





The Farmhouse


Easter Drummond, Whitebridge


A charming farmhouse with grounds extending to approximately 3 acres, in a scenic rural Highland setting.


A charming period farmhouse in a stunning setting. The property features splendid stone elevations and sits within delightful gardens and wider grounds. Inside, the accommodation is comfortable and inviting, with Arts and Crafts styling and original character features that combine to create an exceptionally attractive living space.


**3 RECEPTION ROOMS**


**3 BEDROOMS**


**1 BATHROOM**


**OUTBUILDING**

**APPROX. 3 ACRES**

**FREEHOLD**

**RURAL**

**1,441 SQ FT**

**OFFERS OVER £350,000**

The property

The Farmhouse is a characterful period cottage offering three bedrooms and beautifully appointed accommodation across two floors. Finished in a charming Arts and Crafts style, it features panelled walls and wooden flooring, complemented by original details such as ornate cornicing, ceiling roses, and handsome open fireplaces.

The ground floor has two main reception rooms, as well as a useful study for home working. To one side of the entrance hall, the sitting room has a south and east-facing dual aspect welcoming plenty of natural light, as well as a fireplace with a wooden surround, fitted with a woodburning stove. On the other side of the entrance hall, the similarly proportioned formal dining room also has a fireplace fitted with a log burner, as well as space for a large family dining table. At the rear of the ground floor, the kitchen has wood panelled walls, under-counter storage and space for all the necessary appliances.

An elegant turned staircase leads from the welcoming entrance hall to the first floor landing, which has a skylight overhead welcoming plenty of natural light, as well as leading to three well-presented bedrooms. Two of the bedrooms are doubles with dormer windows, with one featuring a walk-in storage cupboard. There is also a third bedroom. Also on the first floor is the family bathroom with its large shower unit and heated chrome towel rail.

Outside

The property sits in approximately 3 acres and is set back from the road with a parking area to the side of the lane providing space for several vehicles. The gardens and grounds are mostly to the front of the property, and feature areas of lawn, a gravel seating area for al fresco dining and a wealth of mature trees, hedgerows and established shrubs, with expansive, far-reaching views towards the towering peaks of the Highlands beyond. There are established fruit trees and fruit bushes including cherry, plum, damsons and blackcurrants.



Location

Easter Drummond lies to the south of Inverness in a countryside setting characterised by rolling hills, scattered woodlands, and expansive open spaces. Combining the rugged beauty and timeless enchantment of the Scottish Highlands. The Farmhouse is just a short distance from the scenic road to the shores of Loch Ness and is set in some of the region's finest scenery at the foot of the Monadhliath Mountains. There are a host of activities for the outdoor enthusiast which include fishing, shooting, stalking, hill walking and bird watching. Located approximately 25 miles outside Inverness, the property would appeal to those looking for a rural retreat, yet is convenient for the city and the airport, which provides regular domestic and European flights.

The city of Inverness is the main business and commercial centre for the Highlands and provides an extensive range of high street shopping, leisure and entertainment facilities. Inverness also has excellent public transport links with good bus and rail connections.

Distances

- Fort Augustus 8 miles
- Foyers 10 miles
- Inverness 25.8 miles
- Inverness Airport 37 miles

Nearby Stations

- Inverness

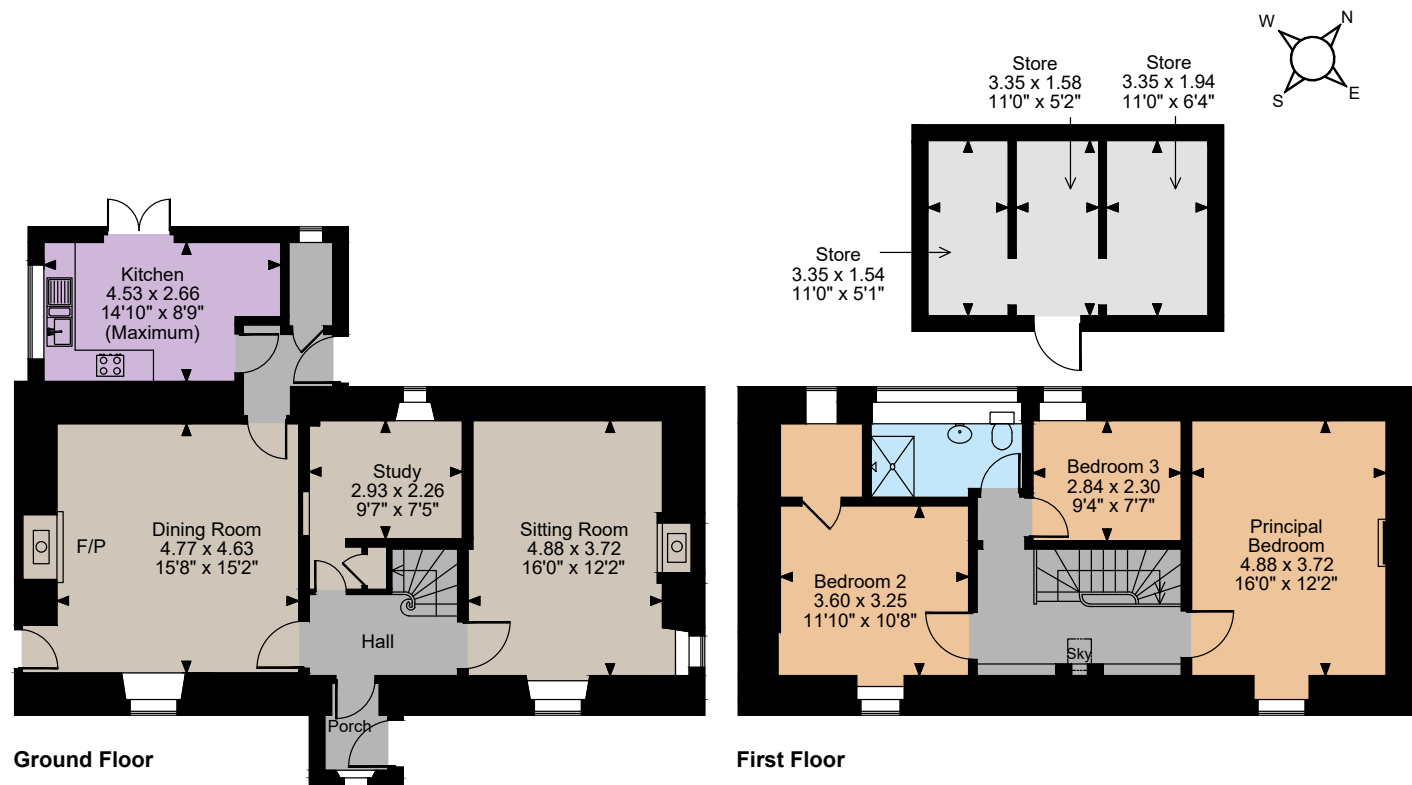
Key Locations

- Loch Ness
- Urquhart Castle
- Fort George

Nearby Schools

- Stratherrick Primary School
- Inverness Royal Academy





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

Main House internal area 1,441 sq ft (134 sq m)

Stores internal area 193 sq ft (18 sq m)

Total internal area 1,634 sq ft (152 sq m)

For identification purposes only.

Directions

Post Code: IV2 6UP

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General

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

Services: Mains electricity, private water supply via borehole and LPG gas heating. Private drainage via cess pit.

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

Council Tax: Band E

EPC Rating: F

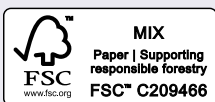
Fixtures and Fittings: Fitted floor coverings and integrated kitchen appliances will be included in the sale.

Inverness

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