



Craggan House

Farr

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A beautifully presented detached house set in stunning gardens, in a breathtaking Highland position.

An attractive detached house with light, airy and flexible accommodation. Set in a stunning position in the village of Farr, surrounded by dramatic landscapes including woodland and beautiful rolling hills, yet placed within easy reach of Inverness and its excellent amenities and transport connections.



4 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



DETACHED DOUBLE GARAGE



GARDEN



FREEHOLD



VILLAGE



2,500 SQ FT



OFFERS OVER £550,000



The property

Craggan House is a delightful detached family home with four double bedrooms, four flexible reception rooms and a beautiful landscaped garden. The property features attractive accommodation throughout, with a neutral decor and large windows, welcoming plenty of natural light and affording far-reaching views across the beautiful surrounding landscape.

The main ground-floor reception room is the 28ft sitting room with its wooden flooring, recessed LED lighting, feature fireplace, bar area and French doors opening to the garden. Adjoining the sitting room is a conservatory with a southwest-facing aspect, while additional ground-floor living and entertaining space includes the study and the dining area, which has a double-height ceiling with a galleried landing above and a skylight.

Furthermore, the ground floor has a well-equipped, open-plan kitchen and family area, which stretches from the front to the rear of the house and provides

French doors opening to the front garden. The kitchen itself has white fitted units to base and wall level, a central island, a breakfast bar and a range cooker, while there is also an adjoining utility room for further home storage and appliances.

Upstairs, the galleried landing overlooks the dining area and leads to the four well-presented double bedrooms. These include the principal bedroom, which has built-in mirrored wardrobes and an en suite shower room. Two further bedrooms have mirrored fitted storage, while the first-floor landing also provides access to the family bathroom with its freestanding bathtub and separate shower unit.







Outside

The property is approached via electric gates at the entrance opening onto a gravel driveway, leading to the house and to the integrated double garage. A second double garage is located at the rear, with storage space above. The beautiful garden surrounding the house includes rolling lawn, well-stocked border beds and a wealth of established shrubs, hedgerows and trees, as well as timber decking and paved and gravel terracing for al fresco dining. There is a vegetable garden with raised beds and a greenhouse, as well as an open-sided garden shelter offering further seating and dining space, or the potential for use as an outdoor kitchen and barbecue area.

Location

The property occupies a rural position in the desirable village of Farr northeast of Inverness. Farr itself offers a small village shop, post office, primary school and a community hall, while Inverness, regarded as the capital of the Highlands, offers a wide range of

shopping, leisure and cultural facilities, including supermarkets, cafés and restaurants. There is also a choice of primary and secondary schools in the surrounding area, including Lochardil Primary School and Inverness Royal Academy.

Transport links are excellent, with Inverness providing mainline rail services, the A9 offering routes south to Perth, Edinburgh and Glasgow or north into the Highlands, and Inverness Airport within easy reach.

The surrounding countryside offers abundant outdoor pursuits, including walking, cycling and riding, while the Moray Firth provides opportunities for sailing. Golf enthusiasts are well catered for, with Inverness Golf Club and Kings Golf Club.



Distances

- Inverness 8.2 miles
- Inverness Airport 17.1 miles

Nearby Stations

- Inverness

Key Locations

- Loch Duntelchaig
- Inverness Castle
- Loch Ness
- Fort George

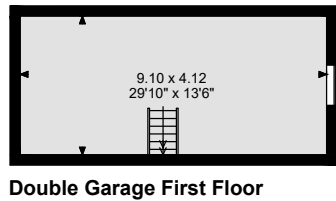
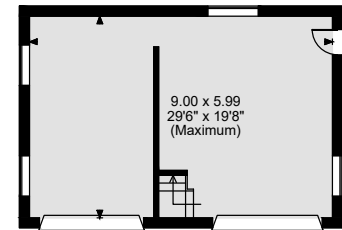
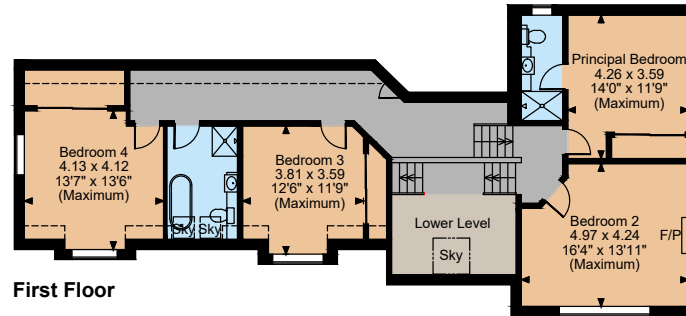
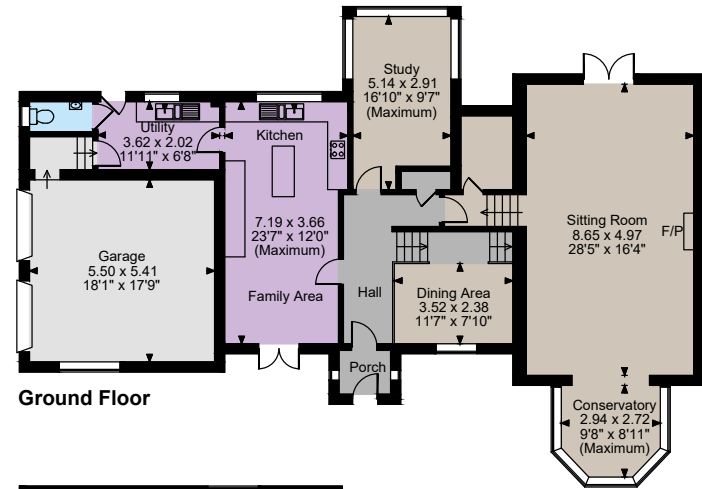
Nearby Schools

- Farr Primary School
- Inverness Royal Academy









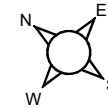
Double Garage Ground Floor

Double Garage First Floor

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

□ □ □ □ Denotes restricted head height

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Floorplans

Main House internal area 2,500 sq ft (232 sq m)

Garages internal area 1,330 sq ft (124 sq m)

Total internal area 3,830 sq ft (356 sq m)

For identification purposes only.

Directions

IV2 6XJ

what3words: ///horseshoe.galleries.trucked

General

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

Services: Mains water and electricity. 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: D

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

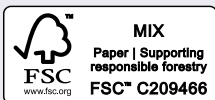
Inverness

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