

North Balmuchy, Tain Road, Fearn, Ross-Shire IV20 1TP

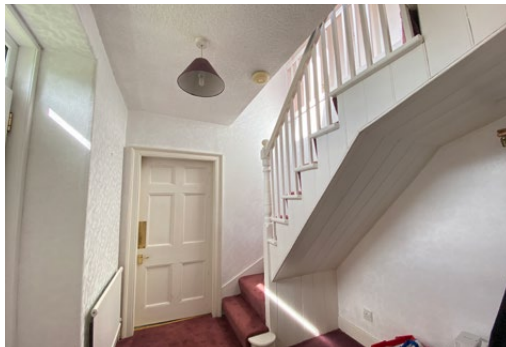
Offers Over £320,000





Superb opportunity to purchase a detached property in a rural setting with open views over surrounding farmland. Accommodation: Front Hall, Sitting Room/Bed 5, Living Room, Dining Room, Study, Kitchen/Diner, Rear Hall, 4 Bedrooms, Bathroom, Shower Room and WC. Traditional stone cottage which has been extended to provide additional accommodation. Extensive detached steading with potential for studio, granny annexe or overflow accommodation subject to planning permission. North Balmuchy is set in a tranquil and private location with an abundance of birds and wildlife. Original features and flexible layout. The property has two wood-burning stoves, oil fired central heating and double glazing. Generous well-stocked, mature gardens and driveway parking. This property is ideal for a number of purchasers.

Fearn is a pleasant Highland village with a Primary School and play park. The nearby Seaboard villages offer beach walks. The town of Tain is approximately 6 miles away. Tain is on the route of famous North Coast 500 scenic drive around the north Highlands. The town has Asda, Tesco, Lidl and Co-operative supermarkets, two medical practices, a dental practice, primary and secondary education, golf club, tennis club and hotels. There is a Post Office and bank. A number of recreational pursuits can be enjoyed in the area. Inverness is within easy commuting distance and there is a commuter train from the local station.



Directions:

Just south of Tain, turn off the A9 and take the B9165 road to Fearn and ½ mile after the village turn left at the junction signposted 'Portmahomack 6' on the B9165. After about 2 miles you reach Balmuchy crossroads, take the left turn and North Balmuchy is found down a track on the left after 500 yards.

Front Hall:

Welcoming hall entered via a Upvc front door with transom window. Large space under the stairs ideal for storing outdoor gear or for a desk. Sitting room to the left and dining room to the right. Stairs lead up to the upper landing.

Sitting Room/Bed 5: 4.60m x 3.71m

Double aspect room with windows to front and side, with working shutters. Shelved alcove with cupboard below. Fitted shelving. Tiled fireplace with wooden mantelpiece, currently closed. Two radiators. Could also be used as a ground floor bedroom, office or family room.

Dining Room: 4.60m x 4.33m

Further double aspect reception room with windows to front and side. Windows have cupboards below and working shutters. Fitted shelving. Morso Squirrel stove sits on a feature stone hearth with wooden mantle. Radiator. Sliding doors to study.

Study: 2.60m x 2.34m

Entered via sliding doors from the dining room. Window to the side. Could also be used as a snug or TV room. Radiator

Rear Hall: 2.55m x 1.52m

Entered via Upvc door. Storage cupboard and coat hooks. Cupboard stores the fuses. Sliding door to kitchen.

WC: 1.55m x 1.33m

Practical room with window to the side. Wash hand basin and WC. Radiator.

Kitchen/Diner: 4.31m x 3.72m

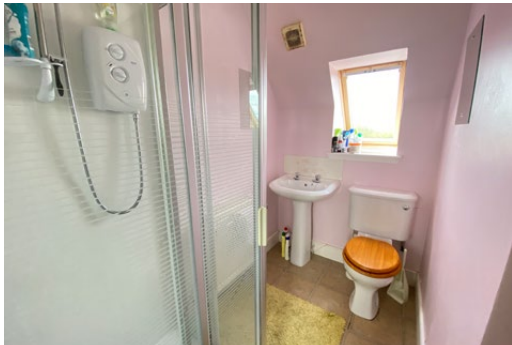
Entered via a sliding door from the rear hall, this is a bright double aspect room with windows to both sides. Fitted kitchen with wall and floor mounted units provide excellent storage and ample space for food preparation. Tiled splashbacks and feature ceiling beams. Cupboard stores the hot water tank. Hotpoint fridge, freezer, washing machine and electric cooker are all included. Stainless steel sink/drain. Ample space for informal dining. Door through to living room. Radiator.

Living Room: 5.93m x 4.95m

Bright triple aspect room with windows on both sides and to the rear. External door with glazed panels opens to a small decked area. Wood-burning stove set on a slate hearth with wooden mantle and tiled surround. Two radiators. Open-tread wooden stairs lead up to the rear landing.

Bedroom 1: 4.36m x 3.51m (to coomb)

Double aspect room with window to the side overlooking fields and Velux window to the other side overlooking the steading to fields beyond. Coombed ceiling. Feature wood-panelled wall. Radiator.



Shower Room: 2.06m x 1.33m

Comprising WC, wash hand basin with cupboard below and electric Triton shower. Velux window to the side. Two fitted mirrors. Extractor fan and radiator.

Bedroom 2: 3.85m x 3.06m (to coomb)

Further double aspect room with window to the side overlooking fields and Velux window to the other side overlooking the garden. Coombed ceiling. Door opens to interconnecting space which has access hatch to attic and connecting door to Bedroom 3. Radiator.

Bedroom 3: 4.23m x 4.03m (to coomb)

Large room with window to the front overlooking the garden to Nigg Hill and beyond. Coombed ceiling. Door opens to interconnecting space which has access hatch to attic and connecting door to Bedroom 2. Radiator.

Upper Landing:

Accessed by a staircase from the front hall. Fisherman's landing with storage space and access hatch to the eaves. Radiator.

Bathroom: 2.07m x 1.85m

Bright room comprising WC, bath with electric Triton shower over and wash hand basin with a cupboard below. Window to the side. Mirrored cabinet. Radiator.

Bedroom 4: 3.64m x 4.03m (to coomb)

With window overlooking the front garden. Fitted cupboards and shelving. Coombed ceiling. Radiator.

Outbuildings:

North Balmuchy comes with an extensive barn which has been separated into two distinct areas. The first part (7.32m x 4.07m) has internal wood cladding, light and power. Concrete floor. Door opens to a staircase which goes to the first floor. A second door opens to the larger part of the building (approx. 18.00m x 4.50m) Extensive open steading, ideal for a number of uses, potential for studio, granny annexe or separate accommodation, subject to Planning Permission. This also has light, power and a concrete floor. Pedestrian doors, windows and wooden garage doors. Superb potential.

Garden:

North Balmuchy sits on a generous plot which has been lovingly planted and maintained. The garden has areas of lawn interspersed with a large variety of plants, shrubs and trees bringing colour all year round. A driveway leads up to the property providing off-street parking on the either side of the property.

Viewing:

Please contact the Selling Agents.

EPC Rating: F

Location:

<https://w3w.co/funny.moods.reliving>



These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations.

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MACKENZIE AND CORMACK
Solicitors, Estate Agents & Notaries Public

16-18 Tower Street, Tain, Ross-shire IV19 1DZ
T: 01862 892046 F: 01862 892715 E: mail@tainlaw.co.uk
www.mackenzieandcormack.co.uk

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