



Mouteagle Estate,  
by Fearn, Easter Ross

Strutt  
& Parker

Land and property. Since 1885.



## An exceptional mixed agricultural, residential and amenity estate in the heart of Easter Ross

Inverness 35 miles, Inverness Airport 43 miles, Edinburgh 226 miles (All distances are approximate)

### Lot 1 – Mouteagle Estate - about 601.39 acres (243.37 ha)

- Mouteagle House comprising 6-bedrooms and 3-reception rooms
- Attractive gardens including a large walled garden
- 3-traditional terraced farm cottages
- 2-traditional 18th century steading houses
- Prime agricultural land & amenity woodland
- Equestrian facilities
- Shared riparian ownership of Loch Eye
- Exciting sporting opportunities
- Woodland creation and natural capital opportunities

### Lot 2 – Land at Balinroich about 155.04 acres (62.74 ha)

- Prime arable land
- Amenity woodland

### Lot 3 – Land at Fearn about 27.95 acres (11.31 ha)

- Prime grade 2 arable land

**About 784.38 acres (317.42 ha) in total**

**For sale as a whole or in three lots**

**Asking prices:**

**Lot 1 - Offers over £4,350,000**

**Lot 2 - Offers over £1,000,000**

**Lot 3 - Offers over £190,000**

**The whole - Offers over £5,540,000**



### Situation

Mouteagle Estate is situated in the attractive countryside of Easter Ross in what is known locally as the Fearn Peninsula. Easter Ross is renowned as one of the best farming areas in Scotland. It has a reputation for productive, high-quality farmland at low altitude and has a well-developed agricultural infrastructure including a number of grain, potato and agricultural machinery merchants and contractors.

There is a busy livestock market at Dingwall. The nearest town to the farm, and Scotland's oldest Burgh, is Tain, which provides an extensive range of services including supermarkets, shops, banks, cafés, restaurants, hotels and leisure facilities.



The nearby A9 has excellent links to the city of Inverness which provides a range of administrative, retail, recreational, educational and cultural facilities. The farm is well served by transport communication links. Inverness has an airport which offers regular flights to London, Birmingham, Bristol, Manchester, Belfast and a range of European destinations. There is a nearby railway station at Fearn which has regular services to Inverness. A sleeper service operates from Inverness railway station to London. There are a number of primary schools in the local area, nearest being Hill of Fearn, whilst the new Tain Royal Academy provides secondary education. Private education is available at Gordonstoun near Elgin.

The surrounding area has plenty of sporting opportunities, which include, for the golfer, the famous championship courses at Royal Dornoch and Castle Stuart. For the fly fisherman, as well as fishing on the nearby Balnagown River, the Rivers Beauly, Oykel, Conon, Alness, Carron and Shin provide exciting salmon fishing, whilst Loch Eye has some of the country's best wild brown trout fishing. Pheasant and driven grouse shooting can be rented on estates in the surrounding area. The beautiful beaches of Shandwick Bay and the seaboard villages are nearby, while the village of Portmahomack offers boat trips for sea angling and dolphin watching. There is a summer ferry service across the Cromarty Firth from Nigg to Cromarty.

#### Description

Mounteagle Estate is an exceptional mixed agricultural, residential and amenity/sporting property located in a private tranquil rural setting in Easter Ross. In total the estate extends to approximately 784.38 acres (317.42 ha) and is offered for sale as a whole or in three lots as follows:

#### Lot 1 - Mounteagle Estate

Extending to approximately 601.39 acres (243.37 ha) this lot comprises Mounteagle House with its extensive gardens and lawns, three traditional terraced farm cottages, two traditional steading houses, a good range of farm buildings, extensive acreage of arable, grazing land and woodland and also shared riparian ownership and trout fishing on Loch Eye.





## Mouteagle House

Mouteagle House is a magnificent period residence commandingly positioned within Mouteagle Estate. The property showcases classic architectural elegance with its grand elevations and bay windows, set against a backdrop of mature woodland and water views. Spanning 5,254 sq ft (488 sq m) the home retains a wealth of original features, including intricate cornicing, traditional fireplaces, and attractive woodwork.

