



5 Newmore,
Muir of Ord, Ross-Shire

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Land and property. Since 1885.



A sustainable, rural property on the Black Isle offering lifestyle, agricultural and equine opportunities

Detached traditional cottage | Modern steel portal framed shed
Development opportunities subject to the necessary consents

About 22.39 acres (9.06 ha) in total

For sale as a whole or in two lots

Guide Price

Lot 1 - Offers Over £595,000

Lot 2 - Offers Over £85,000

Whole - Offers Over £680,000

The property is for sale as a whole or in two lots as follows:

Lot 1 - 5 Newmore

Lot 1 extends to approximately 17.53 acres (7.09 ha) and comprises prime grazing grassland, a detached cottage and a large modern agricultural shed. The land is graded 3.2 by the James Hutton Institute and includes a well-established block of amenity woodland providing excellent shelter for livestock.

The original croft house has been sympathetically renovated and extended in 2012 creating a spacious and comfortable family home. The property benefits from renewable systems including solar panels and a ground source heating system providing energy efficient living throughout the year.





The heart of the home is the open plan kitchen, which features a vaulted ceiling with skylights overhead, wooden flooring, a Scandinavian-style logburner and French doors opening to the gardens. The kitchen has fitted units, a central island with a breakfast bar while there is also space for a comfortable seating area. There is an additional dining room on the ground level, as well as three bedrooms, two of which benefit from built-in storage. The ground floor also has two family bathrooms, one with an over-bath shower and the other with a freestanding contemporary bathtub and a separate walk-in shower.

Upstairs there are two attic rooms (used as additional accommodation and a study) with southeast-facing bay windows, while the study also features skylights, welcoming plenty of natural light and affording far-reaching views across the beautiful landscape.

The house sits within a generous plot with a gravel driveway providing ample parking and the gardens are laid to lawn and meadow, with mature trees creating a tranquil and secluded setting. Within the garden grounds sits a modern steel portal framed shed (about 14m x 6m) with a concrete floor providing excellent storage/workshop facilities.

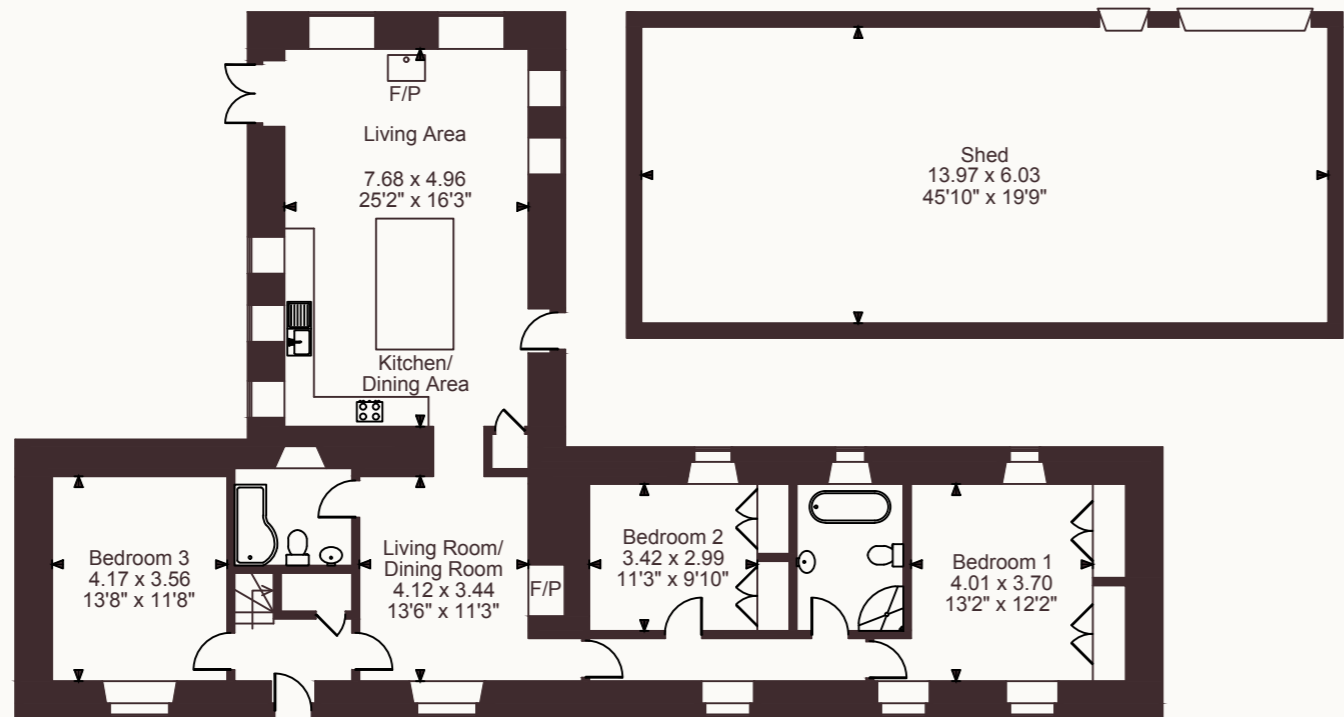
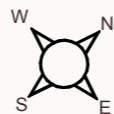
Lot 2 - Land at 5 Newmore

Lot 2 comprises about 4.86 acres (1.97 ha) of permanent pasture sitting at about 120m above sea level. The land is graded 3.2 by the James Hutton Institute and has potential for development (subject to applying for and gaining the necessary consents).

