

Maryness, 5 George Street,
Cromarty



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A handsome 'B' listed merchant's house offering beautifully presented five-bedroom accommodation, set within attractive walled gardens in the heart of the historic Black Isle town of Cromarty.

Property
Maryness is an elegant period home dating from circa 1811 with a wealth of character, set within walled gardens close to the harbour, in the heart of Cromarty.

The reception hall provides access to the principal reception rooms. The sitting room features a fireplace with a wood-burning stove and opens into the light-filled garden room, which enjoys views across the rear garden. The dining room also benefits from a wood-burning stove together with alcove shelving. To the rear, the open-plan kitchen and family room provides an excellent living space, with contemporary cabinetry, a range cooker and space for informal dining or seating. A generous separate utility room accessed from the kitchen leads into the walled garden.

The first floor provides two generously sized double bedrooms together with a further bedroom, which could also be used as a nursery or study. The principal bedroom enjoys a triple aspect, while the second bedroom includes built-in storage. Completing the first floor is a family bathroom with both freestanding bathtub and large shower, alongside a separate WC. The second floor offers two additional large double bedrooms together with a shower room all enjoying views over the lighthouse and Cromarty Firth.

The property is approached through gardens fronted by stone walls and railings, with gravelled areas and a paved pathway to the entrance. The walled rear garden is fully enclosed and private, with a paved terrace, generous areas of lawn, a greenhouse, and heritage fruit trees along the stone walls. There is also a double-length garage with power and additional on-street parking.



Location
The property lies in the historic town of Cromarty, set at the northern tip of the Black Isle peninsula between the Cromarty and the Moray Firths, approximately 20 miles northeast of Inverness. The town has a distinctive character with its own Cromarty Cinema, ferry, a working pottery, speciality coffee shop, two gastro pubs and the celebrated Sutor Creek restaurant; also a bakery, general store, post office and range of independent retail shops such as boutique, antique store, homewares, with the nationally recognised Cromarty Brewery nearby. The town is recognised for its connection to the famous geologist Hugh Miller, and also renowned for dolphin watching, with regular boat trips departing from the harbour and shore-based sightings at nearby Chanonry Point. Cromarty has a primary school, with secondary schooling available in Fortrose. The highland capital city of Inverness provides access to comprehensive shopping, cultural facilities, mainline railway and international airport making London within easy reach.

Postcode region: IV11 8YJ
What3words- ///chiefs.duke.relegate

General
Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk
Services: Mains water, electricity and drainage. Oil central heating.
Council Tax: Band F
EPC Rating: E
Fixtures & Fittings: Fitted floor coverings and integrated kitchen appliances will be included in the sale.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

3,202 sq ft (297 sq m)
2 reception rooms
5 bedrooms
2 bathrooms
Freehold | Village

Offers Over £560,000

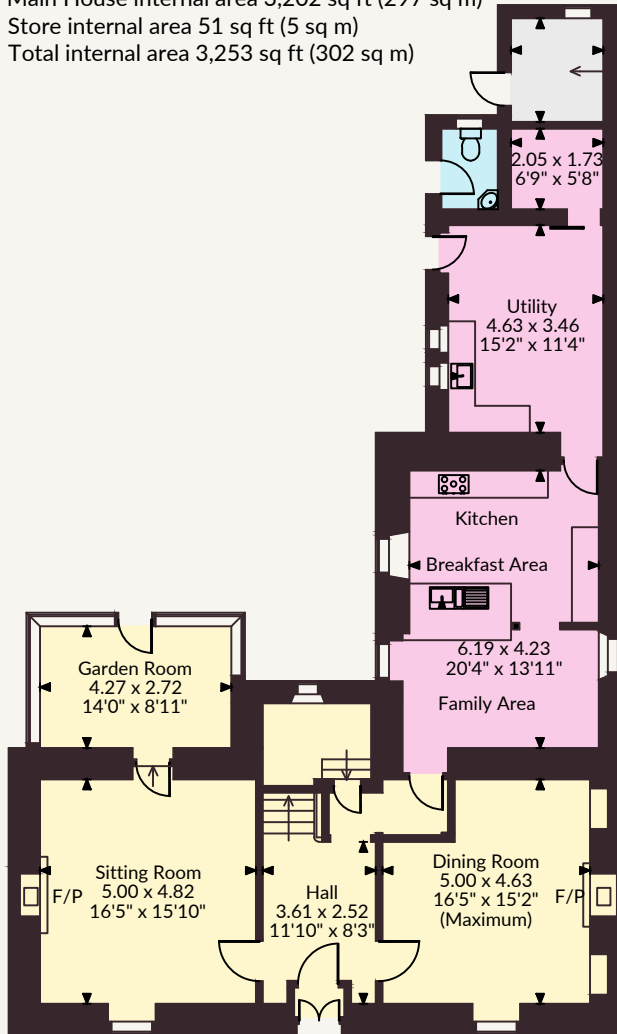


George Street, Cromarty, Highland

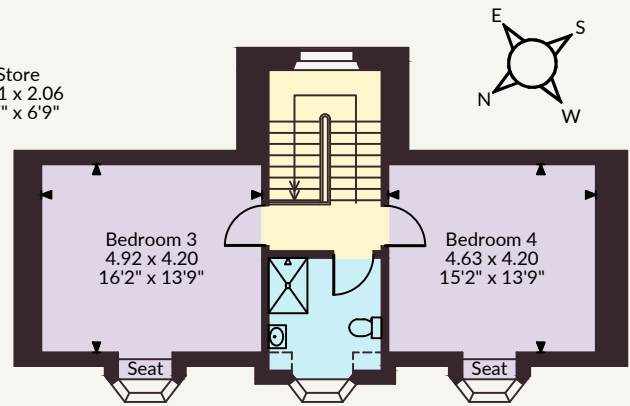
Main House internal area 3,202 sq ft (297 sq m)

Store internal area 51 sq ft (5 sq m)

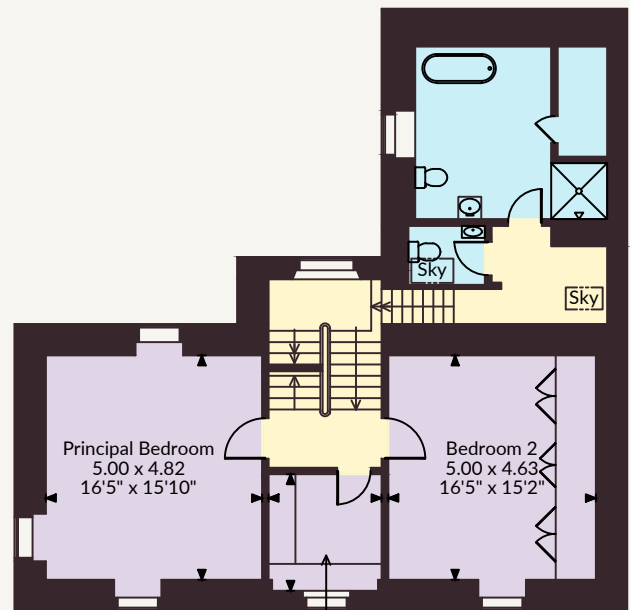
Total internal area 3,253 sq ft (302 sq m)



Ground Floor



Second Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

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Strutt & Parker Inverness

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