The welcoming reception hall, featuring a sweeping staircase and timber flooring, creates a grand sense of arrival. From here, doors lead to three principal reception rooms, all with handsome fireplaces. The front-facing formal sitting room and dining room both benefit from large bay windows framing views over the garden, while a further drawing room provides an additional generous reception space. The open-plan kitchen and breakfast room features a traditional Aga and bespoke cabinetry, while practical requirements are well catered for by a dedicated study, a separate office, a walk-in pantry and a large laundry room. There is a pitch pine lined bathroom located under the main stairs.

On the first floor there are six wellproportioned bedrooms, two of which enjoy large bay windows, including the principal suite with its original fireplace and en-suite shower room. A further bedroom benefits from en-suite facilities, while the remaining rooms are served by a spacious family bathroom. A particular feature is the original wall mounted pitch pine built in storage units which provide useful storage space.

The accommodation is summarised as follows:

### Ground floor

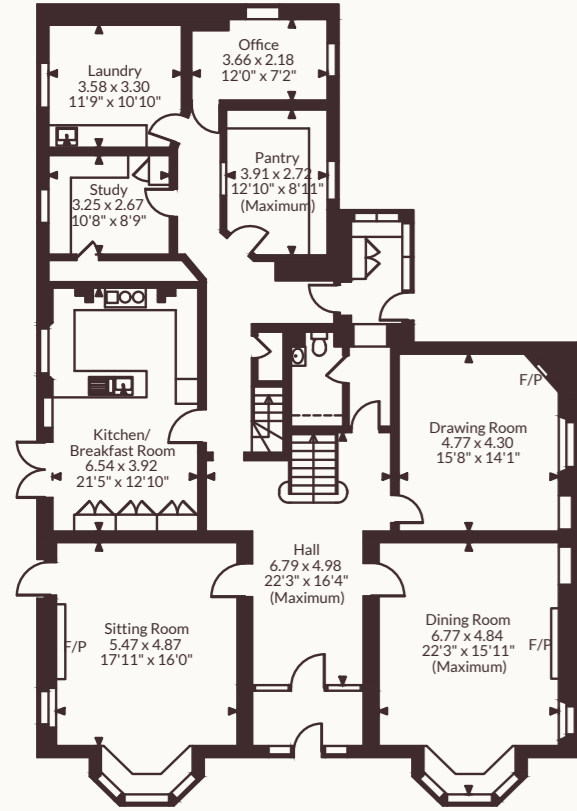
Entrance hall, dining room, sitting room, drawing room, kitchen/ breakfast room, bathroom, study, pantry, office, laundry

