



# Balloan House & Farmhouse

by Lairg | Sutherland







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Lairg 2 miles, Bonar Bridge 11 miles, Inverness 45 miles, Inverness Airport 55 miles

A traditional farm steading renovated and extended with contemporary styling and additional farm cottage with a range of useful outbuildings enjoying south facing views over circa 48 acres of enclosed farmland

## Balloan House

Ground Floor:

Open plan kitchen/dining/living area | Utility room | Library | Bathroom | Store room

First Floor

Master bedroom with en-suite | 2 Further bedrooms

## Balloan Farmhouse

Ground Floor

Sitting room | Master bedroom with en-suite | Dining room | Kitchen | Garden room

First Floor

1 Bedroom | Bathroom

Outside

Courtyard | Landscaped garden grounds | Dutch barn | Workshop | Stable block | Circa 48 acres





## Description

Balloan House and Farmhouse offers a unique lifestyle opportunity to purchase two adjacent properties with land in a scenic part of rural Scotland. Both properties date from 1872 and offer further development potential subject to the appropriate consents. The versatility of the properties and the various outbuildings will suit a variety of buyers.

Balloan House is a part converted steading with spacious, flexible accommodation. Formerly a u-shaped steading built of dressed granite, the property was converted approx 10 years ago and now forms a square with a new harled concrete block extension to the front with picture windows with a 180° outlook onto open country and distant hills, from the bright, open plan living area. It's a fine example of vernacular architecture. Although not a scheduled building for protection it is included as a Farmstead of historical interest by the Royal Commission on the Ancient and Historical Monuments of Scotland. The impressive open plan living area has a kitchen with island unit, a large dining and sitting area with an exposed granite stonewall and multi fuel wood burner. The current vendors have made several alterations to the property including new floor tiles throughout the entrance hall, utility area and bathroom. The utility area has been extended and the bathroom refitted with a

new bathroom suite. The library has also been extended and an alcove created and currently used as a small office space. There are two staircases leading to the bedrooms on the first floor. The master bedroom has a dressing area and an en-suite bathroom.

There is a central courtyard with small pond, beyond which are two granite arches leading to the store rooms. Balloan House has five adjoining store rooms to the north which offer wonderful scope for further conversion. A door connects from the kitchen to a former barn which currently houses an old threshing mill. There are several openings and feature archways.

Adjacent to Balloan House is a charming period cottage built of dressed granite under a slate roof with recent harled extensions. Access to Balloan Farmhouse is via the main door leading to an inner hallway off which is the master bedroom and a sitting room. The master bedroom is complete with an en-suite wetroom. The sitting room has a hand-made wooden mantel with slate hearth and a wood burning stove. Leading from the sitting room is the dining room with patio doors to a terraced area to the side of the property. The kitchen has a range of wall and base units. A garden room completes the ground floor accommodation.

## Situation

Balloan House and Farmhouse lie in an area of outstanding natural beauty close to the town of Lairg. Sutherland is renowned for its scenery and wildlife, and the local area has excellent hill walking and opportunities for fishermen and sportsmen and the forestry commission maintain amenity walks in adjacent Gunn's Wood.

Lairg, which benefits from a good broadband connection, has a range of hotels, shops and a primary school and can provide all daily requirements. Secondary education is available at Golspie or Dornoch. There is a sailing club in Lairg where one can enjoy numerous watersports. There is also an angling club in Lairg. Inverness, the Capital of the Highlands, is approximately one hour's drive and has access by air, rail and road to the rest of the UK.

A carpeted staircase leads to an open plan landing which has an area that can easily be converted to a bedroom. There is a further double bedroom and bathroom.

### The Garden

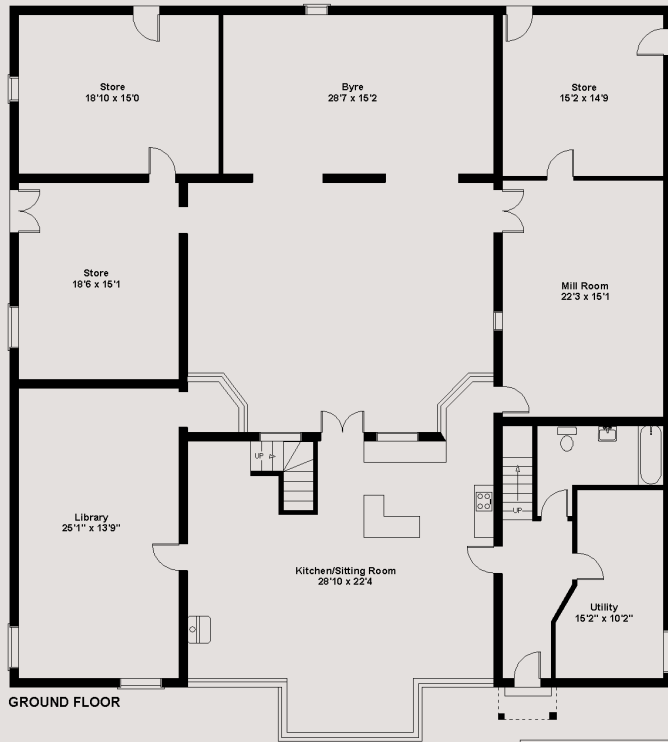
Both properties are surrounded by landscaped garden with granite flowerbeds leading to an orchid meadow and rough grazing. To the west, beyond the farm is a gravel and lawn area with decking leading from the garden room. A footpath from the back gate leads directly to the village through Gunn's Wood.

### Land

Balloan House and Farm are situated at the north end of a block of useful arable and grazing land which is secured by fencing and fine examples of dry stone dykes built in the "Galloway" style. It is divided into five main fields. There is a small burn running through the land which provides a good drinking supply for stock. The land is suitable for cropping and is well sheltered.

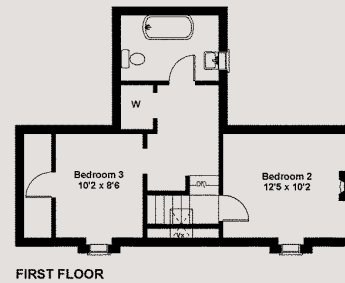
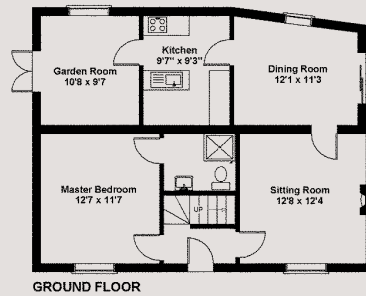


Balloon House, Lairg, Sutherland IV27 4DG



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## General

### Services

#### Balloan House

Mains water and electricity, private drainage via domestic sewage treatment plant, oil-fired central heating. Good broadband connection.

#### Balloan Farmhouse

Mains water and electricity, private drainage via septic tank, oil-fired central heating. Good broadband connection.

### Fixtures and Fittings

Fitted carpets, curtains, blinds and integrated kitchen appliances are included in the sale.

### Solicitors

Joe Duncan, Anderson Shaw & Gilbert, York House, 20 Church Street, Inverness, IV1 1ED, Tel 01463 236123

### Local Authority

Highland Council, Glenurquhart Road, Inverness, IV3 5NX. Tel: 01463 702000.

### Viewing

Strictly by appointment with Strutt & Parker.

### Council Tax

Balloan House has been assessed as Band E for Council Tax purposes.  
Balloan Farmhouse has been assessed as Band A for Council Tax purposes.

