



Innes & Mackay

**DRUMMOYNE, FOXHOLE,
KILTARLITY, IV4 7HT**

- BEAUTIFULLY APPOINTED FAMILY HOME SET IN APPROX 3 ACRES OF GARDEN GROUND
- OPEN AND UNTERRUPED VIEWS TO THE WEST
- INDIVIDUALLY DESIGNED
- FOUR DOUBLE BEDROOMS - TWO EN-SUITE
- SPACIOUS ACCOMMODATION THROUGHOUT
- LARGE GAMES ROOM UPSTAIRS
- DOUBLE GARAGE
- APPROX 305 SQUARE METRES

**OFFERS OVER
£**



DESCRIPTION

Drummoyne sits on an extensive plot of approximately 3 acres which extends below the house and along the length of the driveway. Located in the scattered hamlet of Foxhole near Kiltarlity, only by viewing will one appreciate the spacious accommodation this desirable family home has to offer. The property is in an outstanding setting, secluded and private with spectacular uninterrupted views over the fields, out towards Ben Wyvis and out to the West. Built circa 1986 by the current owner, Drummoyne benefits from four double bedrooms, two of which have en-suites, a family room, a beautiful lounge with open views and a separate dining room. There is a large integral double garage and the large garden is full of seasonal colour all adding to the appeal of this delightful home.

LOCATION

Foxhole is a small hamlet approximately 3 miles from Kiltarlity and enjoys the most loveliest walks, scenery and tranquility for anyone looking for a peaceful lifestyle and incorporating open and uninterrupted views across farmland, hills and Ben Wyvis beyond. The village of Kiltarlity is approximately 3 miles from Beauly and 10 miles from Drumnadrochit and incorporates a regular bus service to both Beauly and Inverness. Local amenities include a shop/Post office, cafe, village hall and primary school, with secondary pupils attending Charleston Academy in Inverness, for which a school bus is provided. Beauly offers a variety of amenities and facilities including delicatessen, butcher, baker, all award winning in their own field, two supermarkets, doctor's surgery, garages, hotels and railway station. The city of Inverness is within easy commuting distance, and benefits from all the amenities one would expect to find in a thriving and modern city environment.

GARDENS

The gardens have been thoughtfully, carefully designed and planted up to incorporate an abundance of colour throughout the year with a stunning selection of Rhododendrons, Acers, mature shrubs and plants, all adding to the external appeal of Drummoyne. Wooden gates open onto the gravelled driveway which leads to ample parking space, turning area and access to the double garage. The gardens surrounding the house are laid to lawn and enclosed with post and wire fencing. To the front of the property, the land which is enclosed with fencing, extends right down to the house located at the bottom of the drive.

ENTRANCE VESTIBULE

3.12m x 2.23m (10'2" x 7'3")

Front door with glazed panel to the side, opens into the spacious vestibule which is laid with carpet and has a door opening through to the main hallway.



HALLWAY

The carpeted hall provides access to the lounge, kitchen, bathroom, dining room, three bedrooms and stairs leading to the upper landing. Good storage is provided by an understair area together with a built in shelved cupboard.

LOUNGE

6.60m x 6.50m (21'7" x 21'3")

The lounge is a generous sized and comfortable room, with an abundance of natural light, courtesy of the bay window, patio doors and windows providing a flood of daylight. Laid with carpet, this room has a feature marble fireplace providing a pleasing focal point. Archway opens through to the dining area.

DINING ROOM

3.80m x 3.78m (12'5" x 12'4")

This area has a window to the front and provides a formal room for dining. Wooden flooring gives a pleasing finish.

KITCHEN

4.80m x 3.74m (15'8" x 12'3")

The kitchen is fitted with an ample supply of wood fronted, floor based units and wall mounted cupboards providing good storage and working areas. Inset in the work counter and located below the window to the rear elevation is the one and a half bowl sink with drainer and further round is the induction hob with extractor hood over and double oven to the side. Integrally fitted is the fridge. A breakfast bar provides an area for informal dining. Archway through to the family room and doors allow access to the rear hall and main hallway.

FAMILY ROOM

4.38m x 3.84m (14'4" x 12'7")

The family room is a comfortable area which benefits from a purpose built brick fireplace housing a (Deville) log burning stove. The stove can heat the hot water, two radiators one of which is in the hall adjacent to the door in the kitchen along with one in the shower room (all by means of a pump beneath the floor). With a window to the rear, there are also sliding patio doors leading out to the patio area from which to enjoy the gardens. Carpet.