### First floor

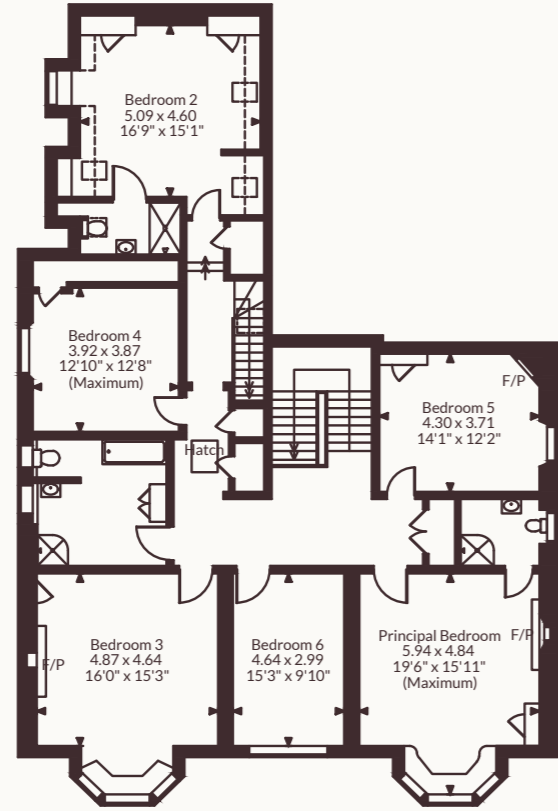
6 bedrooms (2 en suite), bathroom



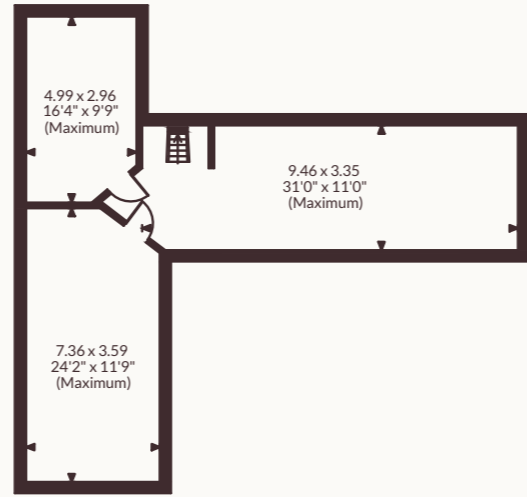
Main house internal area = 5,254 sq ft (488 sq m)  
 Double garage internal area = 449 sq ft (42 sq m)  
 Pump house, store & boiler room internal area = 1,405 sq ft (131 sq m)  
 Total internal area = 7,108 sq ft (660 sq m)



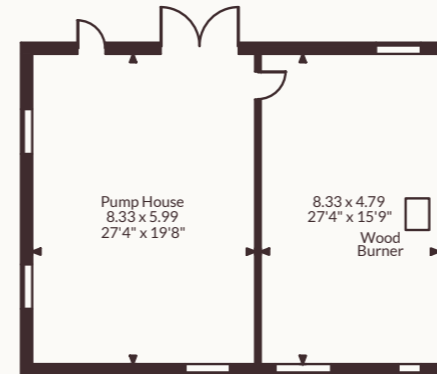
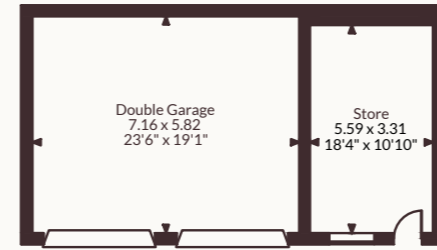
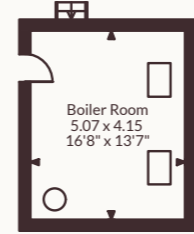
Ground Floor



First Floor



Attic



Denotes restricted head height.



Drawn for illustration and identification purposes only.



### Outbuildings, Gardens and Grounds

The house is approached via a long, tree-lined driveway, opening onto expansive lawns and mature gardens. The picturesque grounds feature a variety of specimen trees, flowering rhododendrons, and woodland walks. To the east of the house lies a walled garden which enjoys a secluded and peaceful location. The garden is well maintained and comprises areas of lawn, manicured hedging, established trees, flower beds together with a useful greenhouse.

Adjacent to the house is a large double garage, potting shed and kennels.

### Mounteagle Farm Cottages

Situated on the south side of the main estate driveway are the farm cottages. These comprise an attractive terraced row of single storey traditional cottages of stone construction set under slate roofs and which all have a private area of garden to the rear.

The cottages provide useful letting income to the estate. In summary the accommodation of these cottages is as follows:

#### Cottage 1

2 bedrooms (one en suite), sitting room, kitchen/dining room, bathroom, utility room

#### Cottage 2

3 bedrooms, sitting room, bathroom, kitchen/dining room

#### Cottage 3

2 bedrooms, sitting room, box room, kitchen/dining room



### Steading House

This property is located between Mounteagle House and the farm buildings and forms part of the original 18th century farmhouse. The accommodation is as follows:

#### Ground floor

Sitting room, kitchen, utility room, large store room, WC

#### First floor

3 bedrooms and bathroom

#### Shepherd's House

Shepherd's House forms the other portion of the former farmhouse. This property is again constructed of stone walls set under a pitched slated roof with the accommodation set out over two floors as follows:

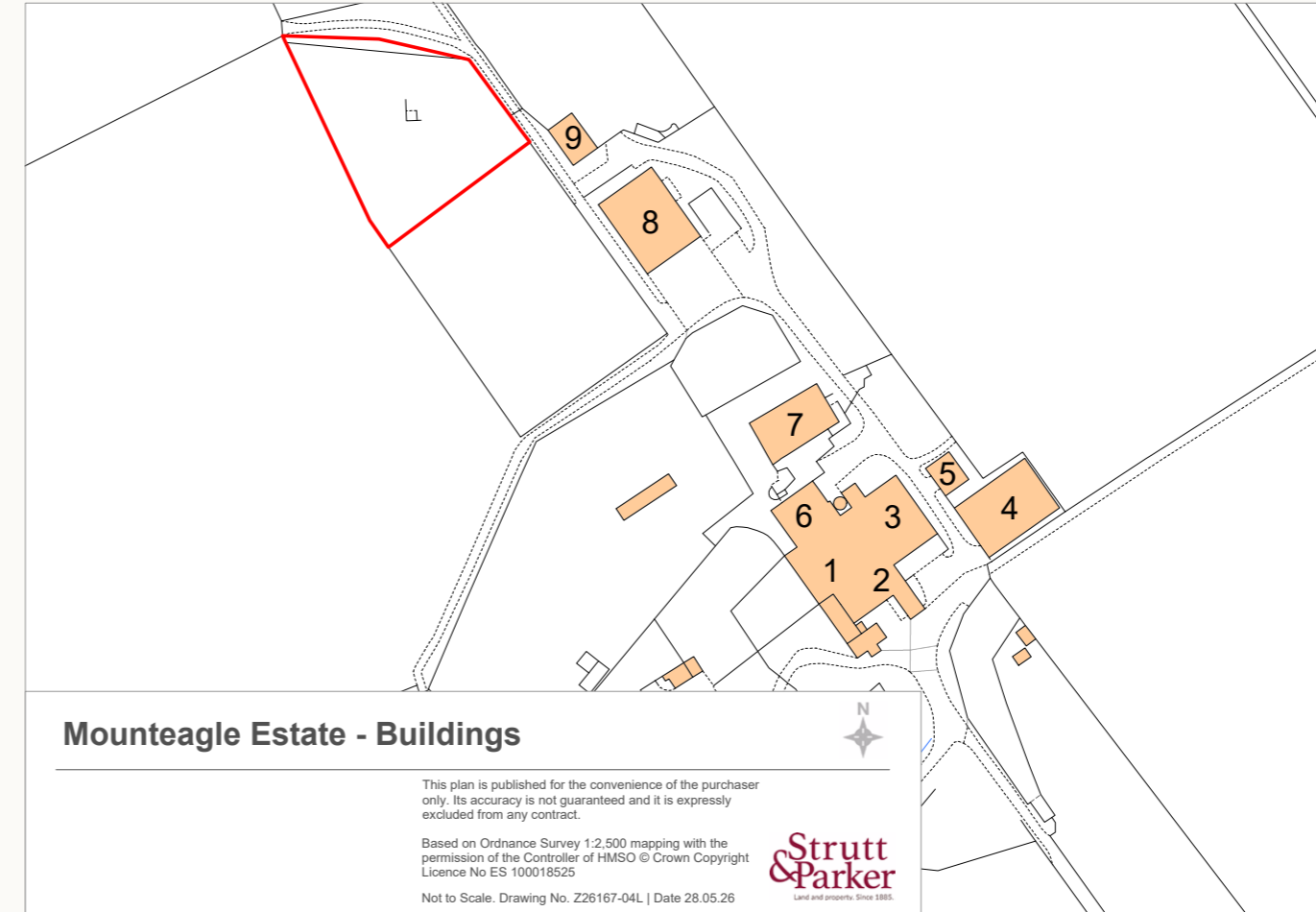
#### Ground floor

Sitting room, kitchen/dining room, utility room, WC

#### First floor

3 bedrooms and bathroom





### Mounteagle Estate - Buildings

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Not to Scale. Drawing No. Z26167-04L | Date 28.05.26



#### Studio

Located adjacent to Steading House is a two floor studio with kitchenette and WC on the ground floor and a workshop area on the first floor.

The first floor leads into a lofted store with storage bins (not currently in use).

#### Boathouse

Located at the northern end of the estate is a building constructed of brick walls and has been converted into a day space for entertaining sporting guests. The main room has a solid fuel burner.

The furniture within the boathouse will be included in the sale.

