



Gruinards Farm,
Ardgay, Sutherland

Strutt
& Parker

Land and property. Since 1885.



A superb amenity farm with fantastic opportunities for tourism diversification

Tain 18 miles, Inverness 41 miles, Inverness Airport 47 miles
(All distances are approximate)

Gruinards Farmhouse

A recently renovated four-bedroom eco-farmhouse of traditional construction

En-suite Bunk Rooms

Three bunk rooms each of which can sleep four and have en-suite shower rooms

Shoot Room

A fantastic entertainment space with living, dining/kitchen and games area

Outbuildings

A useful range of traditional buildings

Land

Ploughable and permanent pasture together with the landlord's interest in hill crofting common grazing

Sport and Amenity

Excellent opportunities for deer stalking and rough shooting

For sale as a whole

About 179.23 acres (72.53 ha)

Guide price - offers over £975,000

Situation

Gruinards Farm is located in a private and tranquil situation, approximately 3.5 miles to the west of the village of Ardgay. Found amidst some of the finest mountain scenery in Scotland, on a quiet country road and with frontage to the River Carron, Gruinards Farm is the ideal rural Highland retreat.

The nearby villages of Ardgay and Bonar Bridge offer a range of services including local shops, a post office, pharmacy and cafe. Gledfield Primary School provides primary schooling, and secondary education is available at Tain Royal Academy. Gordonstoun School is the closest private school situated 73 miles to the southeast. There are also a number of campuses linked to the University of the Highlands and Islands, as well as the Scottish Agricultural College south of Inverness.

The nearest town is Tain, which provides an extensive range of services including supermarkets, shops, cafés, restaurants, hotels and leisure facilities. The closest golf club is a 9-hole course at Bonar Bridge. There are 18-hole courses at Tain, Brora and Golspie and a world famous championship course at Royal Dornoch, 15 miles east. Inverness, the capital of The Highlands, provides a range of retail parks and supermarkets, as well as many entertainment, cultural and medical facilities. The closest airport with scheduled domestic and international flights is Inverness Airport. Ardgay has a railway station on the Far North line which runs services to Thurso, Wick and Inverness.

For those enthusiastic about the outdoors, there are many opportunities locally for walking, cycling, horse riding, fishing, shooting and stalking. The area is attractive to tourists and its popularity has increased due to the nearby North Coast 500 route, Scotland's take on America's Route 66.



Description

Gruinards Farm is a residential farm extending to about 179.23 acres (72.53 ha) and comprises a traditional farmhouse, three self-contained en-suite bunk rooms, productive pasture used for grazing livestock and hill ground with opportunities for red deer stalking. The farm enjoys excellent views across the Strathcarron valley.

