



# The Corner House

Alcaig, Conon Bridge

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## An impressive five-bedroom detached family home, set in a picturesque location.

An attractive detached house with light, airy accommodation, set in Alcaig surrounded by countryside, with the River Conon and Cromarty Firth nearby, and views towards the stunning Highland landscapes. The home offers well-presented accommodation throughout.



**3 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**DOUBLE GARAGE**



**GARDEN**



**FREEHOLD**



**RURAL**



**2,462 SQ FT**



**OFFERS OVER £400,000**



### The property

The Corner House is a detached family home, occupying a picturesque and sought-after position in Alcaig, within easy reach of Conon Bridge and the Cromarty Firth. The property benefits from solid oak flooring to the hallway, kitchen and sitting rooms and has flexible and spacious accommodation, including three ground-floor reception rooms. These include the generous sitting room, with its dual aspect including south and west-facing bay windows, which welcome plenty of natural light. The room also features underfloor heating and a modern corner woodburning stove, helping to create a warm and comfortable atmosphere in which to relax. Additionally, the ground floor has a family room with a fireplace, which is fitted with a multi fuel stove, and a conservatory with French doors opening onto the rear gardens.

The kitchen offers space for a dining table and a seating area and there is an oil Aga Range Cooker, fitted units to base and wall level while the adjoining utility room provides additional storage and space for home appliances.

You will find two well-presented double bedrooms on the ground floor, as well as a shower room which can also be accessed via one of the bedrooms. Upstairs there are three further bedrooms, including the luxury, generous principal bedroom with its dressing room and en suite bathroom, which has a Jacuzzi bath and a separate shower unit. One further first-floor bedroom has an en suite shower room, while the other has its own washbasin.

### Outside

The house is set in attractive well maintained gardens, which benefit from a south and west-facing aspect. They include areas of lawn, beds filled with various shrubs and a greenhouse. There are patio areas for al fresco dining, while the splendid outbuilding is ideal for entertaining or relaxing, with its timber cladding. Parking is available on the driveway at the front of the house providing space for several vehicles, as well as in the detached double garage, which has a workshop and a spacious office for private home working at its rear.





## Location

The property is situated in Alcaig, close to the banks of the River Conon and within easy reach of Conon Bridge, Maryburgh and Dingwall.

Conon bridge has a local shop and several further amenities, while Dingwall is the county town of Ross and Cromarty and offers various everyday amenities, including high street and independent retailers and access to large supermarkets.

Inverness provides further shopping, leisure and cultural facilities. By road, the nearby A9 offers easy access to Inverness. Rail services are available from Dingwall and Inverness, while Inverness Airport is approximately 21 miles away.

The open waters of the Cromarty Firth, the dramatic eastern coastline and the stunning hills and mountains of the Highlands are all also within easy reach.