#### Farm Buildings

The farm buildings lie to the east of the house and have a separate access and are an amalgam of modern and traditional buildings which are summarised as follows:

Building	Description
1	General Purpose Shed/Grain Storage Shed – about 33m x 18m. Steel portal frame, stone walls, steel portal frame, panelled roof, concrete floor.
2	Traditional Shed/Storage Shed – about 21m x 5m. Stone construction set under a corrugated asbestos roof.
3	Equestrian/General Purpose Shed – about 18m x 24m. Constructed of steel portal frame, corrugated roof, concrete floor. Internally fitted out with eight (15x15) stables. Automatic water drinkers, fully powered and lit. Outside water taps (2).
4	Storage Shed – about 30m x 23m. Concrete panelled walls. Steel portal frame with corrugated roof. Concrete floor.
5	Store Buildings – about 12m x 9m (Overall). Concrete construction set under corrugated roof and concrete floors.
6	Workshop & Storage Building. Harled block/brick set under a box profile roof with concrete floor.
7	Former Cattle Court – about 27m x 16m. Steel portal frame with sheet roof. Concrete block walls. Concrete floor.
8	Grain Store with Lean-to Extension – about 40m x 25m. Large open span grain storage shed including an oil-fired grain dryer with tray. Steel portal frame, concrete floor, corrugated roof with large concrete apron.
9	Field Shelter. Brick built field shelter with flat roof.

#### Equestrian Arena

Located in the steading area is a 40m x 25m sand riding arena.



### Agricultural Land & Woodland

The land within Lot 1 at Mouteagle comprises a mix of arable, permanent pasture, temporary grass, rough grazing and both commercial and broadleaf/native woodlands. The land is graded as a combination of grades 2, 3 and 4 by the James Hutton Institute and has a neutral and gentle southerly aspect. The land is all easily accessed by way of good quality internal farm tracks.

Land Use	Acres	Ha
Arable	248.63	100.62
Pasture	74.20	30.03
Woodland/Scrub	83.74	33.89
Loch/Other	194.82	78.83
Total	601.39	243.37

### Fishing

Loch Eye is a renowned wild brown trout fishery and is managed by the Loch Eye angling association through annual subscriptions. The members of the association are the six riparian owners with an aim of managing the loch on a self-sustaining basis. The Loch is a shallow, roughly 1-2 metres depth, eutrophic loch and supports a diverse aquatic ecosystem sustaining trout up to 5 lbs. The association has a number of fishing rules including a catch and release policy, no fishing from the bank, no outboard motors and fishing by fly only.

There is a small timber jetty located on the banks of the loch close to the boathouse.





Lot 2



Lot 3

**Shooting**

The estate has excellent wildfowling opportunities and has good potential for a pheasant shoot. There are also excellent opportunities for roe deer stalking within the areas of woodland interspersed through the estate.

**Woodland**

Mounteagle Estate has an attractive mix of woods and shelterbelts which provide shelter and opportunities for sport. The woodland comprises a mix of broadleaves and conifers with potential for further planting to enhance the amenity. Species within the woodland areas include Scots Pine, Alder, Oak, Birch, Sitka Spruce and Rowan.

**Lot 2 - Land at Balinroich**

Extending to approximately 155.04 acres (62.74 ha) in total, this lot comprises a mixture of prime arable land and a woodland belt running through the centre of the lot. The arable land is classified as grade 2 by the James Hutton Institute and lies around 6 metres above sea level with a level/neutral aspect. Access is good via public roads.

Land Use	Acres	Ha
Arable	146.98	59.48
Woodland	6.75	2.73
Other	1.32	0.53
<b>Total</b>	<b>155.04</b>	<b>62.74</b>

**Lot 3 - Land at Fearn**

Located opposite the entrance to Mounteagle Estate is lot 3 which comprises a level arable field which is graded as 2 by the James Hutton Institute. This lot extends to approximately 27.95 acres (11.31 ha).

Lot 2

## General Information

Method of sale: For sale as a whole or in three lots.

Designations/listings: The estate has designations as follows:

Special Protection Area (Loch Eye)  
Site of Special Scientific Interest (Loch Eye)  
Ramsar site (Loch Eye)

Loch Eye is a designated bird sanctuary with a wide range of species such as Icelandic Greylag Geese, Whooper Swans and various species of duck.

