




Averon  
Glaick, North Kessock




# A charming house with two cottages, set within beautiful grounds in a Highland location.


A delightful detached house with additional accommodation, set in a stunning wooded position. The property features comfortable, flexible living space, while two additional detached properties provide the potential for rental accommodation, all surrounded by woodland.




4 RECEPTION ROOMS




2 BEDROOMS




2 BATHROOMS




2 COTTAGES




GARDEN




FREEHOLD



RURAL



1,597 SQ FT



OFFERS OVER £595,000

## The property

Averon is a comfortable two-bedroom detached house that features three reception rooms on its ground floor, including a well-proportioned, airy sitting room with a stone-built feature fireplace, wooden flooring and a wood panelled ceiling, as well as a south-facing bay window welcoming plenty of natural light. There is also a drawing room and a dining room, both similarly proportioned, providing further space in which to relax, with one or both being suitable for use as additional bedrooms if required. Additionally, the kitchen has wooden fitted units, a central island, a bay window and integrated appliances including a double oven, a dishwasher, a gas hob and an extractor hood. The adjoining utility room and laundry provide further storage and space for home appliances.

Upstairs there are two double bedrooms with access to either fitted wardrobes or eaves storage. The generous principal bedroom has an en suite shower room, while the property also has a family bathroom

with an over-bath shower on the ground level.

Woodpecker Cottage is the largest of the ancillary buildings, featuring charming stone elevations and providing open-plan living as a potential holiday let. The cottage has exposed timber flooring and beams and features a comfortable sitting area with a woodburning stove, as well as a fully equipped kitchen with a dining area. Upstairs there is one double bedroom, while the bathroom is located on the ground level.

Eagles Nest is another one-bedroom cottage with splendid stone-clad elevations, arranged on a single level and featuring a dual aspect sitting room with sliding glass doors opening to the garden, plus a kitchen with a breakfast table and one bedroom with an en suite bathroom. The studio-style cabin has an open-plan kitchen and reception area/bedroom, as well as a shower room.











## Outside

There is a driveway at the front, providing plenty of parking space, as well as access to the detached garaging with its carport at the front and large double garage for further parking or workshop space. There is also an additional large storage shed, while the gardens and grounds surrounding the house and cottages includes rolling lawns, various established shrubs, hedgerows and mature trees and patio areas for al fresco dining, all surrounded by woodland.

## Location

The property is within close proximity to the village of North Kessock, six miles from Inverness. North Kessock and neighbouring Charlestown have various amenities, including local shops, cafés, a village hall and a primary school.

Meanwhile, Inverness, considered to be the capital of the Highlands, offers a wealth of shopping, leisure and cultural facilities, as well as access to a selection of large supermarkets. There is also a choice both

primary and secondary schools within the wider city.

Transport connections in the city include mainline rail, with the A9 offering routes south towards Perth, Edinburgh and Glasgow or north onwards into the Highlands. Inverness Airport is within easy reach.

The surrounding landscape offers a wealth of activities, including walking, riding and cycling, while the shores of the Moray Firth are ideal for sailing. There are also several golf clubs in the area, including Inverness Golf Club and Kings Golf Club.



## Distances

- North Kessock 2.9 miles
- Inverness 5.8 miles
- Inverness Airport 13.5 miles

## Nearby Stations

- Inverness
- Muir of Ord

## Key Locations

- Chanonry Point
- Fyrish Monument
- Fort George

## Nearby Schools

- North Kessock Primary School
- Munlochy Primary School
- Fortrose Academy



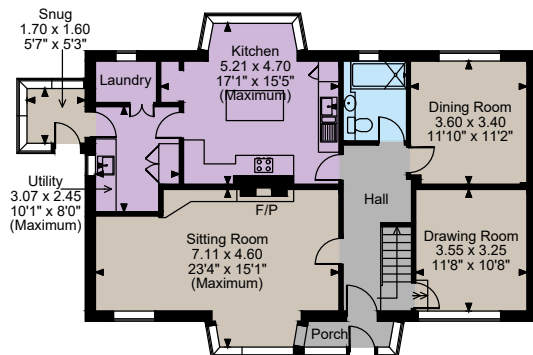




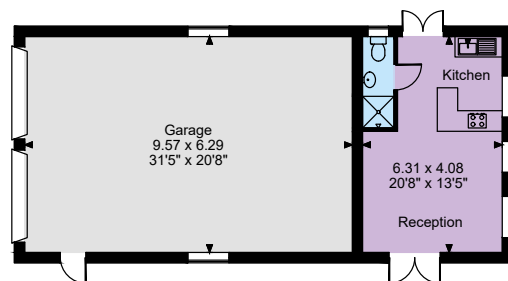




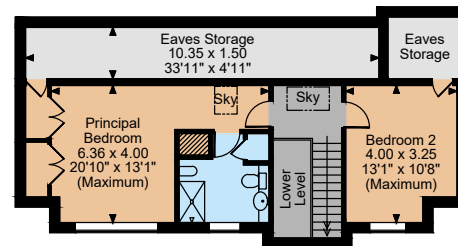




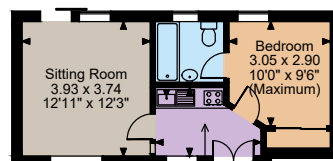
Ground Floor



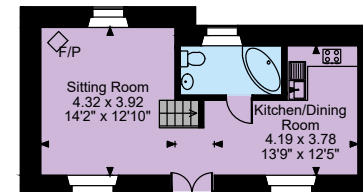
Cabin



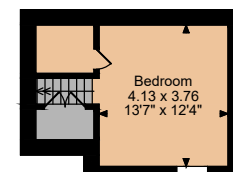
First Floor



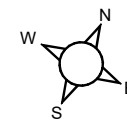
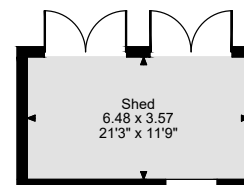
Eagles Nest  
Ground Floor



Wood Pecker  
Cottage Ground Floor



Wood Pecker  
Cottage First Floor



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

Main House internal area 1,597 sq ft (148 sq m)  
Garage internal area 650 sq ft (60 sq m)  
Shed internal area 249 sq ft (23 sq m)  
Wood Pecker Cottage internal area 632 sq ft (59 sq m)  
Eagle's Nest internal area 376 sq ft (35 sq m)  
Cabin internal area 277 sq ft (26 sq m)  
Total internal area 3,781 sq ft (351 sq m)  
For identification purposes only.

## Directions

Post Code: IV1 3XG  
what3words: ///sugars.scratches.whoever

## General

**Local Authority:** Highland Council, Glenurquhart Road, Inverness, IV3 5NX, [www.highland.gov.uk](http://www.highland.gov.uk)

**Services:** Mains electricity and water. Private drainage to septic tank (SEPA registered). Gas central heating.

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

**Council Tax:** Band F (Main House)

**EPC Rating:** F (Main House)

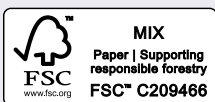
**Fixtures and Fittings:** Fitted floor coverings and integrated kitchen appliances will be included in the sale.

## Inverness

Castle House, Inverness, IV2 6AA

**01463 719171**

[inverness@struttandparker.com](mailto:inverness@struttandparker.com)  
[struttandparker.com](http://struttandparker.com)



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