



Aldie Watermill, Tain

For the finer things in property.



# Aldie Watermill

## Tain, Ross-shire IV19 1LZ

A unique and historic family home set in generous grounds on the scenic fringes of a sought-after coastal town

Tain station 1.8 miles, Inverness 34 miles, Inverness Airport 40 miles

Sitting/sun room | Dining room | Kitchen/sitting/family room | Upstairs sitting room | Study Utility | 4 Bedrooms | Dressing room | Family bathroom | Shower room | Garden | Garage

EPC rating C

### The property

Aldie Watermill is a distinctive stone-built former watermill, offering characterful accommodation totalling over 2,400 sq. ft. arranged over two floors. The property has been cleverly re-configured and offers a wide range of adaptable indoor and outdoor spaces. It has retained a wealth of charming features, including its original water wheel and channel.

The ground floor accommodation comprises a sociable open-plan 40 ft. space with a cosy family/sitting area featuring a freestanding log-burning stove and an attractive kitchen with a range of contemporary cabinetry, appliances and a wood-topped island and breakfast bar. Further is a useful utility room with additional units and space for appliances. From this main living space, steps flow up to the formal dining room which is flooded with natural light via the adjoining sitting/sun room with its panoramic aspect and double doors opening to the south-westerly facing terrace. Completing the ground floor is one of four comfortable bedrooms with easy access to the fully fitted dressing room and

a sleek ground floor shower room with its large walk-in shower and glossy integrated cabinets.

The first floor houses an additional sitting room with full length picture window, peaceful study, three additional versatile bedrooms arranged via separate stairways and a chic modern family bathroom.

### Outside

The property sits in a tranquil and considerable corner plot of approx. 1.2 acres, beside picturesque countryside enclosed via various mature trees, shrub lines and fencing. There is a large gravel in-and-out driveway beside the home and a detached garage offering ample parking. The extensive lawned garden with vibrant flowerbeds is neatly divided into sections via the original millworks and stream, with a stone pathway flowing into the decked rear terrace providing the perfect space to dine al fresco and take in the views.

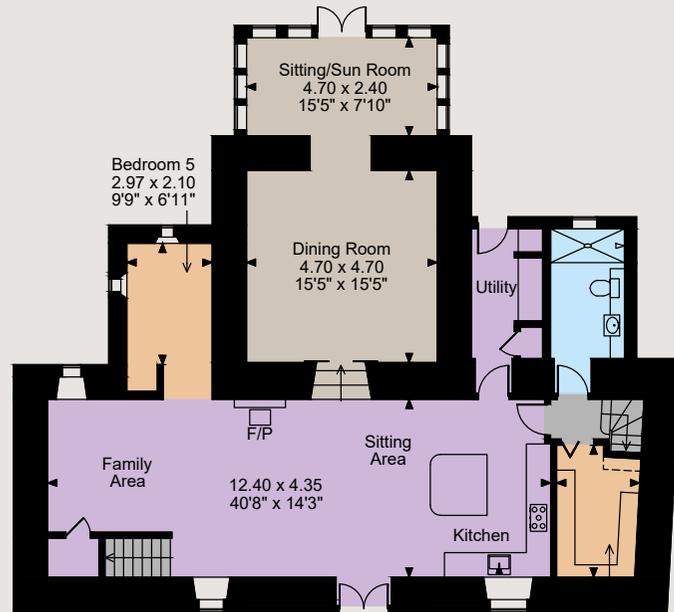
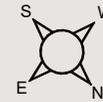
### Location

The popular coastal town of Tain on the Tarbat Peninsula is situated between the Dornoch and Cromarty Firths, north of the Highland capital of Inverness with its plentiful facilities and cultural interests. Tain is surrounded by quaint harbour villages and impressive scenery, with numerous outdoor pursuits on offer including The Royal Dornoch Championship Golf Course. The town offers various amenities including shops, supermarkets, schooling, eateries and a health centre, along with a mainline railway station providing links to Inverness in just over an hour. The A9 offers convenient road links further afield, with Inverness Airport in easy reach.

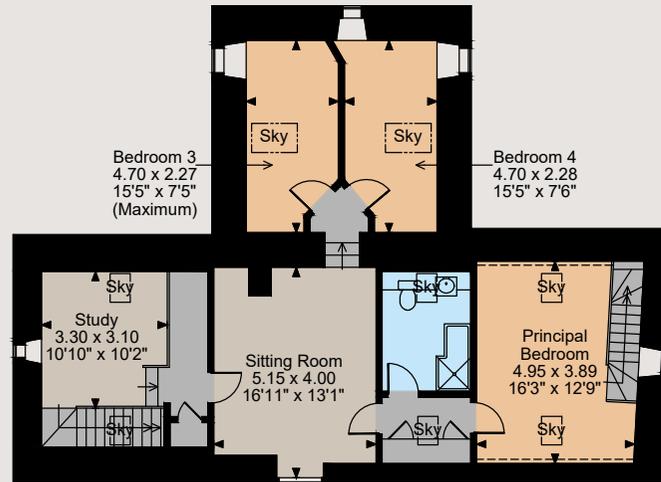




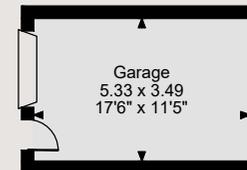
Floorplans  
 House internal area 2,455 sq ft (228 sq m)  
 Garage internal area 200 sq ft (19 sq m)  
 For identification purposes only.



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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## Directions

What3Words - \\\increased.rattled.writing  
 From Inverness, take the A9 northbound and proceed for approx. 31 miles before turning left signposted 'Tain Pottery', follow this lane and take the 2nd right where you will find the property.

## General

**Local Authority:** Highland Council, Glenurquhart Road, Inverness, IV3 5NX, [www.highland.council.gov.uk](http://www.highland.council.gov.uk)

**Services:** Mains electricity and water, private drainage to septic tank (SEPA registered), oil-fired central heating. Underfloor heating on ground floor with exception of dining room and sitting/sun room.

**Council Tax:** Band D

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

**Tenure:** Freehold

**Guide Price:** Offers Over £435,000

## Inverness

Castle House, Inverness, IV2 6AA

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