Local authority:  
Highland Council  
Glenurquhart Road  
Inverness  
IV20 1RP

EPCs & Council Tax:

Property	EPC Grade	Council Tax Band
Mounteagle House	D	G
Mounteagle Cottage 1	E	A
Mounteagle Cottage 2	E	A
Mounteagle Cottage 3	E	B
Steading House	D	C
Shepherd's House	C	C

Services:

Property	Water	Electricity	Drainage	Heating
Mounteagle House	Mains	Mains	Private	Biomass district heating system
Mounteagle Cottage 1	Mains	Mains	Private	Oil
Mounteagle Cottage 2	Mains	Mains	Private	Oil
Mounteagle Cottage 3	Mains	Mains	Private	Oil
Steading House	Mains	Mains	Private	Biomass district heating system
Shepherd's House	Mains	Mains	Private	Biomass district heating system

Private drainage has been registered with SEPA.

Tenure:

Property	Occupancy	Rent (PCM)
Cottage 1	PRT	£576
Cottage 2	PRT	£565
Cottage 3	PRT	£550
Steading House	PRT	£585
Shepherd's House	PRT	£670

Ingoing valuation: In addition to the purchase price, the purchaser will be required on the date of entry to pay an additional and separate sum for:

1. Any growing crops.
2. Any cultivations.
3. Any unexhausted manures in field storage.
4. Any silage on the farm.
5. All oils, fuel, fertilisers, sprays, chemicals, seeds and sundries at cost.

Basic Payment Scheme: The Basic Payment Scheme (BPS) are included in the sale. The vendors will, if appropriate, retain any payments relating to the 2026 scheme year. Further information in relation to the Basic Payment can be obtained from the selling agents.





**AECS Scheme:** The farm is currently within an AECS scheme which has 1 year remaining (until 2027). The annual payment received is in the region of £5,500 per annum.

Further details are available from the selling agents.

**SGRPID:**  
Longman House, 28 Longman Road, Inverness IV1 1SF  
Tel: 0300 244 4968.

**Forestry and Land Scotland:**  
enquiries@forestryandland.gov.scot

**NatureScot:**  
Great Glen House, Leachkin Road, Inverness IV3 8NW  
Tel: 01463 725000

**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.

A right of access will be retained along the field boundary immediately to the west of the House. Further details from the selling agents.

**Planning:** Parties should contact the Highland Council in respect of any planning enquiries.

**Timber:** All standing and fallen timber, insofar owned, is included in the sale.

**Mineral rights:** As far as they are owned, the minerals are included in the sale.

**Sporting rights:** The sporting rights are in hand.

**Travel directions:** From Inverness take the A9 north to the Nigg roundabout (about 41 miles). Take the 2nd main exit onto the B9175 through Nigg Station, then after a short distance turn left towards Hill of Fearn. Follow this road until the 'T' junction at Hill of Fearn is reached. At this point turn left and a short distance thereafter the entrance to Mounteagle Estate is found on the right hand side.

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

**Entry and possession:** The date of entry will be by mutual agreement between the purchaser and the sellers.

**Viewing:** Strictly by appointment with the selling agents: Strutt & Parker, Perth Suite, Castle House, Fairways Business Park, Inverness, IV2 6AA  
Tel: 01463 719171 or email [euan.maccrimmon@struttandparker.com](mailto:euan.maccrimmon@struttandparker.com) or [claire.macdonald@struttandparker.com](mailto:claire.macdonald@struttandparker.com)