Farmhouse

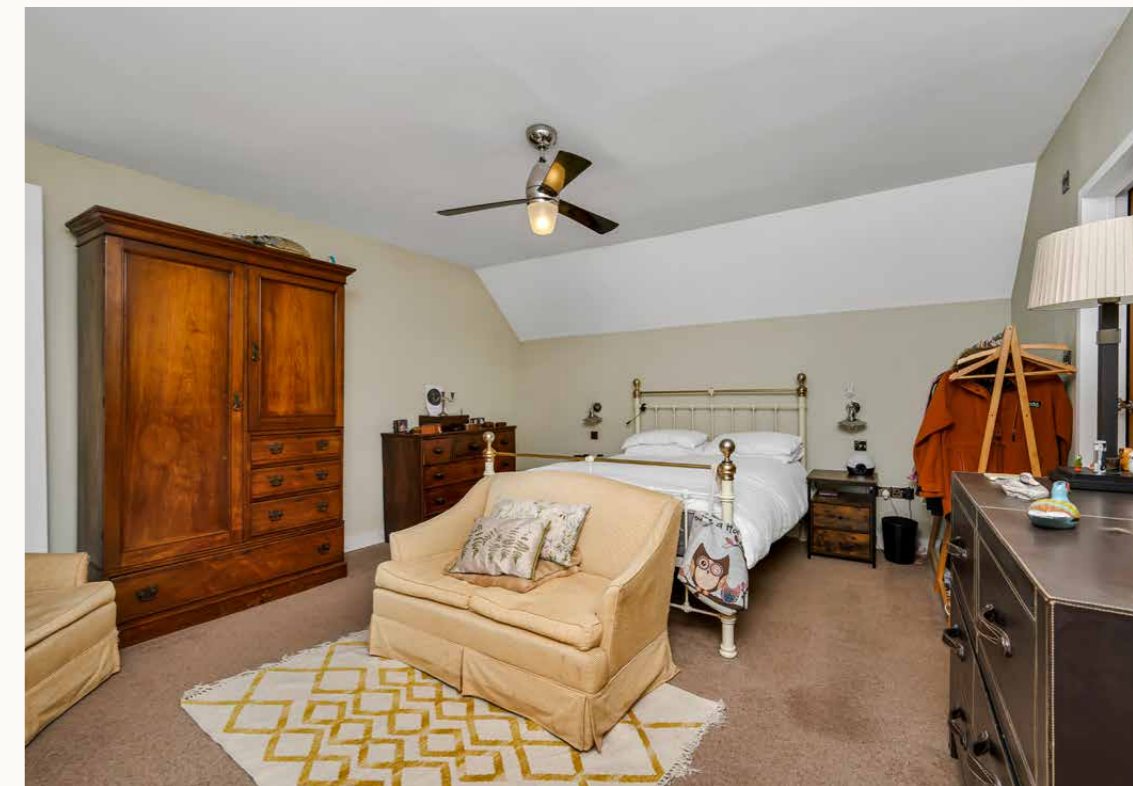
The one-and-a-half-storey farmhouse is of traditional stone construction painted white, set under a pitched slate roof with dormer windows. Recently, the house has been extended to adjoin the former Gruinards Cottage creating a fantastic opportunity for multigenerational living or to be used as short-term let accommodation (subject to the necessary consents). It is fully insulated, double glazed and incorporates renewable energy solutions, including ground source/air source heating and solar panels.

The spacious accommodation can be summarised as follows:

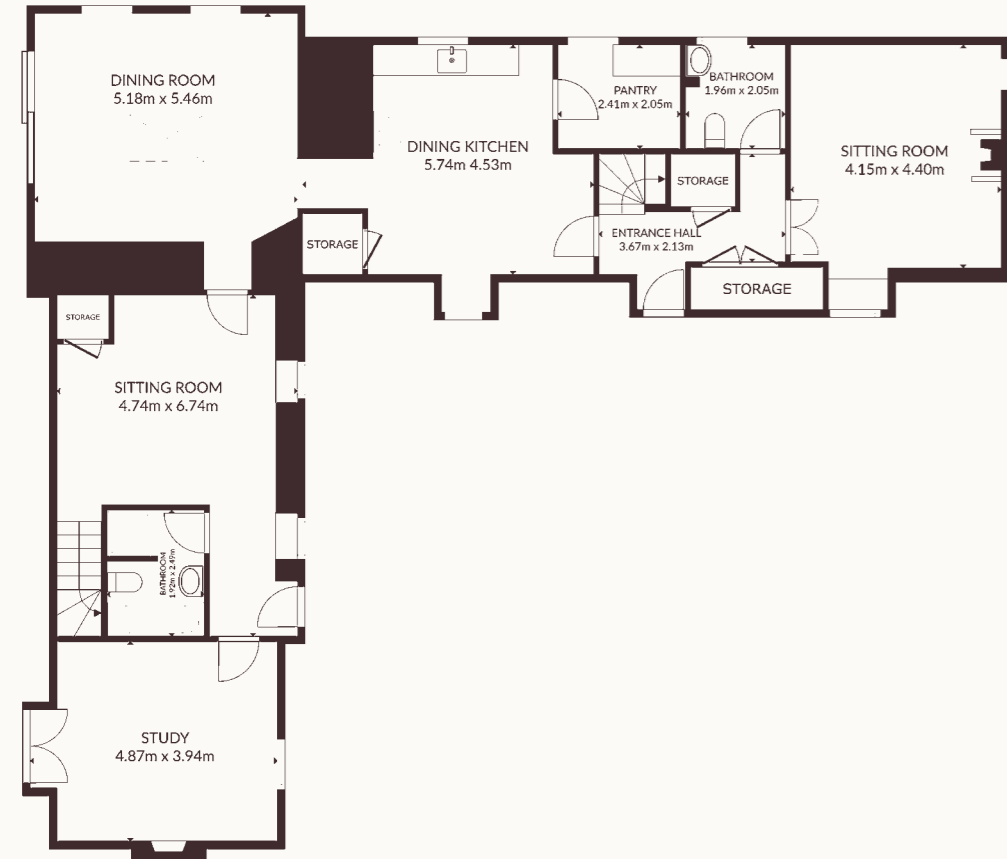
Ground floor: Entrance, sitting room, bathroom, kitchen, pantry, dining room, living room, wet room, study.

