



Lentran Hill House

Lentran, Inverness



BNP PARIBAS GROUP

A splendid detached period property in a secluded setting, offering renovation and development opportunities

A delightful cottage with an abundance of character within easy reach of Inverness. The property occupies a picturesque setting on the edge of woodland, creating a tranquil backdrop, with far-reaching views from the grounds across the open waters of the Beauly Firth.



3 RECEPTION ROOMS



FORMERLY 4 BEDROOMS



2 BATHROOMS



GARAGE & SHEDS



APPROX. 11 ACRES



FREEHOLD



RURAL/ VILLAGE



2,444 SQ FT



OFFERS OVER £470,000

The property

Lentran Hill House is a charming period property with flexible accommodation arranged across two floors.

The property could benefit from modernisation in places, but also offers the potential to add further living accommodation in a stripped back loft area, as well as the possibility to extend or develop existing outbuildings, subject to the necessary consents (www.highland.gov.uk).

The ground floor has a welcoming reception hall and three reception rooms in which to relax or entertain. These include the well-proportioned drawing room, which has windows to the front and rear, a vaulted, wood-panelled ceiling, a fireplace and a mezzanine level, which could be ideal as a study. There is also a sitting room and a family room, across the back of the house there is a well-equipped kitchen and dining area. The kitchen itself has fitted storage units and an integrated double oven, hob and extractor hood, the dining area has built-in banquette seating. Adjoining the kitchen is a large utility room providing further space for storage and appliances.

There is a family bathroom on the ground level, while upstairs there is a second family bathroom with an over-bath shower, as well as two double bedrooms. Additionally, the first floor features a spacious loft area which formerly housed two further bedrooms; the current owner has started renovating this area and stripped the rooms back to the woodwork.

Outside

The house lies at the end of a shared access singletrack lane, with parking to the front of the house and access to the outbuildings, which include a garage and a shed. The garden surrounding the house includes areas of lawn, surrounded by dense woodland and bordering an open field to the east of the gardens which is ideal for grazing livestock. In all the property sits in approx 11 acres.

To note we have been advised of an area of Japanese Knotweed to the west of the house. The current owner has initiated a treatment plan, further information available from agents,



Location

The property lies in a peaceful rural setting on the outskirts of Inverness. The nearby village of Kirkhill offers various everyday amenities, including a primary school and a village hall. The capital of The Highlands, Inverness lies seven miles away and offers a wealth of shopping, leisure and cultural facilities, as well as access to a selection of large supermarkets. 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 Beauly Firth and Moray Firth are ideal for sailing. There are also several golf clubs in and around the city.

Distances

- Kirkhill 2 miles
- Beauly 6 miles
- Inverness 7 miles
- Inverness Airport 16

Nearby Stations

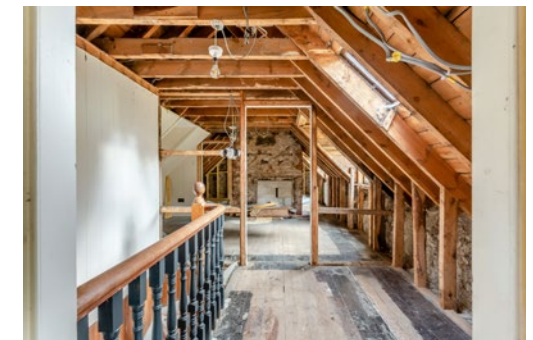
- Beauly
- Inverness

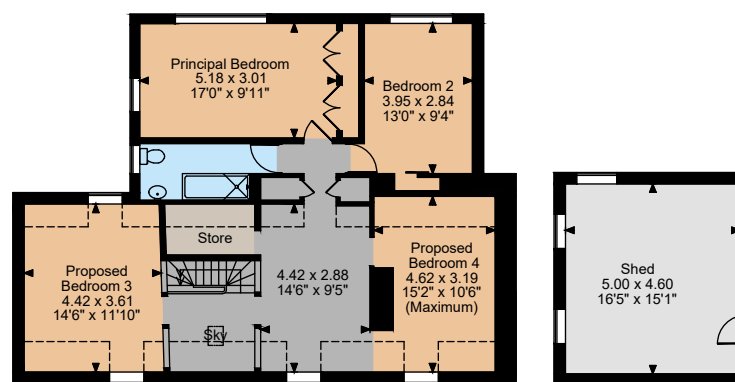
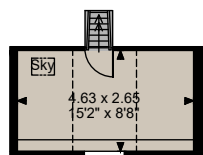
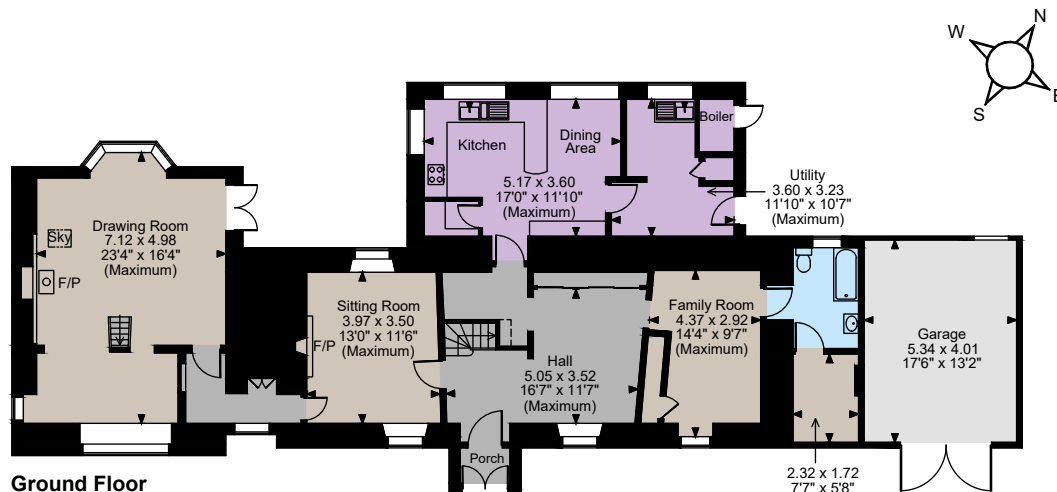
Key Locations

- Beauly Firth
- Inverness
- Loch Ness

Nearby Schools

- Kirkhill Primary School
- Charleston Academy





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

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 2,444 sq ft (227 sq m)

Garage internal area 230 sq ft (21 sq m)

Shed internal area 248 sq ft (23 sq m)

For identification purposes only.

Directions

Post Code: IV3 8RN

What3words: ///stunts.radiated.trick

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), oil-fired central heating.

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

Council Tax: Band F

EPC Rating: F

Rights of Way and Access: 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. There is a formal right of access to the property across the shared track.

Prospective purchasers should be aware that members of the public have a general right of responsible access to most parts of the Scottish countryside.

Title: A small area of land occupied by the current owner falls outwith the legal title, details available from selling agent regarding the indemnity policy.

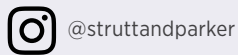
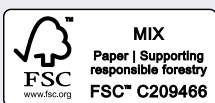
Inverness

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