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

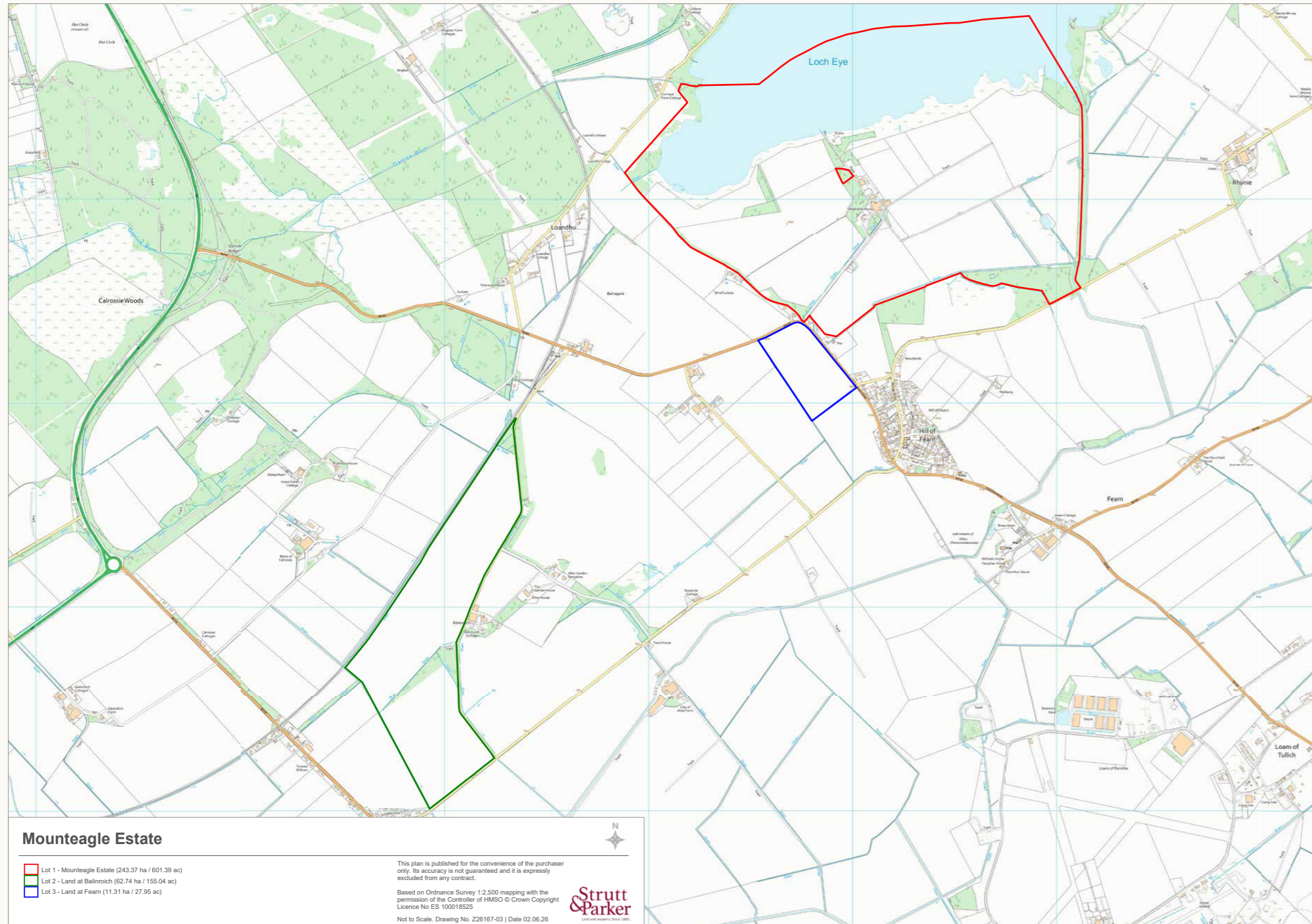
**Offers:** Offers should be submitted in Scottish legal form to the selling agents. Strutt & Parker, 9-11 Bank Lane, Inverness, IV1 1WA, [euan.maccrimmon@struttandparker.com](mailto:euan.maccrimmon@struttandparker.com).

Prospective purchasers are advised to formally register their interest in writing with the selling agents following inspection.

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

**Financial Guarantee / Anti Money Laundering:** 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.

**Solicitors:** Arthur & Carmichael, Dornoch Office, Cathedral Square, Dornoch, Highland, IV25 3SW.  
Contact: Colin Milligan



VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and safety: Interested parties when viewing should bear in mind the remote location of the property and also the terrain when viewing.

Plans, areas and schedules: These are based on the Ordnance Survey and Title Deeds and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof. Note If you require this publication in an alternative format, please contact Strutt & Parker on 01463 719171.

Special conditions of sale: 1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the 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 resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on 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 said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the sellers shall be entitled to resile from the contract. The sellers in that event reserve the right to resell or deal otherwise with the subjects of sale as they think fit. Furthermore, they shall be entitled to retain in their hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchaser's failure and in the event of the loss being less than the amount of the said deposit the sellers shall account to the purchaser for any balance thereof remaining in their hands.



2. The subjects will be sold subject to all rights of way, rights of access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of 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. Where necessary, all rates, taxes and other burdens and income will be apportioned between the sellers and the purchaser as at the said date of entry.

**Strutt & Parker Inverness**  
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