




Park House
Cannich, Beauly


STRUTT
& PARKER


BNP PARIBAS GROUP


A detached family home with views over the local countryside and beyond situated in a rural location.


A family home, featuring flexible living accommodation arranged over two floors. The property is located in a picturesque Highland rural setting surrounded by stunning countryside whilst also being within close proximity to facilities.


**3 RECEPTION ROOMS**


**3 BEDROOMS**


**2 BATHROOMS**


**PARKING**

**GARDEN**

**FREEHOLD**

**RURAL**

**1,863 SQ FT**

**OFFERS OVER £365,000**



The property

Park House offers almost 1,900 sq ft of light-filled, flexible accommodation arranged over two floors. Configured to provide an elegant and practical living and entertaining environment, the property has been designed to maximise the stunning views over surrounding countryside. The accommodation flows from an entrance porch and welcoming L-shaped reception hall with engineered wooden flooring and useful storage. It briefly comprises a large L-shaped dual aspect sitting room with a woodburner together with a spacious triple aspect dining room and full-height glazing incorporating French doors to the front aspect, both rooms extending to almost 23 ft in length. The property also provides a well-proportioned rear aspect study with fitted storage, suitable for use as an additional bedroom, if required. The generous rear aspect kitchen provides a range of wall and base units, a range cooker, integrated appliances, and a neighbouring fitted utility room with access to a rear porch and the garden beyond. The ground floor accommodation is completed by a generous front aspect bedroom with a neighbouring family bathroom

with bath and separate shower.

Stairs rise from the reception hall to a generous first floor landing with further useful storage. It opens to a spacious principal bedroom with a vaulted ceiling, fitted storage, further eaves storage and French doors to a private gable-end balcony overlooking the garden and the countryside beyond. The first floor accommodation is completed by one further double bedroom, also with a vaulted ceiling and fitted storage, and a second family bathroom.

Outside

The property is approached through gates over a gravelled driveway providing a turning space and parking for multiple vehicles. The generous, well-maintained garden surrounding the property, is laid mainly to level lawn interspersed with mature trees and bordered by well-stocked flower and shrub beds. It features garden sheds, a pond with a small waterfall and footbridge over, seating areas together with a wraparound gravelled terrace surrounding the property and a separate paved rear terrace.



Location

Cannich is a picturesque Highlands village with a store, playpark, bar/café and nursery and primary schooling, all surrounded by stunning scenery, including the Glen Affric Nature Reserve, providing opportunities for hill, mountain and glen walking, fishing, cycling, horse-riding and canoeing. Drumnadrochit and Beaulieu offer further amenities including boutique and high street shops, hotels, Post Offices, restaurants, churches and medical services. Inverness city centre has a comprehensive range of shopping, service, leisure and recreational amenities.

Communications links are excellent: the A82 links to the Northern Highlands and to Inverness, and Beaulieu station offers regular services to Inverness with onward links to major regional centres.

The property enjoys access to nearby state schools including Cannich Bridge Primary School in the village and Glen Urquhart High School in Drumnadrochit.

Distances

- Cannich 0.4 miles
- Drumnadrochit 12.1 miles
- Inverness 26.4 miles
- Inverness Airport 36.4 miles

Nearby Stations

- Beaulieu

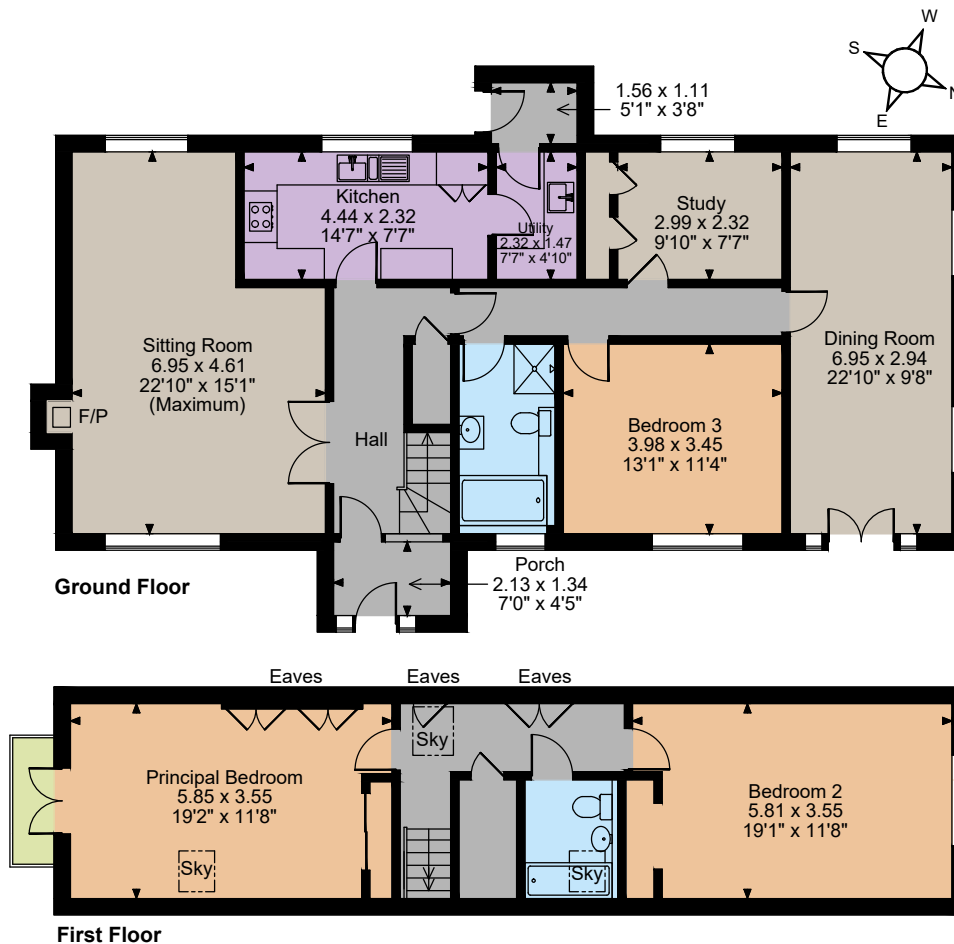
Key Locations

- Strath Glass
- Urquhart Castle
- Loch Ness
- River Cannich
- River Glass

Nearby Schools

- Cannich Bridge Primary School
- Glen Urquhart High School





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

Internal area 1,863 sq ft (173 sq m)
For identification purposes only.

Directions

Post Code: IV4 7LT

what3words: ///flight.overdone.inches

General

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

Services: Mains electricity, water and drainage. Air source heat pump.

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

Council Tax: Band E

EPC Rating: C

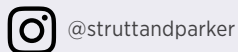
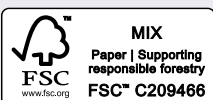
Fixtures and Fittings: Fitted floor coverings and integrated kitchen appliances will be included in the sale.

Inverness

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