



Treeton Steading, Ardersier, Inverness

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Treeton Steading Ardersier, Inverness IV2 7QU

An exceptional conversion of an extensive Victorian steading situated close to the sought after Moray Firth, 10 miles east of Inverness.

Inverness Airport 3 miles, Inverness 10.3 miles (mileages are approximate).

Reception hall | Drawing room | Sitting area
Dining area | Kitchen/dining room | Utility
Pantry | Boot room | WC | 4 Bedrooms
Dressing room | Family bathroom | 3 Shower
rooms | Garden | Garage | Workshop | Stables

EPC Rating C

The property

Treeton Steading is a real hidden gem, a magnificent "U" shaped former steading dating from the 1880's. First converted to residential use in 1983, in the last few year's it has undergone major improvements and restoration. This has resulted in the creation of a unique, charming home providing over 4,700 sq. ft. of versatile and characterful accommodation arranged over two floors. The current owners have lovingly and sensitively modernised the property, which has retained its distinctive charm and grace. The layout, flexibility and position of the property will suit a variety of buyers.

The bright dual-aspect hallway with its central wood and wrought iron staircase gives access to the accommodation, opening to a well-appointed utility room and an expansive kitchen. The kitchen and dining space with its arched framed views comprises a traditional range of cabinetry, an island with inset sinks and a large AGA range, along with a freestanding log-burning stove. Alongside is a pantry and

WC. The space flows into the elegant drawing room with its ornate carved wooden fireplace surround and window seat. Further is the expansive vaulted open-plan sitting and dining area, an impressive space with steps to a mezzanine above. One of four bedrooms also resides on the ground floor, with a characterful fireplace, shower room and a turned stairway to the first-floor level.

There are three further generous bedroom suites on the first floor, the principal with its balcony and fireplace leading to the mezzanine and a second bedroom with a considerable fitted dressing room. The rooms benefit from elevated views of the pretty surrounding grounds and are well served by an attractive family bathroom and two further shower rooms.

Outside

The property is set in approximately 1.7 acres, accessed via a sweeping gravelled driveway and with a sizeable detached garage and a paddock overlooking picturesque farmland. The courtyard garden is immaculately landscaped, with a large paved sun terrace, a myriad of vibrant planting, pergola and stone arches forming walkways through. Further is a lawn and gravelled terrace beside the well-kept stables and adaptable workshop. Beyond this is a dedicated vegetable garden, along with spacious level lawns surrounded and interspersed with a range of mature trees and shrubs. There are a useful range of attached stone outbuildings, large agricultural shed and solar panels.

Location

The property is located on the scenic Moray Firth, with the surrounding areas boasting excellent opportunities for outdoor pursuits. Just 10 miles to the east, the Highland capital of Inverness provides a vast array of commercial, educational, retail and service facilities, together with a mainline railway station and an International airport offering regular domestic and European flights.





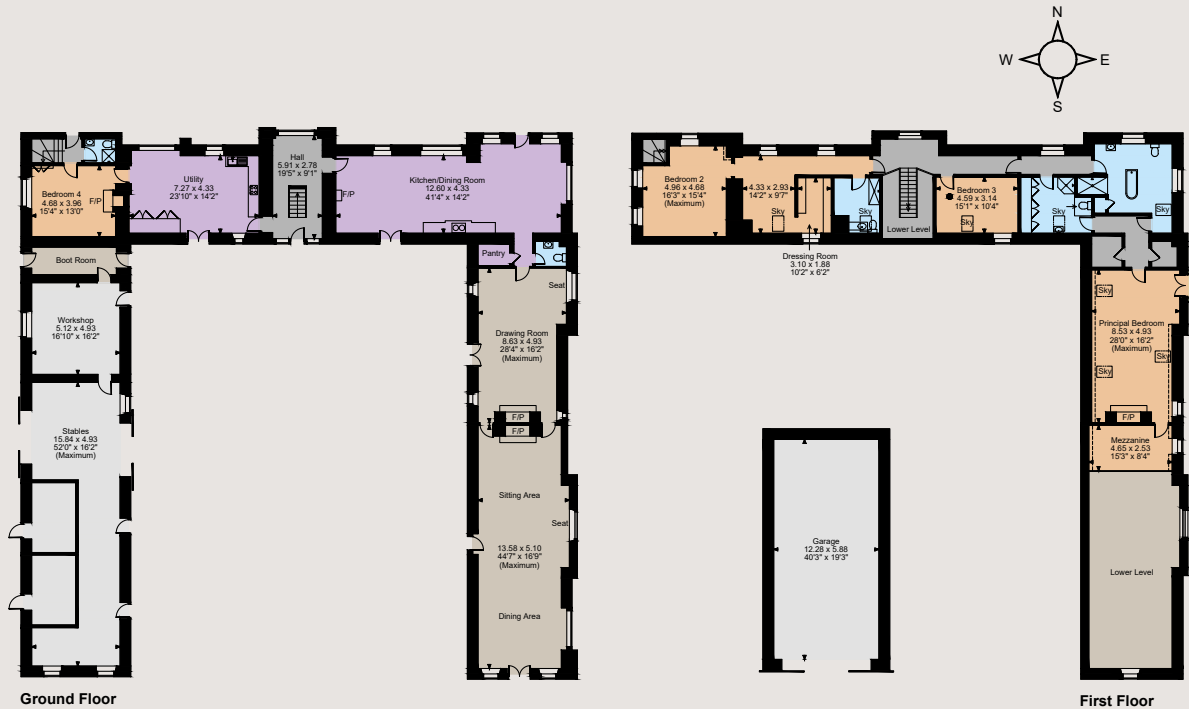








Floorplans
 Main House internal area 4,778 sq ft 444sq m)
 Garage internal area 777 sq ft (72 sq m)
 Workshop & Stables internal area 1,272 sq ft (118 sq m)
 Balcony external area 14 sq ft (1 sq m)
 Total internal area 6,827 sq ft (634 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
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Directions

From Inverness take the A96 signposted to Aberdeen. Follow the signs to Inverness (Dalcross) Airport and then on to Ardersier on the B9039. When approaching the village turn immediately to the right at the 30mph warning signs onto the private road leading to Treeton Steading.

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk

Services: Mains electricity and water, oil-fired central heating and private drainage to septic tank (SEPA registered).

Council Tax: Band G

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

Tenure: Freehold

Guide Price: Offers Over £950,000

Inverness

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