



Inch Farmhouse

Balblair, Dingwall

A rugged farmhouse with useful outbuildings, set in a magnificent position overlooking the Cromarty Firth

A charming period farmhouse with extensive outbuildings, set in a stunning position with views across the water to the rolling hills and beyond. The house provides comfortable, well-presented accommodation, while the outbuildings provide significant potential for development subject to the necessary consents.



1 RECEPTION ROOM



3 BEDROOMS



1 BATHROOM



OUTSIDE



8.33 ACRES



FREEHOLD



**RURAL/
VILLAGE**



1,333 SQ FT



**OFFERS OVER
£450,000**



The Property

Inch Farmhouse is a charming three-bedroom period property with well-proportioned accommodation. Constructed of rugged stone and arranged across a single accessible level, the house features high ceilings, sash windows and dual aspect windows in various rooms creating a comfortable and characterful living space.

The spacious accommodation benefits from a bright and cosy sitting room complete with sandstone fireplace as well as three double bedrooms. The kitchen is fitted with wooden units to base and wall level, as well as an integrated oven, hob and extractor hood. An adjoining utility room offers additional storage space, a door leading to the garden, and access to a WC.

The main hallway has built in storage space and leads to the three spacious bedrooms which benefit from views towards the open waters of the Cromarty Firth. Additionally, the family bathroom features a bath and separate shower unit.

Outside

The property has a driveway at the front providing access to both the house and outbuildings. The outbuildings to the rear of the property provide plenty of storage, as well as offering the possibility for development, subject to the necessary consents.

Surrounding the house, the gardens include an area of lawn and gravel terracing, while beyond there is a former orchard with a variety of fruit trees and shrubs. There is a large grassland paddock to the north west of the house which runs to the banks of the Cromarty Firth. The land rises from about 1m to 30m above sea level and is graded 2 by the James Hutton land capability for agriculture maps.



Location

Inch Farmhouse is in a picturesque rural location just outside the hamlet of Balblair, near Dingwall (approximately 12 miles away), offering scenic Highland countryside living. Local amenities, including shops, schools, and healthcare, are available in Dingwall and nearby Cromarty. Dining options and community services are also accessible. The area benefits from excellent transport links, with the A9 providing direct road access to Inverness and the north, and Dingwall railway station offering regular services to Inverness, Wick, and beyond.

Timber and Minerals

All standing timber and fallen timber and mineral rights are included in the sale insofar as they are owned.

Rights of Way and Access

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and wayleaves, all or any other like rights, whether mentioned in these particulars or not. The purchaser

will be held to have satisfied themselves as to the nature of all such servitude rights and others. The seller will have a right of access through the steading to access their retained field.

Prospective purchasers should be aware that members of the public have a general right of responsible access to most parts of the Scottish countryside.

Planning

Prospective purchasers are advised that they should make their own enquiries of the local planning authority - www.highland.gov.uk

Viewings

Strictly by appointment with the selling agents. Strutt & Parker (Tel: 01463 719171).



Distances

- Balblair 2 miles
- Dingwall 12.2 miles
- Inverness 19.3 miles

Nearby Stations

- Dingwall
- Inverness

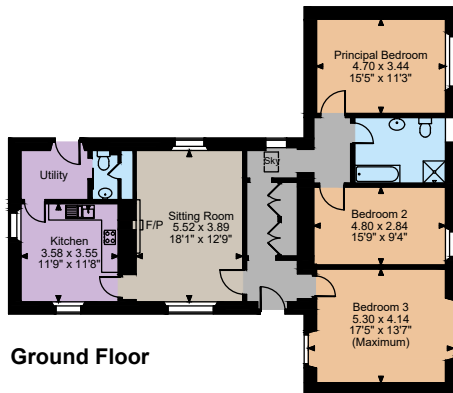
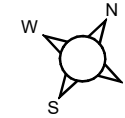
Key Locations

- Culbokie Forest
- Fyrish Monument
- Black Isle Brewery
- Chanonry Point

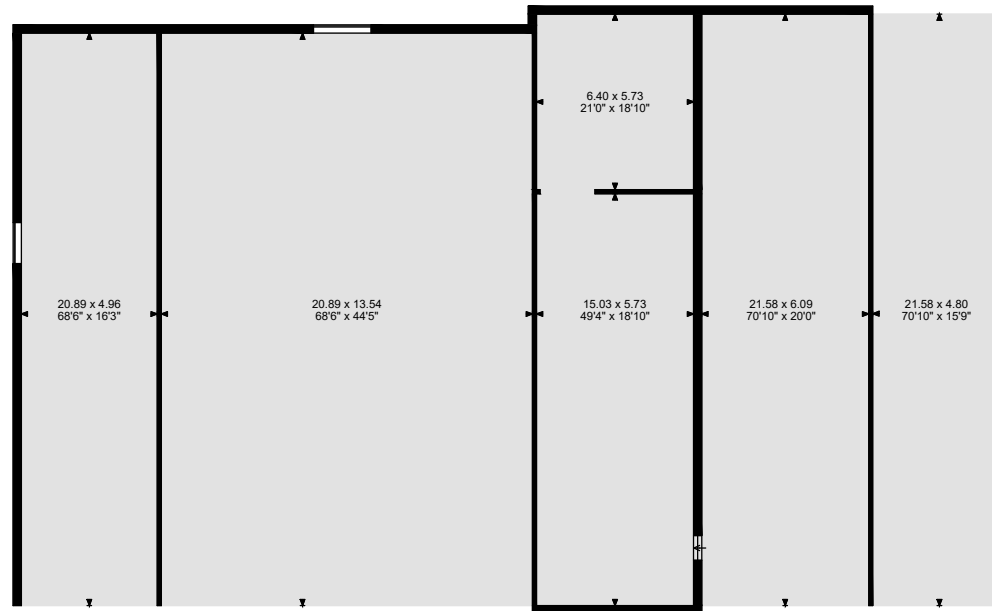
Nearby Schools

- Resolis Primary School
- Culbokie Primary School
- Fortrose Academy





Ground Floor



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

House internal area 1,333 sq ft (124 sq m)

For identification purposes only.

Directions

IV7 8LJ

what3words: ///unzips.relief.defended

General

Local Authority: Highland Council

Services: Mains water and electricity, oil-fired central heating and a private septic tank

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

Council Tax: Band E

EPC Rating: E (51)

Fixtures and Fittings: Fitted floor coverings and integrated appliances will be included in the sale. Further items may be available subject to separate negotiation.

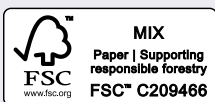
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Inverness

Castle House, Inverness, IV2 6AA

01463 719171

inverness@struttandparker.com
struttandparker.com



@struttandparker

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