REAR HALLWAY

This hallway provides access to the shower room, and via a door to the rear entrance hallway. Good storage is provided by a large single built in cupboard.

SHOWER ROOM

2.55m x 1.82m (8'4" x 5'11")

The shower room is furnished with a WC, wash hand basin with mirror above and a



shower cubicle housing the mains fed shower with grab rail to the side for ease of access. This room is tiled from floor to ceiling and is finished with vinyl flooring.

REAR ENTRANCE HALLWAY

From here, one gains access to the utility room and via an integral door leading through to the garage. Laid with floor tiles, this area has a part glazed door opening out to the front of the property and good storage storage is provided by fitted cupboards.

UTILITY ROOM

2.91m x 2.31m (9'6" x 7'6")

The utility room which has a window and door to the rear, is plumbed for a washing machine and has space for a tumble dryer. Tiled flooring complete this room.

MASTER BEDROOM & ENSUITE

4.50m x 3.78m (14'9" x 12'4")

The master bedroom is a bright and airy room located to the front elevation and benefits from dual aspect windows providing a good light dimension. The walk-in dressing room has ample hanging rails and shelving all providing good storage. Door leads through to the en-suite bathroom. Carpet.

EN-SUITE BATHROOM

2.56m x 2.19m (8'4" x 7'2")

The en-suite bathroom is furnished with a four-piece coloured suite comprising a WC, wash hand basin, bath and bidet. With a window to the front elevation, this room has a large wall mounted mirror with lights above, shaver point and carpet.

FAMILY BATHROOM

4.08m x 2.29m (13'4" x 7'6")

The irregularly shaped family bathroom is furnished with a four piece suite comprising WC, wash hand basin with mirror above, corner bath and bidet. Window to the rear and carpet completes this room.

BEDROOM 2

4.40m x 3.60m (14'5" x 11'9")

Bedroom two is a spacious room located to the rear elevation and benefits from built in wardrobes providing hanging rail and storage. Carpet.

BEDROOM 3

3.63m x 3.50m (11'10" x 11'5")

The third bedroom is another good sized room located to the rear elevation. Carpet.

UPPER FLOOR

Carpeted stairs lead up to the upper landing which is currently used as a study area. Access is provided to bedroom four and through to the games room. Velux window to the rear.

BEDROOM 4 & ENSUITE

5.01m x 4.16m (16'5" x 13'7")

Bedroom four is a comfortable and generous sized room with two Velux windows to the rear. This room benefits from built-in wardrobes providing hanging rails and storage and door opens through to the en-suite shower room.

EN-SUITE

2.30m x 1.98m (7'6" x 6'5")

The en-suite is furnished with a coloured suite comprising a WC, wash hand basin and tiled shower cubicle housing a mains shower. Extractor fan, shaver light and carpet complete the en-suite.

GAMES ROOM

10.70m x 4.96m x 4.90m at widest points (35'1" x 16'3" x 16'0" at widest points)

This fantastic additional space which is fully floored along with further storage in the eves, could easily be converted with the relevant permissions, to provide further accommodation to this already spacious family home. With part combed ceilings, this room is laid with carpet.

GARAGE

6.23m x 5.80m (20'5" x 19'0")

The integral garage benefits from two electric roller doors, windows to the rear and side along with a hatch providing access to additional loft space. The central heating boiler is also located here.

HEATING

Oil fired central heating together with a log burning stove in the Family room.

GLAZING

Fully double glazed.



PARKING/GARAGE

There is ample parking for a number of cars on the gravelled driveway which leads to the spacious double garage.

COUNCIL TAX BAND

Band F.

EPC

Band D62.

EXTRAS INCLUDED

All fitted carpets, curtains, (the sets in the lounge are made to measure and are of excellent quality) blinds, hob, double oven cooker hood, integrated fridge and dishwasher. There is also a free standing freezer located in the garage which will also be included in the sale.

SERVICES

Mains water, septic tank drainage, electricity, telephone and TV points.

VIEWING ARRANGEMENTS

Viewing is strictly through Innes and Mackay (01463) 251200

DIRECTIONS

To reach Drummoyne, proceed towards Kiltarlity and at Brockies Lodge, keep going left until you reach the first signpost for Foxhole. Turn left here across two bridges, up the hill and there is a sharp bend to the left. There are a line of bins, take this single track road and proceed right to the top of the hill.







Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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