





Balnakyle Smithy


Munlochy


A characterful detached property set in an extensive garden and surrounded by a beautiful countryside setting.


A splendid detached period home with attractive, airy contemporary accommodation and styling, set in a rural setting within easy reach of the village of Munlochy. The property offers elegant white-rendered elevations and a beautiful garden that backs onto open countryside.


**3 RECEPTION ROOMS**


**3 BEDROOMS**


**2 BATHROOMS**


**PARKING**

**GARDEN**

**FREEHOLD**

**RURAL**

**1,639 SQ FT**

**OFFERS OVER £475,000**



The property

Balnakyle Smithy is a charming property blending characterful original features with elegant modern interiors, arranged over two light-filled floors.

There are three reception rooms on the ground floor, including a spacious sitting room with a vaulted ceiling, overhead skylights, full-height windows, French doors, and striking double-height end windows that flood the space with natural light. The room also features wooden flooring and a Scandinavian-style log burner, creating a warm, inviting atmosphere and offering views across the garden. The ground floor also has a formal dining room and a family room with a handsome original fireplace with a stove, while towards the rear, the kitchen is fitted with storage units with the adjoining utility room providing further storage and space for home appliances.

On the first floor, there are three well-presented bedrooms, two of which feature built-in storage. The two front bedrooms benefit from dormer windows with south-facing aspects, while the rear bedroom is

ideal as a study or single room. A family bathroom with an over-bath shower completes the first floor, while a further shower room is available on the ground floor.

Outside

At the entrance to the property, the gravel driveway provides access to the house and plenty of parking space both in front and to the side of the house. At the rear, the gravel terracing offers space for alfresco dining with a generous, spacious area of lawn beyond. The garden features various mature trees and established shrubs, including apple trees, and are surrounded by woodland with open fields beyond. There is also a shed for garden storage, and a timber-framed summer house in which to relax and enjoy the peaceful surroundings.



Location

The property is set in a stunning and secluded position, just outside the village of Munlochy, with picturesque views towards the Moray Firth.

Munlochy is a small village with a pub, a doctor's surgery and a local shop, while the town of Dingwall is approximately 10 miles away. As the county town of Ross and Cromarty, Dingwall offers various everyday amenities, including high street and independent retailers and access to large supermarkets.

The open waters of Moray Firth, the dramatic eastern coastline and the stunning hills and mountains of the Highlands are all also within easy reach.

Inverness provides further shopping, leisure and cultural facilities. By road, the nearby A9 offers easy access to Inverness. Rail services are available from Dingwall and Inverness, while Inverness Airport is 17 miles away.

Distances

- Munlochy 1.6 miles
- Dingwall 10.8 miles
- Inverness 9.4 miles
- Inverness Airport 16.7 miles

Nearby Stations

- Inverness

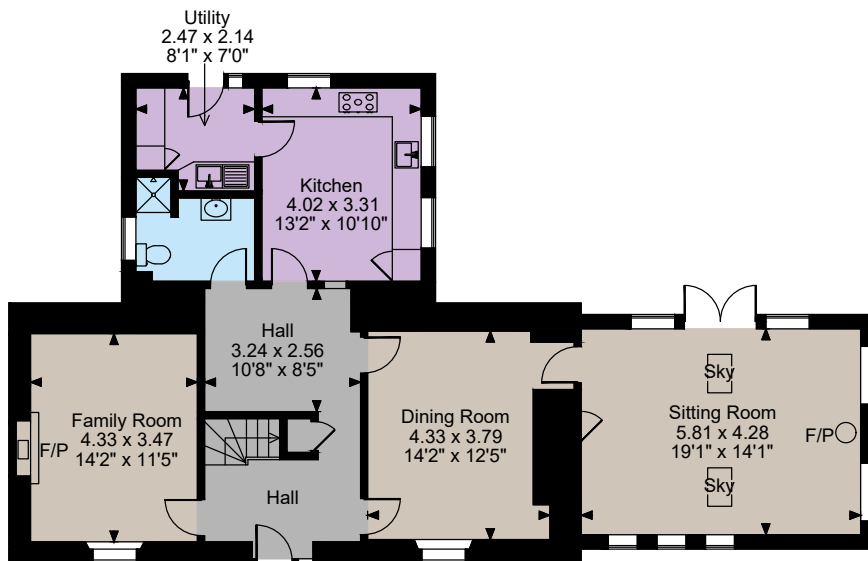
Key Locations

- Chanonry Point
- Fort George
- Fyrish Monument

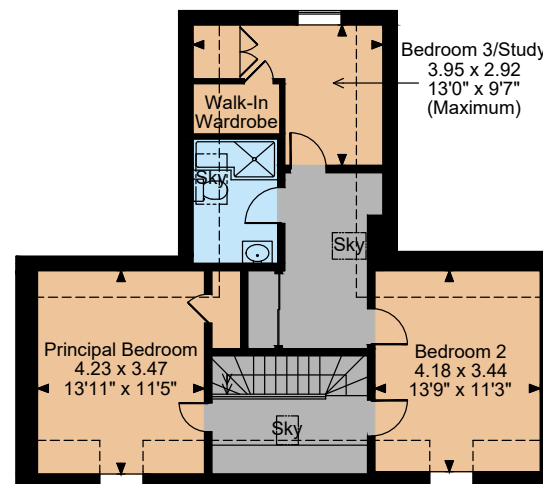
Nearby Schools

- Munlochy Primary School
- Fortrose Academy





Ground Floor

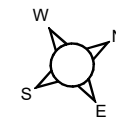


First Floor

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

□□□ Denotes restricted head height

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Floorplans

House internal area 1,639 sq ft (152 sq m)

For identification purposes only.

Directions

Post code: IV8 8PF

what3words: ///witty.coach.prosper

General

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

Services: Mains electricity and water. Private drainage via septic tank (SEPA registered). Oil-fired heating.

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

Council Tax: Band E

EPC Rating: D

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

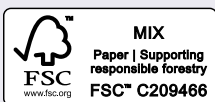
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Inverness

Castle House, Inverness, IV2 6AA

01463 719171

inverness@struttandparker.com
struttandparker.com



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