



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.



2 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



2 COTTAGES



GARDEN



FREEHOLD



RURAL



1,597 SQ FT



OFFERS OVER £595,000



The property

Averon is a comfortable three-bedroom detached house that features two 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 and a dining room, which could be used as a 4th bedroom if required. 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. There is also a bedroom on the ground floor conveniently located next to the family bathroom with an over-bath shower.

Upstairs there are two double bedrooms with access to either fitted wardrobes or eaves storage. The generous principal bedroom benefits from an en suite shower room.

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

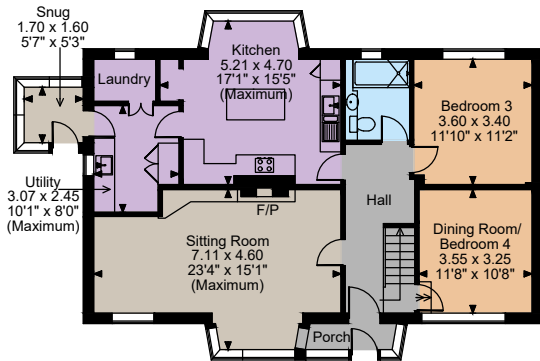
Nearby Schools

- North Kessock Primary School
- Munloch Primary School
- Fortrose Academy

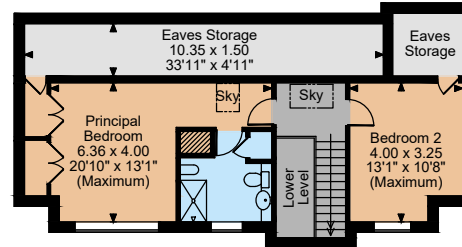




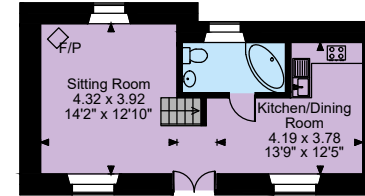




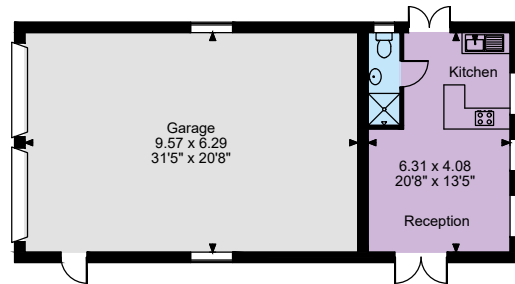
Ground Floor



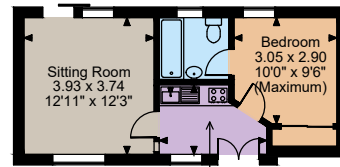
First Floor



Wood Pecker Cottage Ground Floor

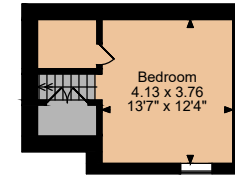


Cabin

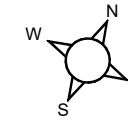
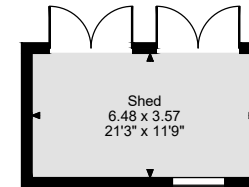


Eagles Nest Ground Floor

Kitchen
3.09 x 1.98
10'2" x 6'6"
(Maximum)



Wood Pecker Cottage First Floor



The position & size of doors, windows, appliances and other features are approximate only.
© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8660091/GBR

Floorplans

Main House internal area 1,597 sq ft (148 sq m)
Wood Pecker Ctg 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)
Garage internal area 650 sq ft (60 sq m)
Shed internal area 249 sq ft (23 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

Services: Mains electricity and water. Private drainage to septic tank (SEPA registered). Gas-fired 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)

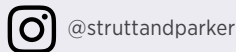
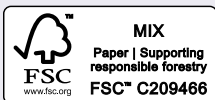
Fixtures and Fittings: Fitted floor coverings and integrated kitchen appliances will be included in the sale.

Inverness

Castle House, Inverness, IV2 6AA

01463 719171

inverness@struttandparker.com
struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken August 2025. Particulars prepared August 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited