



The Stables

St. Martins Mill, Balblair

A well-presented detached bungalow with stables and extensive grounds, set in a stunning rural position.

A light and airy detached bungalow with well-presented accommodation, set in a rural position. The property features flexible living space across a single accessible level and extensive grounds, including stables and paddocks, with views across the beautiful surrounding rolling countryside.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



WORKSHOP



6 ACRES



FREEHOLD



RURAL



2,224 SQ FT



**OFFERS OVER
£550,000**

The property

The Stables is a splendid detached bungalow offering four bedrooms and comfortable, attractive living and entertaining space, as well as extensive grounds with stables, open fields and paddocks. Set in a picturesque rural setting, the property offers flexible accommodation with plenty of natural light throughout, as well as views across the surrounding farmland.

The main reception room is the well-proportioned drawing room, which has a brick-built fireplace and a dual aspect, including two large, panoramic windows which welcome plenty of natural light and afford those far-reaching rural views. There is also a formal dining room with French doors opening onto the garden, as well as a sun room with a wood panelled ceiling, also opening onto the garden via French doors. Adjoining the sun room in an open-plan layout is the kitchen and breakfast area, which has space for a breakfast table for informal dining. The kitchen itself is fitted with

wooden units to base and wall level, as well as a range cooker recessed into the brick-built fireplace. The utility room provides additional storage and space for home appliances.

There are four double bedrooms, all of which are accessible on the ground level. They include the principal bedroom with its dressing room and en suite shower room. The three further double bedrooms all benefit from built-in storage, while there is also a large family bathroom with a freestanding, roll-top bathtub and a separate shower unit.

Outside

The property has a gravel driveway at the entrance providing access to the house, the large detached stable block and workshop. There is an all-weather arena and further open grassy paddocks, which are ideal grazing pastures. The garden surrounding the house features rolling lawns with various mature trees, shrubs, hedgerows and patio areas.







Location

The property is set in a stunning position in the small hamlet of Cullicudden. The village of Culbokie provides various everyday amenities, while the town of Dingwall is approximately nine miles away.

As the county town of Ross and Cromarty, Dingwall offers a selection of facilities, including high street and independent retailers and access to large supermarkets. The open waters of Cromarty Firth, the dramatic eastern coastline and the stunning hills and mountains of the Highlands are all also within easy reach. There are also various horse riding routes within the local area.

Inverness provides further shopping, leisure and cultural facilities. Primary schooling is available in Culbokie and nearby Resolis, with state secondary schooling in Fortrose. Inverness offers several further secondary schools.

By road, the nearby A9 offers easy access to Inverness. Rail services are available from Dingwall and Inverness, while Inverness Airport provides regular flights to UK and European destinations.



Distances

- Culbokie 4.7 miles
- Dingwall 9.4 miles
- Inverness 17 miles
- Inverness Airport 24.2 miles

Nearby Stations

- Dingwall

Key Locations

- Culbokie Forest
- Fyrish Monument
- Groam House Museum
- Chanonry Point

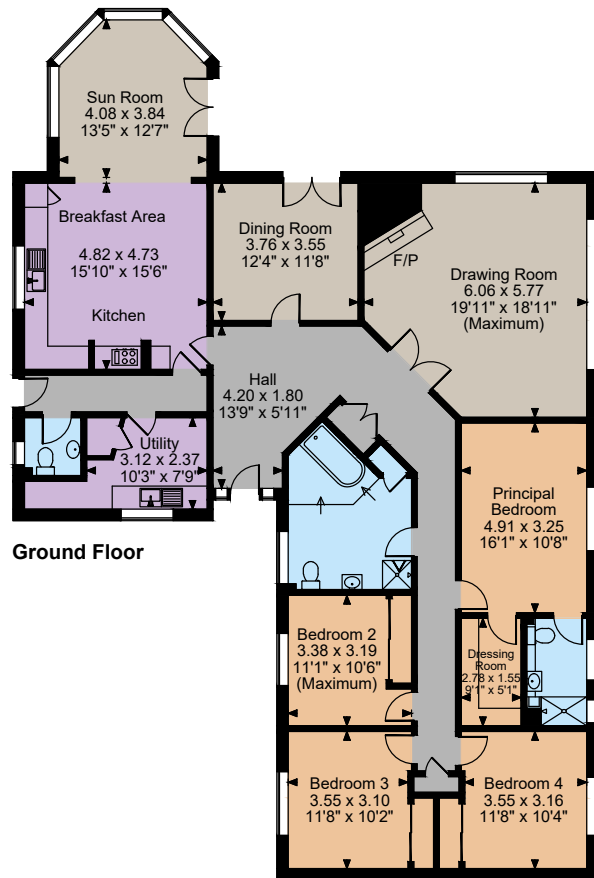
Nearby Schools

- Resolis Primary School
- Culbokie Primary School
- Fortrose Academy

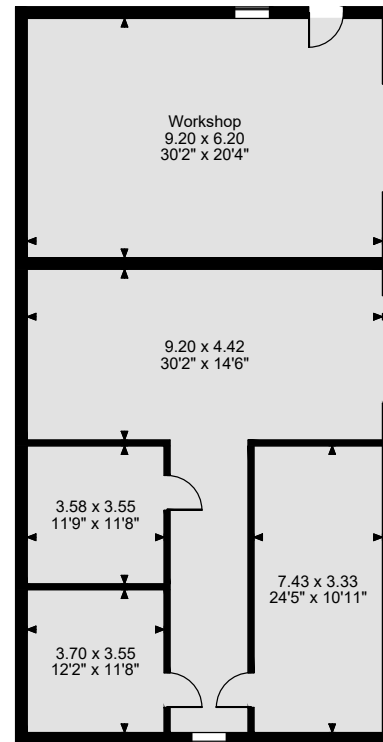








Ground Floor



Stables

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

Main House internal area 2,224 sq ft (207 sq m)
Workshop internal area 614 sq ft (57 sq m)
Stables internal area 1,188 sq ft (110 sq m)
Total internal area 4,026 sq ft (374 sq m)
For identification purposes only.

Directions

Post Code: IV7 8LL

what3words: ///trustees.grain.matchbox

General

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

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

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

Council Tax: Band G

EPC Rating: C

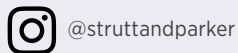
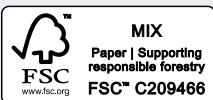
Fixtures and Fittings: Fitted floor coverings and integrated kitchen appliances will be included in the sale.

Inverness

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