



White Rose Tower Kindeace, Invergordon

White Rose Tower

Kindeace,
Invergordon IV18 0LL

A stunning property full of charm and features, based on a traditional late medieval Scottish tower house.

Invergordon 5 miles, Dornoch 18 miles,
Inverness 26 miles, Inverness Airport 33 miles

Ground Floor

Grand hall | Kitchen/living/dining area
Cloakroom | Utility room | Shower room
2 bedrooms

First Floor

Two galleries overlooking the grand hall
Master bedroom with en-suite & observatory
Sitting room | Kitchen

Second Floor

Bedroom | Study/5th bedroom | Library
Family bathroom





The property

White Rose Tower is a truly unique property which has been lovingly created and designed to replicate a traditional Scottish tower house. The attention to detail, craftsmanship and asymmetrical elevations are truly remarkable. In testament to the owner's desire to design a property in keeping with the original tower house style, the initial impression is very much that it is a medieval period property when in actual fact it was built in the 1990's and extensively extended in 2012.

There are many impressive features which include turrets, crowstep gables, fully functional observatory, wood panelling and imposing fireplaces. Located in a quiet rural location approximately 3 miles from the village of Kildary,

the sale of White Rose Tower will suit a host of buyers including those looking for a bespoke family home or alternatively an exclusive use venue, subject to the appropriate permissions.

Located at the end of a single track, White Rose Tower is an imposing property approached by a stone chipped driveway which provides plenty of parking spaces. There are two entrances, the main one being through the large double doors which lead to the Grand hall. This creates a breath taking first impression, a magnificent space measuring some 44ft x 17ft with hand crafted woodwork, wood panelling, hidden doors, wood burning stove and magnificent exposed roof beams. Located off the grand hall is the cloakroom and the

new kitchen area which has not been completely fitted out. The kitchen has an electric Rayburn and turreted dining area. A solid wood spiral staircase leads upstairs to the gallery which overlooks the grand hall and to the Master bedroom suite. This is a well pro-portioned room with many features including arrow slit vertical windows, wood burning stove and a contemporary en suite with WC, free standing bath, wash hand basin, walk in shower and heated towel rail. A further spiral staircase leads to the Observatory which rotates and has a rolling roof.

The other entrance is via the original part of the property adjacent to the turret which leads to the hall and staircase. On this level there are two

bedrooms, shower room, utility room and a rear hall which links this part of the house with the grand hall. On the upper level there is a sitting room with a host of features and doors leading to the gallery. The kitchen has a range of storage units, stainless steel sink and Rangemaster hob. On the top floor there is a further bedroom, study/office and family bathroom.

Outside

Set in an idyllic position surrounded by mature woodland, the immediate gardens grounds are mainly laid to lawn interspersed with a variety of colourful shrubs and flowers. There is a large garage/workshop of timber construction and a workshop/store.





Location

The nearby town Invergordon is a town with a tremendous history stretching back through two World Wars and is now a centre for oil-rig & wind turbine refurbishment and maintenance. It is also a major port of call for cruise liners bringing in excess of 70,000 passengers to the area. For the outdoor enthusiast there are host of outdoor activities on the doorstep including Invergordon Golf Club which overlooks the Cromarty Firth and has stunning views towards Fyris Monument, Ben Wyvis and Wester Ross. A few miles out of town you will find Invergordon Sailing Club and one of the enthralling Pictish Stones which form the historic Pictish Trail.

Inverness is very much the commercial and business centre for the Highlands of Scotland and is only 22 miles away and is convenient for the Airport which is located to the East of the city. The airport provides a variety of domestic and European flights. Inverness also has excellent public transport links with good bus and rail connections.

General

Services: Mains electricity, water and drainage. Oil fired heating.

Fixtures and Fittings: All carpets and curtains are included in the sale. There are additional items available by separate negotiation.

Council Tax: The property has been assessed for council tax purposes as Band F.

Solicitors: Marie Robertson, Mason & Glennie, 1 Peterhead, Broad House, Peterhead, AB42 1HY Telephone: 01779 474271.

Viewing: Strictly by appointment with Strutt & Parker.

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.

EPC Rating: D.





Directions

From Inverness follow the A9 in the direction of Invergordon. Prior to reaching Invergordon take the left hand turning at the Tomich Café. Follow the signs for Kindeace and continue along the straight for around 3.5 miles. Take the left hand single track at the sign for Kindeace Lodges and follow this road along where you will find the property located on the right hand side.



Inverness

The Courier Building, 9-11 Bank Lane,
Inverness, IV1 1WA

01463 719171

inverness@struttandparker.com
struttandparker.com

55 offices across England and Scotland,
including 10 offices in Central London



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