

Moy Bridge Croft,
Wester Moy, Muir of Ord, Ross-shire

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A stunning five-bedroom detached house with croft land, outbuildings and trout fishing set adjacent to the River Conon, surrounded by dramatic Highland landscapes

Moy Bridge Croft House

3 reception rooms, 5 bedrooms, 5 bathrooms, garaging

Grazing Land

Around 5 acres of owned croft land

Outbuildings

General purpose agricultural shed (approx. 179 sq. m)

Polytunnel/sheep shed

For sale as a whole

Guide price - Offers Over £750,000

The Property

Moy Bridge Croft is an impressive home set amidst the Ross-shire countryside in an idyllic riverside position, enjoying far-reaching views across the surrounding Highland landscape. The property features attractive, white-rendered elevations, while inside there are five bedrooms and a wealth of stylish contemporary accommodation, enhanced by elegant fittings and understated décor throughout.





At the heart of the home is the open-plan kitchen, dining and sitting room, an airy living and entertaining space with panoramic views across the riverside rear gardens. The elevated sitting area features wooden flooring, a log burner and bi-fold doors opening onto the patio, while the kitchen and dining area provides space for a family dining table alongside a contemporary fitted kitchen with white cabinetry, a central island with breakfast bar and an Aga. Further ground-floor living space includes a home office and a spacious drawing room with a vaulted ceiling, exposed timber eaves and bi-fold doors spanning the rear elevation, creating a seamless connection with the gardens.

One double bedroom with an en suite wet room is situated on the ground floor, providing ideal guest accommodation. Upstairs, there are four further well-presented double bedrooms, three of which benefit from en suite facilities, including the principal bedroom with its south-facing Juliet balcony, built-in wardrobes, dressing room and en suite shower room with a walk-in rainfall shower. The first floor also includes a family bathroom.

Outside, the property is surrounded by attractively landscaped gardens, with expansive lawns, colourful herbaceous borders and established hedgerows. To the rear, a generous patio extends across the back of the house, providing an ideal setting for al fresco dining while enjoying views across the gardens to the River Conon and the varied Highland landscape beyond.



The property includes croft land extending to about 5.36 acres (2.17 ha) - marked on attached sale plan - which comprises two good quality grass paddocks graded as 3.2 by the James Hutton Institute together with a modern storage shed (about 18.64m x 9.61m) and polytunnel sheep shed.

Location

The property is situated in a rural setting beside the River Conon, five miles from sought-after Muir of Ord in the Easter Ross area of the Highlands, moments from dramatic countryside and the open waters of the Beaully Firth. Muir of Ord offers several amenities, including local shops, cafés, restaurants, a village hall and a doctor's surgery. There is also a primary school in the village, with the nearest secondary school being in nearby Dingwall. Inverness, the capital of the Highlands, is 15 miles away, with its extensive range of shopping, leisure, cultural and educational facilities, as well as access to large supermarkets. Local road links include the A9, providing access to Inverness and north along the east coast. There is also a railway station in the village, providing services to Inverness where connections can be made to other major cities. The area is ideally placed to enjoy the great outdoors, with golf Muir of Ord Golf Club and the stunning peaks and lochs of the highlands to explore, as well as the spectacular coastline of the Moray Firth.





General

Local authority: Highland Council, Glenurquhart Road, Inverness, Scotland, IV3 5NX

