted sink. Door into the sitting room.

SITTINGROOM (5.77m x 4.80m at widest)

Windows on two aspects. Underfloor heating is provided by an oil fired central heating boiler. Storage cupboard. Carpeted staircase to the First Floor:-

DINING KITCHEN (4.85m x 3.67m)

Fitting dining kitchen with units on two walls and floor and eye level. Calor Gas hob. Electric oven. Fridge and freezer. Dishwasher. Washer dryer. Vinyl flooring. Window to the front.

First Floor

BEDROOM 1 (4.95m x 2.80m)

Fitted bedroom furniture, including two wardrobes, bedside tables and a dressing table. Part coombed ceiling & dormer window.

BEDROOM 2 (4.90m x 3.00m)

Fitted bedroom furniture, including two wardrobes and a dressing table. Bedside tables. Part coombed ceiling & dormer window.

BATHROOM 2.53m x 1.75m)

With mains shower over the bath, sink and w.c. VELUX window. Part coombed ceiling.

EXTRAS IN HORSESHOE COTTAGE

The Seller intends that the property is sold as a going concern with the purchaser acquiring the benefit of the advance bookings. Apart from personal items and possessions, such as some pictures, Horseshoe Cottage is being sold with the contents to enable continuity of its use for self-catering lets.

STEADINGS

The Steadings comprise a "U" shaped building, built of stone with a pitched slate roof and are very well presented.

Inside, the flowing layout includes a tack area, foaling box (which opens on to a paddock at the driveway), nine loose boxes, a cart storage area (where there are double doors), a grassed central quadrangle and a separate Hay Store. Subject to permissions, the Steadings provide the possibility of conversion for development to further living accommodation.

GARDENS

Achvraid Farmhouse is complemented by mature gardens, laid mainly to lawn surrounded to the south by mature trees and shrubs. The garden and driveway to the front give clear open views north and east. There is also a picturesque bluebell walk through the woodland close to the farm house.

GRAZING PASTURE

To the front (north east) of the farmhouse is a grazing field with a field shelter. To the rear (uphill and to the southwest) are three fields of mixed grazing and there is a further field shelter in the middle field. Three smaller paddocks surround the Steading providing further grazing. The fields measure approximately 5.7ha. The fields are bounded on the south east by the C1064 public road.

FORESTRY

Lying at the south western end of the property is a plantation of mainly sitka spruce, planted in 1987. The woodland extends to 18.92ha and when harvested will enable a purchaser to remodel the area according to their desires and own designs. The woodland has also provided shelter for red and sika deer. It should be noted a small shelter belt of the woodland was included in the site of a plot sold in 2017. Access to the forestry is available from the fields at the rear of the farmhouse and from a gate on the public road C1064.

SERVICES

Both properties are supplied by a private borehole rising adjacent to the Steading. Each of Achvraid Farmhouse and Horseshoe Cottage have their own private drainage apparatus. There is mains electricity and oil central heating in both properties.

EPC RATING

Achvraid Farm rating E.

Horseshoe Cottage rating C..

SPORTING RIGHTS

No third parties have been granted any rights over the land being offered for sale.

WOODLAND GRANTS

There are no woodland grant schemes applicable to the land offered for sale.

VIEWING

Strictly by appointment with the marketing agents.

ENTRY

By negotiation.

NEXT STEP

Offers in Scottish legal form are invited. Only parties who have noted an interest formally will be informed of any closing date that may be set. The seller is not obliged to fix a closing date, accept the highest offer or indeed any offer made for the property.

IMPORTANT NOTICE

These particulars, although believed to be correct, are not guaranteed. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system etc.) which may be included in the sale. Any photographs used are purely illustrative. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.

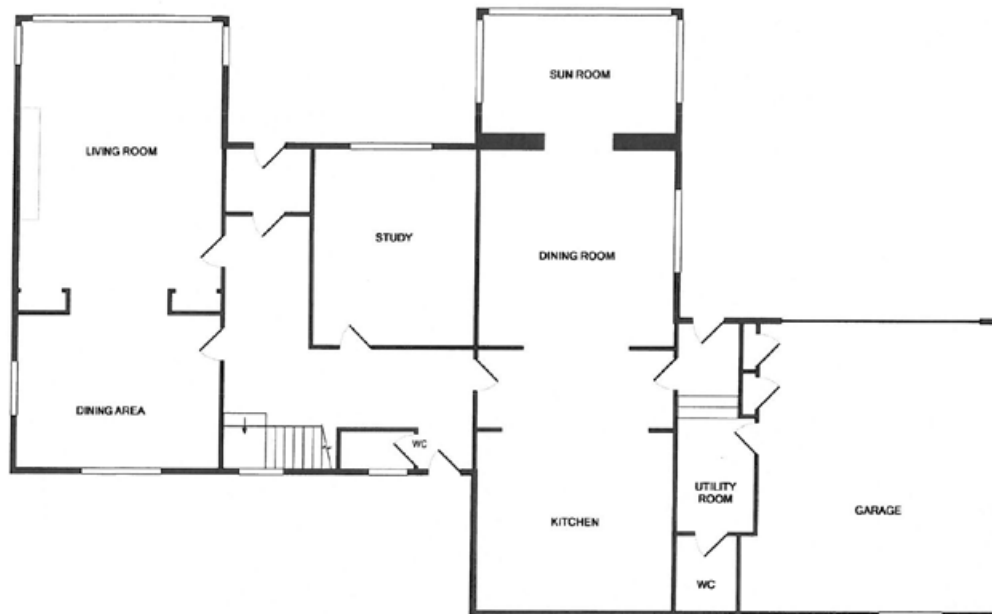
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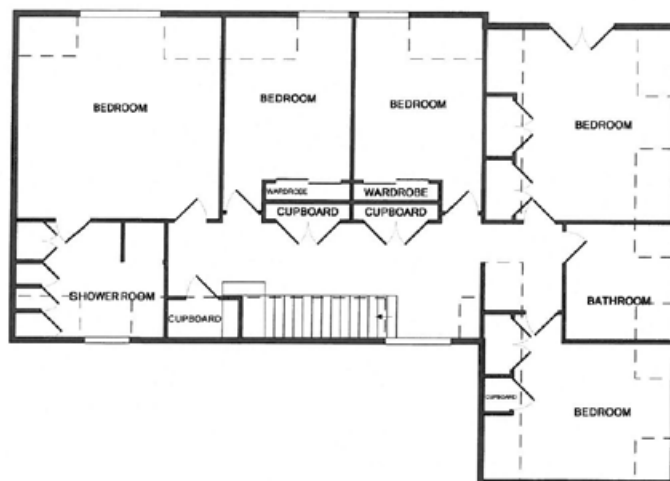
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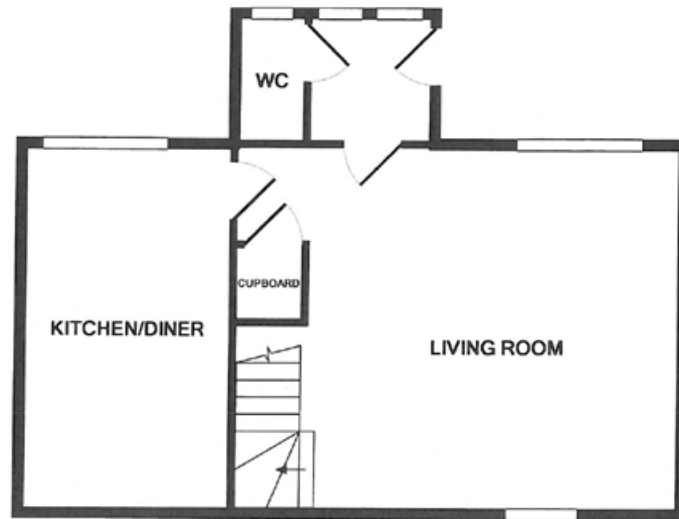


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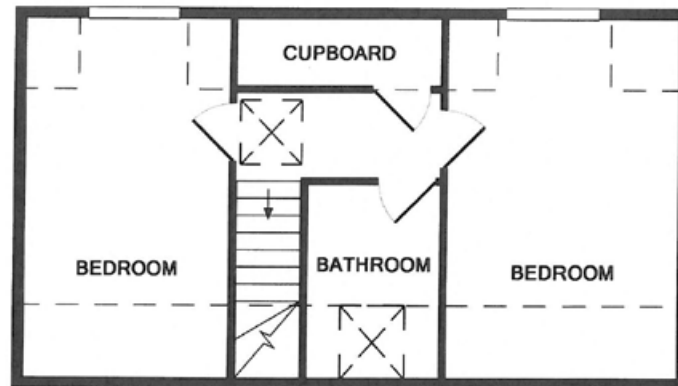