Second floor: En-suite principal bedroom, three further bedrooms, bathroom.

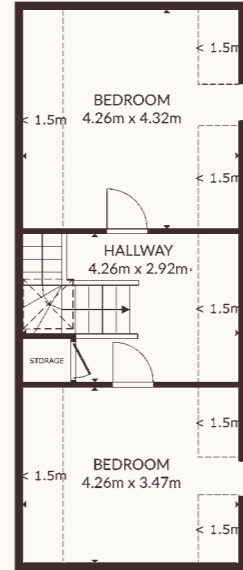
Accessed externally and to the rear of the farmhouse, there is a plant room, which also provides additional storage.



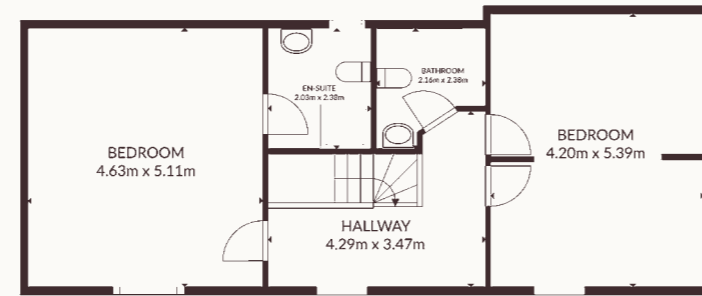
Approximate floor area = 247.9 sq m / 2668 sq ft



GROUND FLOOR



FIRST FLOOR



Denotes restricted head height

Drawn for illustration and identification purposes only



Shoot room

Lying adjacent to the farmhouse is the barn converted into a shoot room. This is a spectacular room, fantastic for entertaining guests and comprises a kitchen/dining/bar area, lounge and games area. The building is lofted with a large storage space.

En-suite bunk rooms

Located on the northern side of the courtyard to the rear of the farmhouse and shoot room are three en-suite bunk rooms each of which can sleep four and have en-suite shower rooms. These have been finished to a high standard and again offer potential for letting (subject to the necessary consents). There is a laundry room adjoined to the bunk rooms.

Garage and store

Beyond the bunk rooms is a two-door large garage as well as a lean-to concrete floored workshop.

Garden, grounds and policies

The property is accessed directly from the public road, across a cattle grid. A gravelled driveway leads to the doorways of the farmhouse where there is ample space for parking. The gardens are mainly lawned with an attractive pond and views of the surrounding countryside.



Shoot room



Bunk room



Bunk room



Land and Farming

In total, the farm extends to approximately 179.23 acres (72.53 ha) which is bisected by a minor public road. The land rises from 20 metres to the north at the River Carron to a high point of 147 metres at the peak of Baile Buidhe towards the south. There are small areas of amenity woodland, including a bluebell wood and a stream cascades down the hillside to the west of the property.

On the north side of the road the land is a combination of in-bye ploughable and permanent pasture. These enclosures are installed with automatic re-filling water troughs for livestock, naturally sourced.

The higher ground to the south, is crofted common grazings for local crofters. This land is shown in pink on the plan and is sold subject to third party crofting common grazing rights. This hill land provides exciting and productive deer stalking together with rough shooting.

Renewables

As well as assisting to provide energy to the residential properties, the renewable solutions installed at Gruinards Farm also provide a source of income.

In regard to the solar panels which equate to 4kW of energy, as well as helping to provide electricity to the houses, a Feed in Tariff is received annually. In 2025, this was in the region of £600 per annum.