## Distances

- Dingwall 4.1 miles
- Inverness 13.2 miles
- Inverness Airport 20.5 miles

## Nearby Stations

- Dingwall
- Inverness

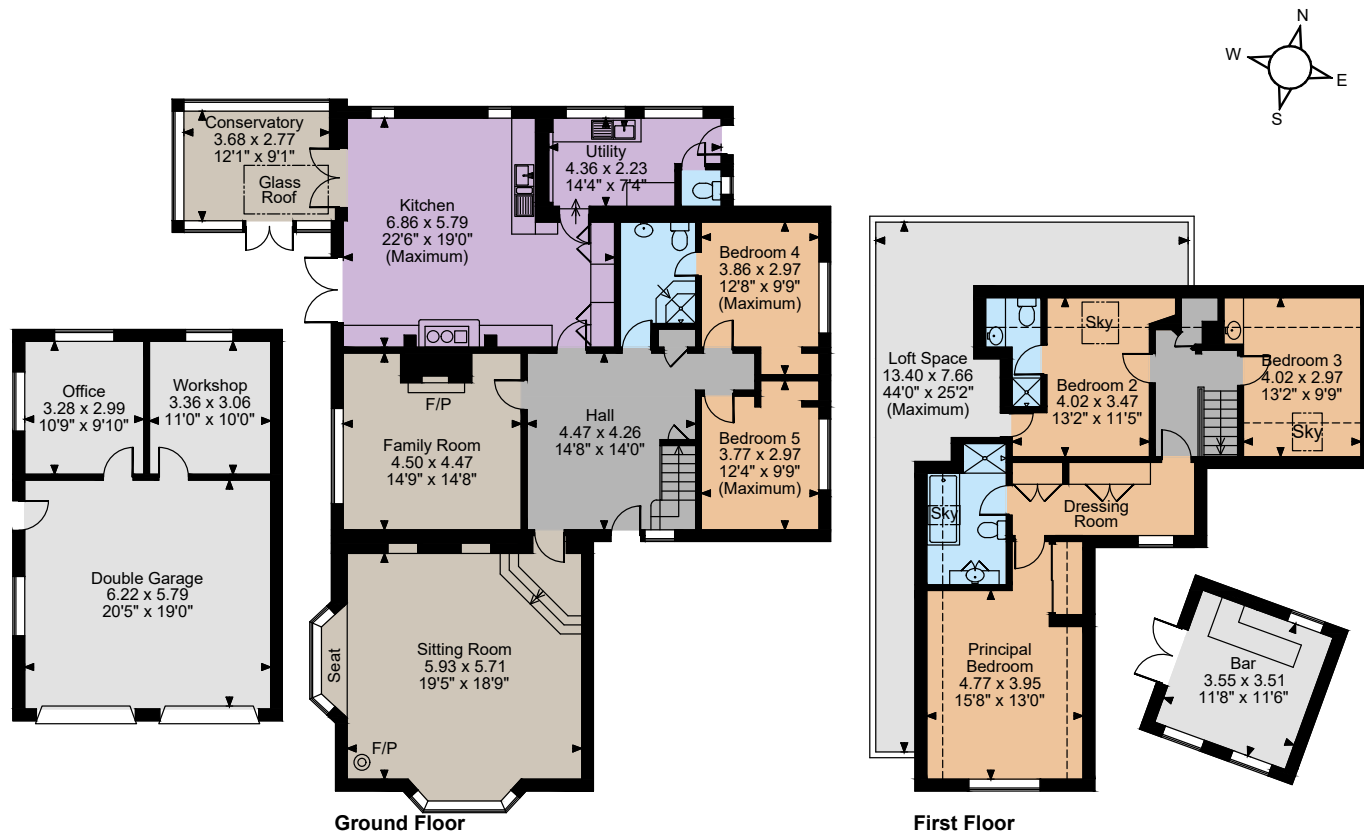
## Key Locations

- Fyrish Monument
- Chanonry Point
- Groam House Museum

## Nearby Schools

- Culbokie Primary School
- Ferintosh Primary School
- Conon Bridge Primary School
- Dingwall Academy





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## Floorplans

Main House internal area 2,462 sq ft (229 sq m)  
Garage, Office & Workshop internal area 623 sq ft (58 sq m)  
Bar internal area 134 sq ft (12 sq m)  
Total internal area 3,219 sq ft (299 sq m)  
For identification purposes only.

## Directions

IV7 8HS

what3words: ///songbird.suspends.scores

## General

**Local Authority:** Highland Council, Glenurquhart

Road, Inverness, IV3 5NX, [www.highland.gov.uk](http://www.highland.gov.uk)

**Services:** Mains electricity and water. Private drainage via septic tank (SEPA registered). Oil-fired central heating.

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

**Council Tax:** Band E

**EPC Rating:** D

**Fixtures and Fittings:** Fitted floor coverings and integrated kitchen appliances will be included in the sale.

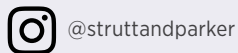
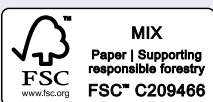
## Inverness

Castle House, Inverness, IV2 6AA

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