### EPC Ratings

Balloan House C  
Balloan Farmhouse F

### Possession

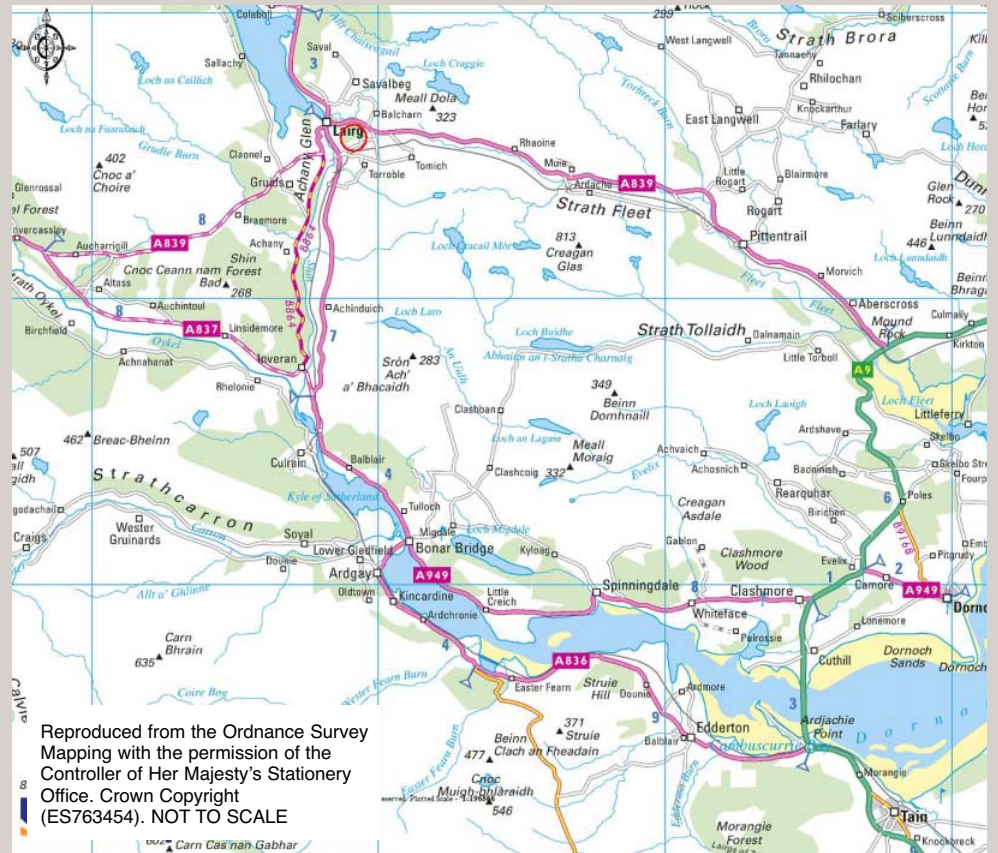
Vacant possession will be given on completion.

### Offers

Offers are to be submitted in Scottish legal terms to the selling agents Strutt and Parker, 9-11 Bank Lane, Inverness, IV1 1WA. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date that may be fixed.

### Special Conditions of Sale

1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the seller reserves the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchase of any Lot(s) failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the seller shall be entitled to resile from the contract. The seller in that event reserves the right to resell or deal otherwise with the subjects of sale as he thinks fit. Furthermore he shall be entitled to retain in his hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchasers' failure and in the event of the loss being less than the amount of the said deposit the seller shall account to the purchasers for any balance thereof remaining in his hands.
2. The subjects will be sold subject to all rights of way, rights of access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.
3. The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the seller and the purchasers as at the said date of entry.
4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto.



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## Travel Directions

The quickest and most scenic route to Balloan House and Farm is to follow the A9 north from Inverness and just before Alness take the B9176 road over Struie, signposted Bonar Bridge.

At Bonar Bridge cross the River Oykel bridge and immediately bear left on the A836 for Lairg.

Just before Lairg you cross a railway crossing and take the next right, signposted Rhianbreac and Tomich. Take the next fork to the left and following a sharp left hand bend, Balloan House and Farm lie ahead.

If you require this publication in an alternative format, please contact Strutt & Parker on tel 01463 719171.

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**STRUTT  
& PARKER**

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