



Femnock Lodge, Kiltarlity, Beaulieu

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# Femnock Lodge

## Kiltarlity, Beaully, Inverness-shire IV4 7HX

A highly impressive detached home enjoying far reaching views and set in an idyllic location on the fringes of Kiltarlity.

Kiltarlity 1.6 miles, Beaully Station 5.2 miles,  
Inverness 14.3 miles, Inverness Airport 22.8 miles

Reception hall | Sitting room | Sun room  
Dining room | Kitchen/breakfast room  
Utility room | Study/Bedroom 5 | Principal  
bedroom with en suite shower room | 3 Further  
bedrooms, 1 x en suite | Family bathroom  
Double garage | Shed | Approx. 1 Acre

EPC Rating - D

### The property

Femnock Lodge is an attractive, beautifully presented home, offering almost 2,800 sq. ft. of light-filled flexible accommodation arranged over two floors. Built circa 2001, the property is configured to provide an ideal family and entertaining space with large picture windows maximising the stunning views over the garden and surrounding countryside. The ground floor accommodation flows from a welcoming reception hall with useful storage. It comprises a large sitting room with feature stone fireplace with woodburning stove and a generous wooden-floored dining room with patio doors to the rear terrace and double doors to a hexagonal sun room. There is also a spacious kitchen/breakfast room that has a range of wall and base units, modern integrated appliances, space for a table for more informal meals and a neighbouring fitted utility room with cloakroom. The ground floor accommodation is completed by a generous double bedroom with built-in storage and modern en suite shower room.

On the first floor the property provides a spacious principal bedroom with walk-in storage, patio doors to a private Juliet balcony overlooking the garden and countryside beyond, and modern en suite shower room. Two further double bedrooms, both with built-in storage, a well-proportioned study, and a very large family bathroom complete the facilities on this floor.

### Outside

The property is approached over a gravelled driveway providing parking for multiple vehicles and giving access to the integral double garage. Extending to approx. 1 acre, the enclosed, meticulously maintained landscaped and part-terraced garden surrounding the property is laid mainly to level and gently sloping lawn bordered by mature shrub and flower beds and features a large garden pond and spacious paved and gravelled terraces, ideal for entertaining and al fresco dining, the whole screened by mature trees and enjoying panoramic views over surrounding countryside.

### Location

Located to the west of Inverness, the picturesque Highlands village of Kiltarlity offers a range of day-to-day amenities including a village store with Post Office, café, village hall, popular primary school, play park and shinty club. Beaully's charming town centre offers a good range of amenities including boutique and High Street shops, churches, restaurants and a medical practice. Beaully has a regular bus service to and from Inverness city centre where a comprehensive range of amenities can be found. Communications links are excellent: Kiltarlity offers regular bus services to Beaully and Inverness, Beaully station offers regular services to Inverness with onward links to major regional centres, including a sleeper service to London and Inverness Airport offers regular domestic and European flights.





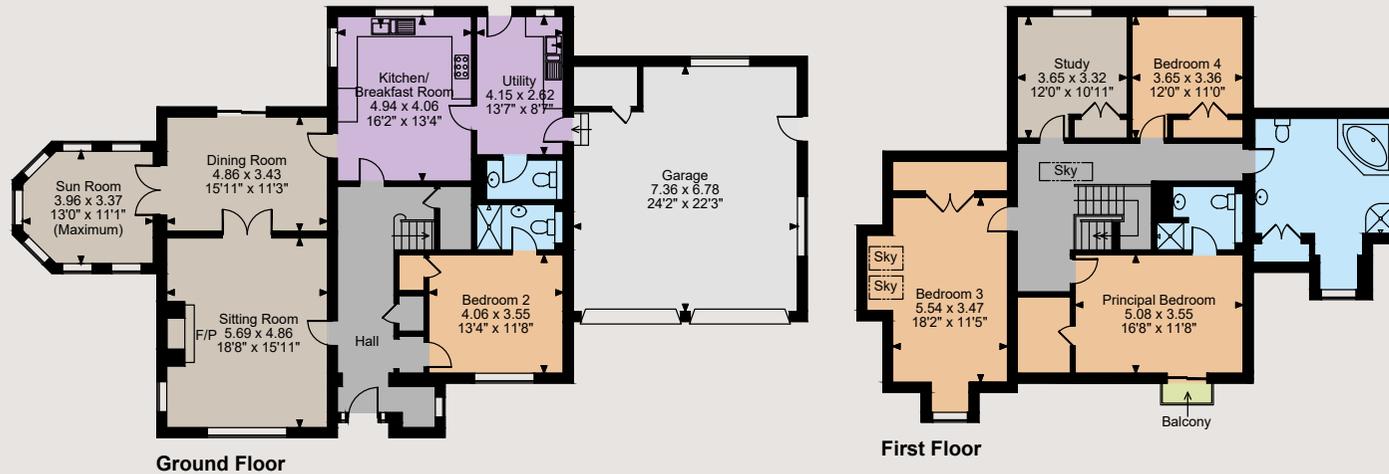
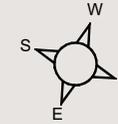








Floorplans  
 House internal area 2,779 sq ft (258 sq m)  
 Garage internal area 537 sq ft (50 sq m)  
 For identification purposes only.



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

What3words - ///silly.mastering.sheet  
 From Inverness take the A862 too Beauly and follow this road for 9.3 miles, turn left onto A833 and after 1.6 miles bear right onto Allarburn Drive. After 0.9 mile turn left, and after 1.1 miles Femnock Lodge can be found on the left-hand side.

## General

**Local Authority:** Highland Council, Glenurquhart Road, Inverness, IV3 5NX, Tel 01349 886606, www.highland.gov.uk

**Services:** Mains electricity and water, private drainage to septic tank (SEPA Registered), oil-fired central heating and LPG gas for cooker.

**Council Tax:** Band F

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

**Tenure:** Freehold

**Guide Price:** Offers over £600,000

## Inverness

Castle House, Inverness, IV2 6AA

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