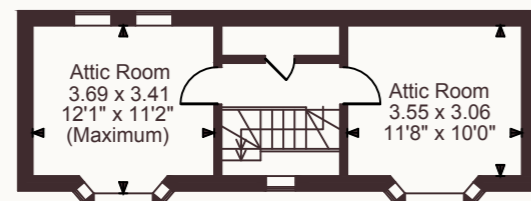




Main House internal area = 1,756 sq ft (163 sq m)
 Shed internal area = 907 sq ft (84 sq m)
 Total internal area = 2,663 sq ft (247 sq m)



Ground Floor



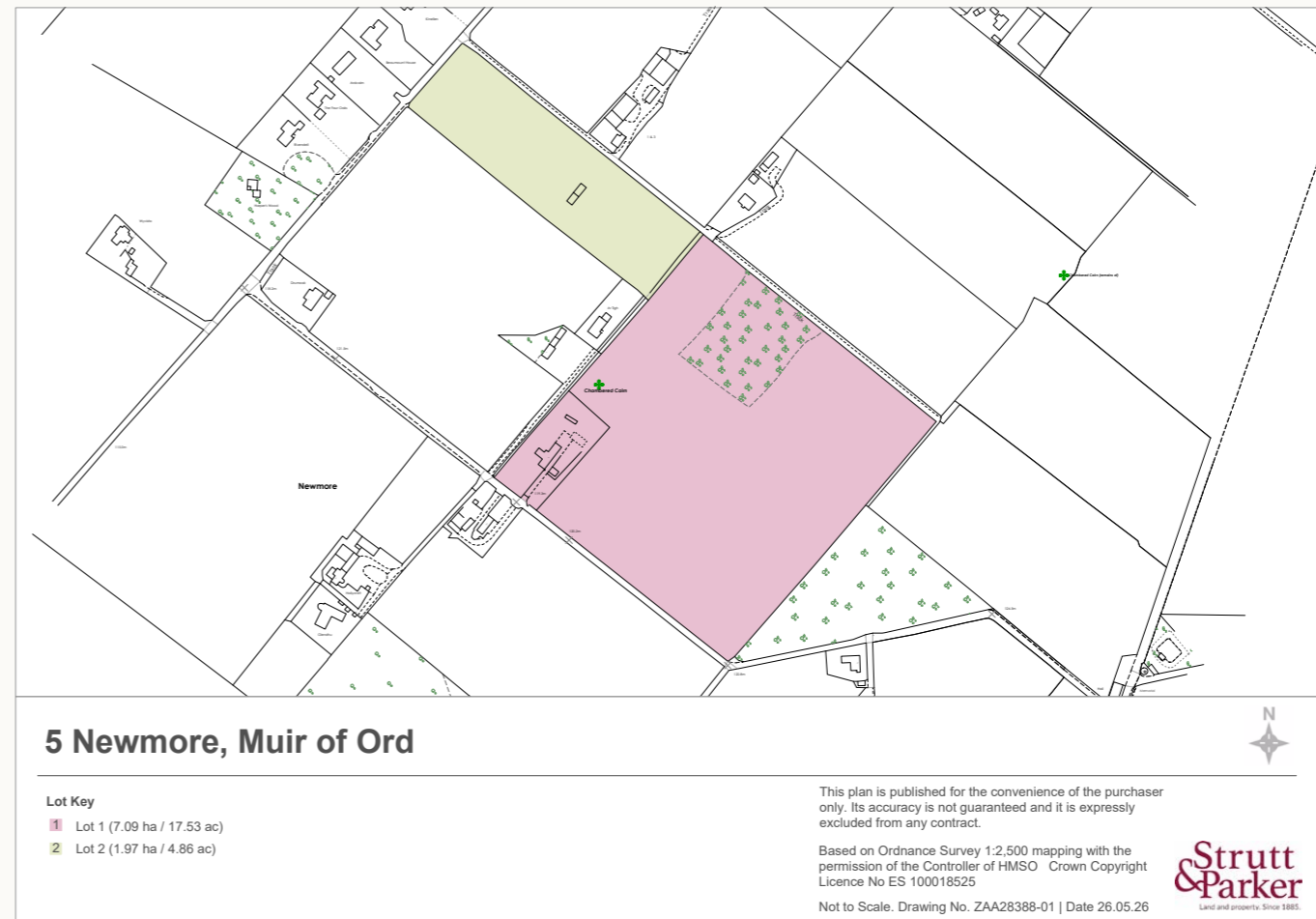
First Floor

Drawn for illustration and identification purposes only.

Location overview

The property lies approximately three miles from Muir of Ord, in the Easter Ross area of the Highlands, close to dramatic open countryside and the waters of the Beaully Firth. The village offers a range of everyday amenities, including local shops, cafés, restaurants, a village hall and a doctor's surgery, as well as a primary school; secondary schooling is available in nearby Dingwall. Inverness, the capital of the Highlands, is some eight miles distant and provides an extensive range of shopping, leisure, cultural and educational facilities, together with several major supermarkets. The area is well connected, with the A9 offering access to Inverness and northwards along the east coast, while Muir of Ord railway station provides regular services to Inverness, where onward connections are available to other major cities. Inverness Airport is about a half hour drive away with flights to a wide range of UK destinations (including London Heathrow) and a limited number of European destinations (including Amsterdam).

Postcode region: IV6



General

Local authority: Highland Council

Services: Mains water, mains electricity, ground source heating and private drainage (SEPA registered). Also included are 16 solar panels situated on the shed roof with Feed in Tarriff (FiT) payments until 2032.

Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax: Band B

EPC rating: Band C

Fixtures and fittings: All fixtures and fittings currently present are included in the sale price. No other items are included unless mentioned in the sales particulars.

Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Designations: According to Historic Environment Scotland, Lot 1 contains a scheduled monument of the Muir of Conon, chambered cairn (Ref: SM4652).



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