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

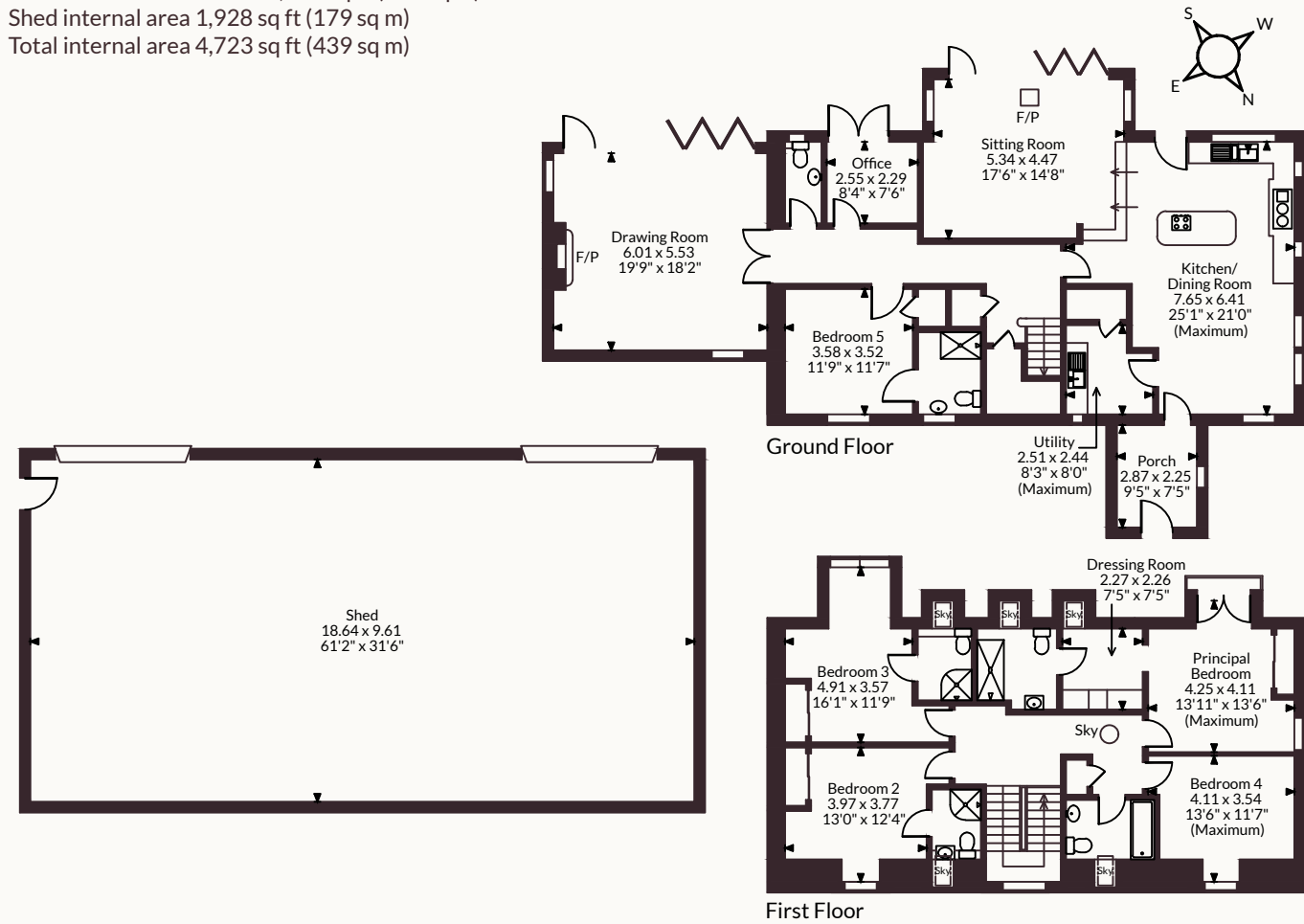
Tenure: Absolute ownership/heritable (partial owned croft land).

Viewing: Strictly by appointment with the selling agents (Strutt & Parker). Please contact Claire Macdonald (01463 246651) or Euan MacCrimmon (01463 723593).

Sporting rights: Included in the sale insofar as they are owned. The Salmon rights on the River Conon are not included in the sale.

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

Main House internal area 2,795 sq ft (260 sq m)
Shed internal area 1,928 sq ft (179 sq m)
Total internal area 4,723 sq ft (439 sq m)

