



Linton House, Littlemill, Nairn

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Linton House Littlemill, Nairn IV12 5QJ

A unique detached family home set in a rural position with striking views over the local countryside and beyond.

Nairn 5.7 miles, Inverness Airport 14.3 miles, Inverness 21.9 miles (mileages are approximate).

Porch | Reception hall | Sitting room | Garden room | Kitchen/breakfast room | Utility | WC
Principal bedroom with en suite shower
3 Further bedrooms | Family Bathroom | Garden
Attached garage | Detached double garage
Summer house | Cabin with kitchen, living room and shower room

EPC Rating - D

The property

Linton House is a versatile and charming residence perfectly placed within a pretty tiered garden whilst enjoying the countryside views. The home offers over 1,800 sq. ft. of spacious, light-filled accommodation across two floors.

A porch with store cupboard opens into a welcoming reception hall with turned stairway and a WC located off. From here the sitting room with its feature fireplace and wood-burning stove is accessed, which flows via sliding doors into the bright garden room which enjoys panoramic southerly views and access to the terrace. Further is the sizeable kitchen, comprising an array of cabinetry, integrated appliances, an adjacent utility with garage access and ample space to dine. Completing the ground floor is a dual-aspect front-facing bedroom or potential study.

On the first floor are three well-sized and proportioned bedrooms with scenic vistas

and a range of built-in wardrobes and a family bathroom. The principal bedroom also benefits from an en suite shower room.

Outside

The property's enviable elevated plot is approximately 1.6 acres, approached via a gated gravelled driveway, which, along with the attached and detached garages, offers plenty of parking. The stepped garden surrounding is beautifully landscaped, featuring specimen tree lines, large sweeping level lawns and a variety of colourful tiered planting. There are also several paved sun terraces, a large polytunnel ideal for vegetable growing and a raised octagonal timber-built summer house. The carefully crafted and adaptable cabin among scenic woodland is a particular feature, with a cosy dual-aspect living room with log burner and stone hearth, a characterful kitchen and a shower room.

Situation

The pretty village of Littlemill is surrounded by the stunning countryside of the Scottish Highlands, an unspoilt landscape providing a haven for many rare and protected species of wildlife as well as a wide range of leisure and sporting opportunities including skiing and hill climbing available in the Cairngorms National Park, just a short drive away. Set on the stunning Moray coast, the nearby vibrant Victorian town of Nairn is renowned for its dry, sunny climate and beautiful beaches and offers a wide range of day-to-day amenities including independent and High Street shopping, supermarkets, banks, hotels, cafés and restaurants, museums, an art gallery, a library, community centre and two local world-class Championship golf courses. More extensive shopping and leisure facilities can be found in Inverness. The nearby A96 links to Inverness Airport, Inverness and the A9 giving access to the Northern and Southern Highlands. Nairn station offers regular direct services to Inverness, with onward links to major regional centres and Inverness Airport provides a variety of domestic and European flights.





Floorplans

Main House internal area 1,836 sq ft (171 sq m)
Garages internal area 656 sq ft (61 sq m)
Cabin internal area 325 sq ft (30 sq m)
Summer House internal area 131 sq ft (12 sq m)
Total internal area 2,948 sq ft (274 sq m)
For identification purposes only.



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

From Inverness head east on the A96 for approx 8.6 miles then turn right onto B9090 [Cawdor]. Continue straight for 7 miles [passing Cawdor] until you reach A939 [Nairn to Grantown] and turn right. After 2.8 miles turn left [no sign]. Continue 0.8 miles Linton House can be found on the right.

General

Local Authority: Highland Council, Glenurquhart Rd, Inverness, IV3 5NX. www.highland.gov.uk

Services: Mains electricity and water, private drainage to septic tank (SEPA Registered), oil & wood-fired central heating.

Council Tax: Band F

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

Tenure: Freehold

Guide Price: Offers over £600,000

Inverness

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