General remarks and additional information

Directions: From Inverness, take the A9 North. At the Tore roundabout take the third exit continuing on the A9 (signposted Wick & Thurso). At Evanton turn left onto the B9176 road (known as 'The Struie') signposted to Ardgay. Once in Ardgay turn left onto the unclassified road signposted to Culrain, Croik & Inveroykel. Passing Gledfield Primary School on the right, the road will fork, take the left turn and follow this road for approximately 3 miles. The entrance to Gruinards Farm is located on the right hand side.

Viewing: Strictly by appointment with Strutt & Parker.
Tel: 01463 719171.

Timber and minerals: All mineral rights and standing timber and fallen timber are included in the sale insofar as they are owned.

Sporting: The sporting rights are in hand.

Rights of way and access: Prospective purchasers should be aware that, as a result of the freedom of access to the countryside introduced by the Land Reform (Scotland) Act 2003, members of the public have the right of responsible access to most parts of the Scottish countryside.

The sale is subject to all rights of support public and private rights of way, water, light, drainage and wayleaves, all or any other like rights, whether mentioned in these particulars or not. The purchaser will be held to have satisfied themselves as to the nature of all such servitude rights and others.

Moveables: Fitted floor coverings and integrated appliances will be included in the sale. Further items may be available subject to separate negotiation.

Offers: Offers are to be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

Closing date: A closing date for offers may be fixed. The seller reserves the right to conclude a bargain for the sale of the subjects ahead of a notified closing date and will not be obliged to accept the highest or any offer.