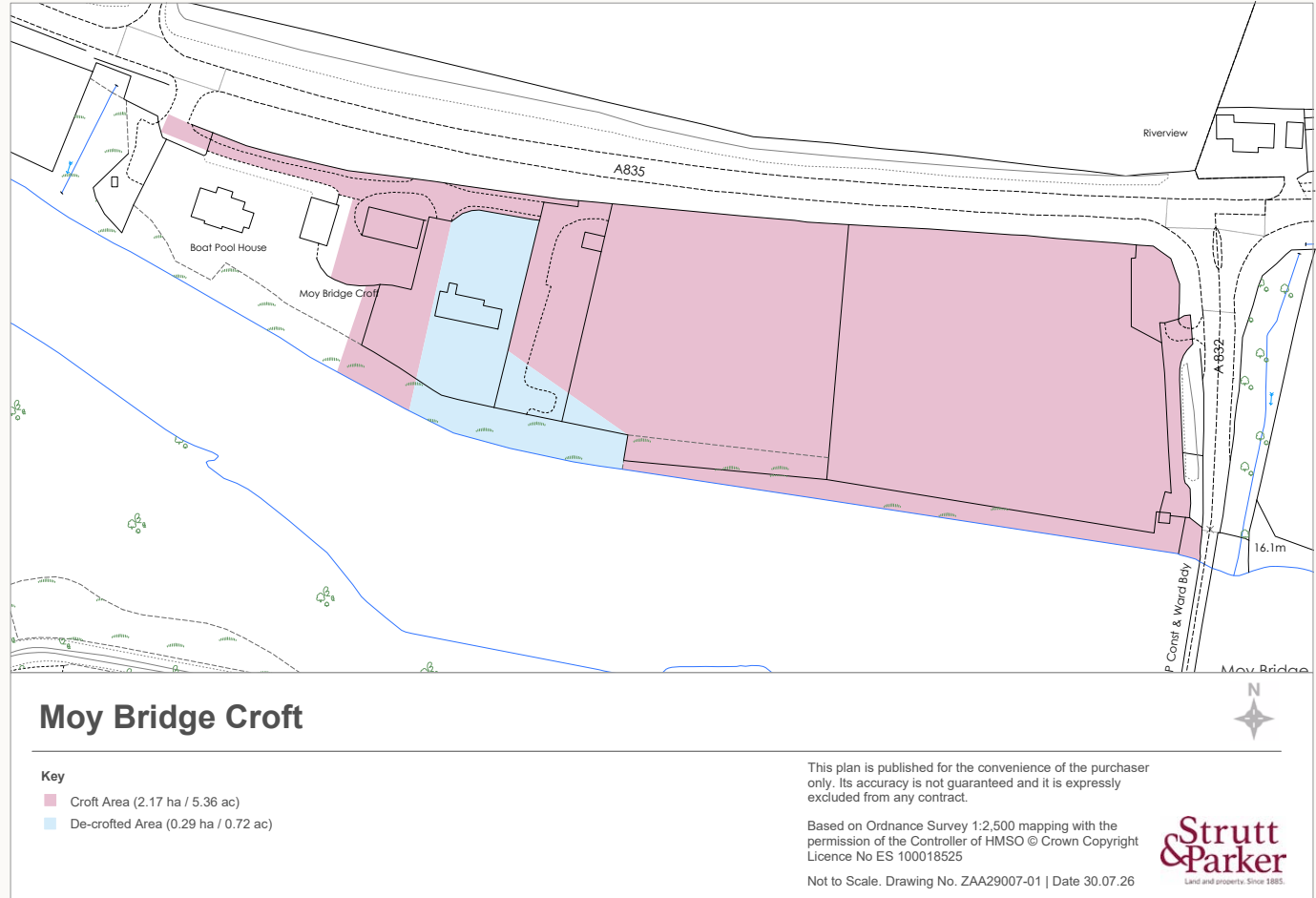


Drawn for illustration and identification purposes only.

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

Crofting: The grazing land outbuildings and access road is subject to crofting tenure. The Registers of Scotland crofting register number is C5182. Purchasers should satisfy themselves with regards to the rules surrounding owning croft land. For enquiries, please contact the Crofting Commission - www.crofting.scotland.gov.uk

Council Tax: Band G



EPC: Band C

Services: Mains electricity and water, septic tank (SEPA registered) and oil-fired central heating. Hot water heated by solar panels located on the roof of the house.

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

Directions: From Inverness take the A9 north over the Kessock Bridge to the Tore Roundabout. Thereafter take the 2nd exit onto the A835 signposted Dingwall. Follow this road until the Maryburgh Roundabout is reached. Take the 2nd left again onto the A835 signposted Ullapool and after around 4 miles the property is on the left hand side immediately after the junction at Moy Bridge (A832).



Strutt & Parker Inverness

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