





McEwan Fraser Legal

Solicitors & Estate Agents

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Woodlands House

EDDERTON, NR TAIN, ROSS-SHIRE, IV19 1JY

Edderton

Arial shot of Edderton - Dornoch Cathedral - Property Driveway Entrance - Parking area being the property





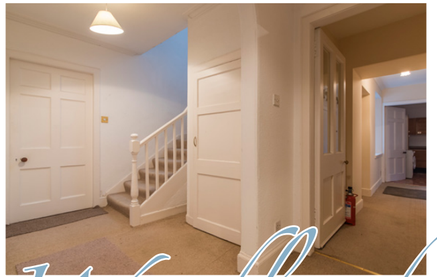


Location

Edderton is a small village close to the south shore of the inner Dornoch Firth which is a perfect location to enjoy a rural lifestyle on the East Coast of Scotland. The village features a local primary school with secondary schooling available at Tain Royal Academy. Tain, some five miles away, has a good range of shops, leisure facilities, professional offices, doctor and dentist surgeries, as well as rail links both north and south. The Royal Burgh of Dornoch is approximately nine miles away and it has a wide range of facilities including shops, hotels, restaurants, unspoilt sandy beaches and the world famous Links Golf Course.

The general area of surrounding Edderton is renowned for its "mini climate" with below average rainfall and snow which helps maximize the local amenities, particularly outdoor pursuits with ample opportunity for recreational activities and plenty of choice for the hillwalker, mountaineer and sailor. The local rivers and lochs provide good quality salmon and trout fishing for the angler and there are several excellent golf courses close by.

Inverness city is approximately thirty five miles away and provides all the attractions and facilities one would expect to find in a thriving city environment. Acknowledged to be one of the fastest growing cities in Europe, the Highland capital city provides a range of retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.







Woodlands House

Built in 1799 as the former Church of Scotland, Manse Woodlands House is set in mature gardens of about two acres with wonderful views to open countryside. Category C listed, the property retains many of its original features. Woodlands House is a Category C listed building and it retains many original features

Further extensions were made in 1838 and 1855 including deep skirting's, wooden window shutters, and cornicing. Large multi pane windows give generous light to the high ceilinged rooms and there are open fireplaces in the public rooms as well as the first floor bedrooms. The rear of the property opens into a small courtyard where the original wash houses and a large coal store can be found. This area, subject to planning consents, could easily be converted into a comfortable separately accessed granny flat or holiday home. Set in about two acres of mature wooded grounds the property has an open outlook to the hills to the front and to the Dornoch Firth at the rear. There is a sweeping driveway to the front door with ample parking to the rear of Woodlands House.

The property has many key features including a bright and spacious double aspect drawing room with open fire with wooden mantle and slate hearth. A well proportioned bright sitting room with two large windows overlooking gardens. This room also has an open fire with wooden mantle and slate hearth. In total there are six bedrooms over two floors. Other key areas are the Inner courtyard, coal shed, study and wash house.

Set in about two acres the well laid out gardens of Woodlands House are fully fenced and mainly laid to lawn with mature ornamental trees interspersed throughout. Double wrought iron gates give access to the semi-circular drive with a second set of gates giving egress. The driveway extends to the rear of the property with another wooden gate allowing access. Paved steps on the front lawn lead to a central planting area.

Only by viewing can one fully appreciate the potential that this property has to offer. A fine country house that you would be proud to call home.













ROOMS FEATURED:

Hall, exterior, kitchen, dining room, study, sitting room, drawing room, pantry














Bedrooms & Bathrooms




Property Specifications

Not all rooms shown have given dimensions



Approximate Dimensions
(Taken from the widest point)

Vestibule	2.90m (9'6") x 1.80m (5'11")
Sitting Room	4.80m (15'9") x 4.12m (13'6")
Dining Room	3.30m (10'10") x 3.00m (9'10")
Kitchen	4.60m (15'1") x 3.30m (10'10")
Drawing Room	6.00m (19'8") x 4.60m (15'1")
Study	4.40m (14'5") x 2.80m (9'2")
Bedroom 1	5.70m (18'8") x 4.60m (15'1")
Bedroom 2	4.90m (16'1") x 4.70m (15'5")
Bedroom 3	4.90m (16'1") x 4.70m (15'5")
Bedroom 4	4.60m (15'1") x 3.70m (12'2")
Bedroom 5	5.80m (19') x 3.40m (11'2")
Bedroom 6	4.10m (13'5") x 3.40m (11'2")
Box Room	2.50m (8'2") x 1.80m (5'11")
Bathroom	3.00m (9'10") x 2.50m (8'2")
En-suite	1.80m (5'11") x 1.40m (4'7")
WC	1.60m (5'3") x 0.79m (2'7")

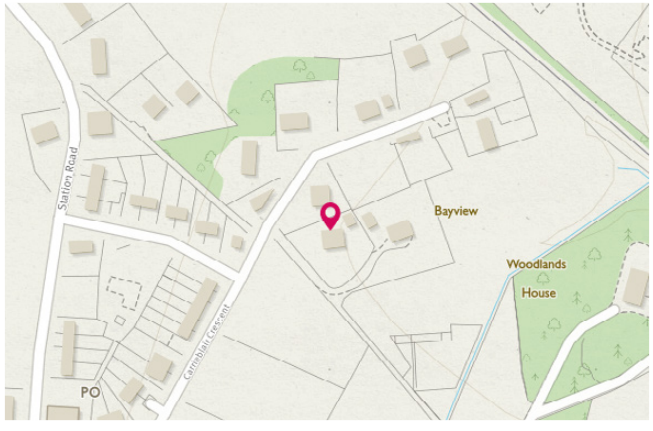
Gross internal floor area (m^2) - 309m^2

EPC Rating - F

Extras
(Included in the sale)

Services includes, Mains water, drainage and electricity.
Oil Central Heating. Council Tax band G







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Part Exchange Available

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