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



Gruinards Farm

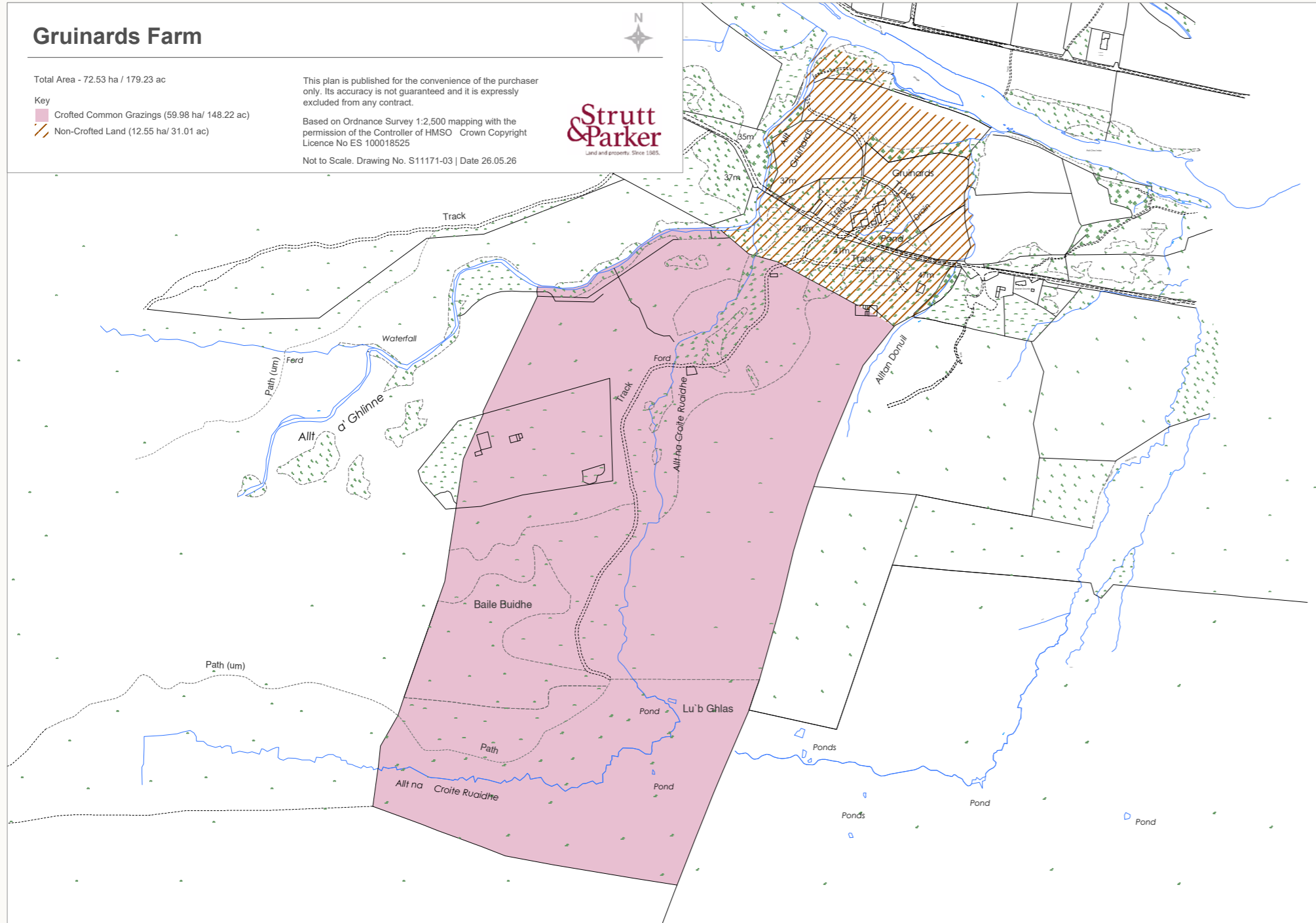
Total Area - 72.53 ha / 179.23 ac

Key
 Crofted Common Grazings (59.98 ha/ 148.22 ac)
 Non-Crofted Land (12.55 ha/ 31.01 ac)

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

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Not to Scale. Drawing No. S11171-03 | Date 26.05.26



Financial Guarantee / Anti Money Laundering (AML): All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or appropriate form of reference from a bank which gives the sellers the satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

In addition, the offeror must supply certified copies of his/ her passport and confirmation of residence in terms acceptable under Anti Money Laundering (AML) Legislation.

Entry and possession: By mutual agreement between the seller and purchaser. The sellers are in a position of flexibility and it is their preference to agree a date of entry as soon as reasonably possible following the acceptance of an offer, on a subject to contract basis.

Solicitors:
 Harper Macleod
 Alder House
 Cardlehall Business Park
 Inverness
 IV2 5GH
 Tel: 01463 798777
 Contact: Calum Macleod

Local authority:
 Highland Council
 Glenurquhart Road
 Inverness
 IV3 5NX
 Tel: 01349 886606

Forestry Commission:
 Inverness Business Park
 1 Highlander Way
 Inverness
 IV2 7GB
 Tel: 0300 0676000

Property Schedule:

Property	Council Tax	EPC Rating	Services
Gruinards Farmhouse	D	D	Private drainage via septic tank (SEPA registered), private water via borehole, ground source/air source heating, solar panels and mains electricity.

SGRPID:
 The Links
 Golspie Business Park
 Golspie
 Sutherland
 KW10 6UB
 Tel: 0300 067 6841
 SGRPID.thurso@scotland.gsi.gov.uk

Plans, areas and schedules; These are indicative only and should not be relied upon without clarification from Registers of Scotland.

Health and safety: Given the potential hazards of a farm, we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings.

Note: If you require this publication in an alternative format, please contact Strutt & Parker on 01463 719171.

Special conditions of the sale:

1. The purchaser of the farm shall within five working days of the conclusion of missives make payment as a guarantee for due performance of a sum equal to ten percent of the purchase price on which sum no interest will be allowed. Timeous payment of said sum shall be a material condition of the contract. In the event that such payment is not made timeously, the sellers reserve the right to resale without further notice. The balance of the purchase price will be paid by bank transfer at the date of entry and interest at five percent above the Bank of Scotland base rate current from time to time will be charged thereon from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser failing to make payment of the balance of the purchase price on the due date being the essence of the contract, the sellers shall be entitled to resale or deal otherwise with the subjects of the sale as they think fit.

Furthermore, they shall be entitled to retain in their hands the initial payment of ten percent herein before referred to which shall be set off the account for any loss and expense occasioned to them by the purchaser's failure and in the event of the loss and expense being less than the amount of the said deposit the sellers shall account to the purchaser for any balance thereof remaining in his hand.

2. The farm will be sold subject to all rights on way, right of access, wayleaves, servitudes, water rights, drainage and sewage rights, restrictions and burdens whatever kind at present existing and whether contained in the Title Deeds or otherwise, and whether formally constituted or not affecting the subjects of sale.

3. The sellers shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry.

Strutt & Parker Inverness

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