1ST FLOOR

Floorplan Achvraid Farmhouse



GROUND FLOOR



1ST FLOOR

Floorplan Horseshoe Cottage

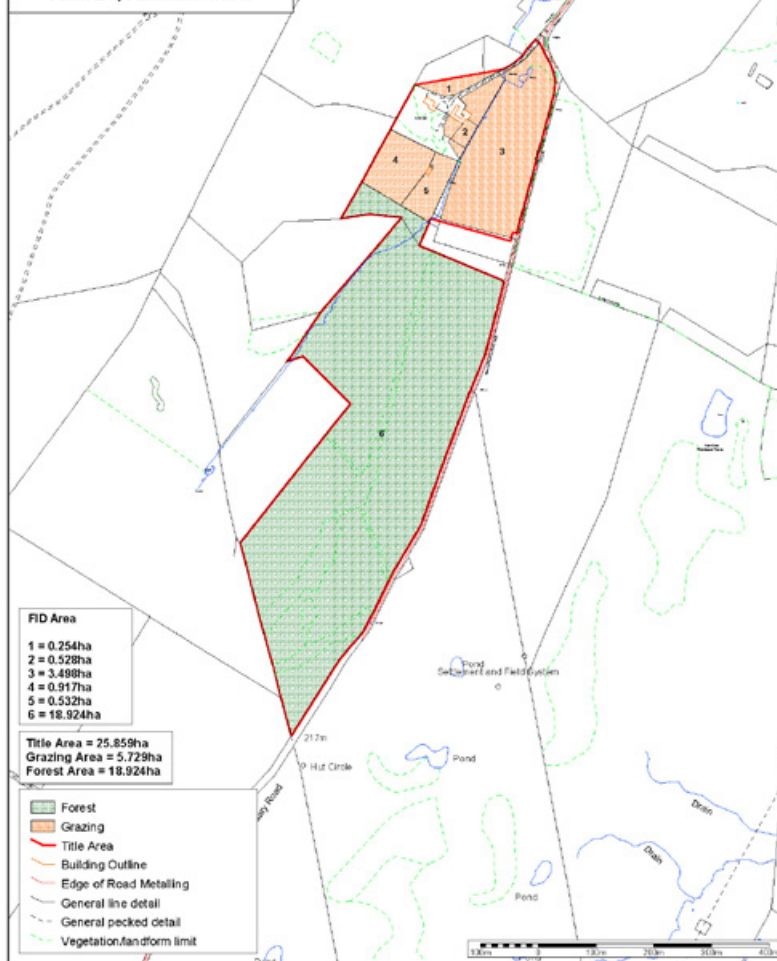
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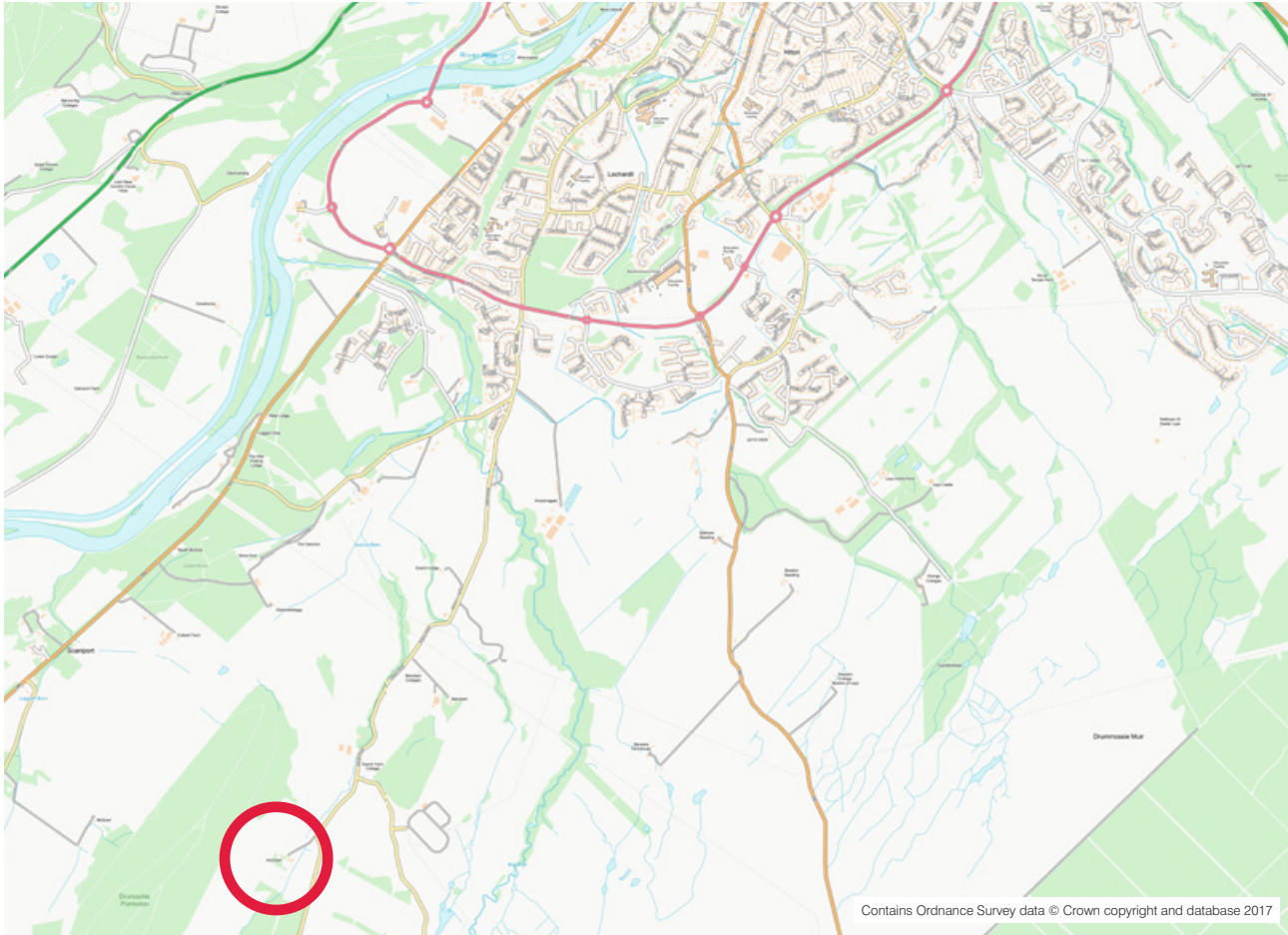
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