

Henrietta Lodge

HENRIETTA PARK, BALBLAIR, DINGWALL, HIGHLAND, IV7 8LJ



A stunning SIPS panel built three-bedroom detached home, set against a one-of-a-kind rural backdrop



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Nestled amidst the serene beauty of Henrietta Park in Balblair, Dingwall, stands Henrietta Lodge, a bespoke Highland retreat that marries modern comfort with rustic charm. This one-of-a-kind, three-bedroom detached property is a testament to innovative construction, boasting a striking SIPS panel design that seamlessly blends into its rural backdrop, offering captivating views of the surrounding landscape.

THE HALLWAY



Upon entering, you're greeted by a thoughtfully designed ground floor layout. Starting with a spacious hallway full of natural light, then on to the utility room, complete with direct access to the decking, serves as a convenient space to shake off the outdoors, ideal after a day of hiking or dog-walking. Additionally, this space presents versatility, with the potential to function as a second kitchen area, featuring a Rayburn stove for cosy cooking sessions. On this floor, you will also find a shower room and the third bedroom, currently used as a gym and offers direct access to the decking through patio doors.

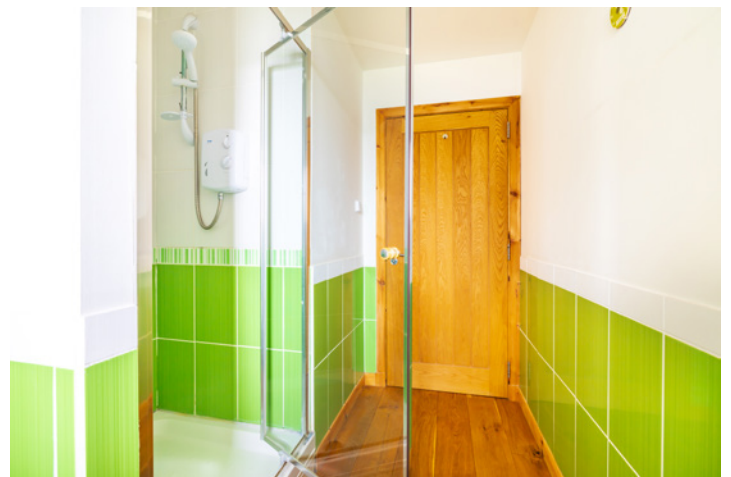
THE UTILITY



BEDROOM 3 & THE SHOWER ROOM



On this floor, you will also find the third bedroom, currently used as a gym, offering direct access to the decking through patio doors, and a shower room.





The next floor accessed via a half-size staircase hosts two more spacious double bedrooms, each strategically positioned to capture the breathtaking scenery outside. The primary bedroom boasts an en suite shower room and a stunning vaulted ceiling. Completing this level is a well-appointed family bathroom, featuring both a bath suite and a shower cubicle.

THE BATHROOM



BEDROOM 1



BEDROOM 2



Ascend a few more stairs to discover the heart of the home—a recently installed, open-plan kitchen seamlessly integrated with the lounge area. Here, a wood-burning stove adds warmth and ambience, complemented by doors leading to a balcony where you can savour morning coffee or evening drinks against the backdrop of panoramic views.

THE LOUNGE/KITCHEN





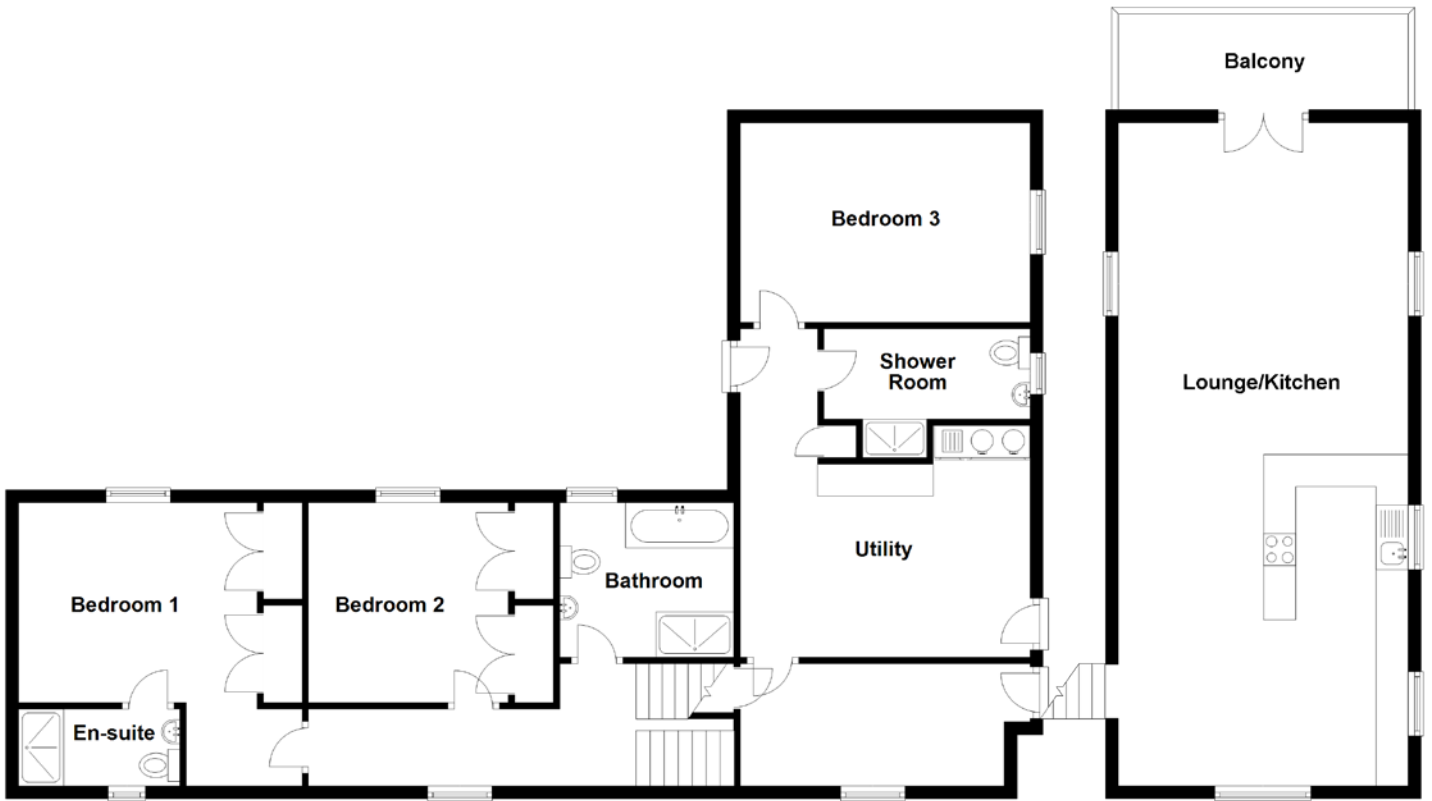
Henrietta Lodge doesn't just offer beauty inside; outside, a wraparound decking area, a small lawned garden, and a sun trap seating area beckon you to embrace the tranquillity of the surroundings. Accessible via a private track from the public road, this rural haven remains conveniently connected, with the A9 just eight minutes away, ensuring easy commutability to Inverness and beyond. For those seeking additional space, a hidden gem awaits—a fully floored attic accessed from the hallway via a pull-down Ramsay ladder. Bathed in natural light from Velux windows, this versatile attic space offers endless possibilities, whether utilised for storage or transformed into a cosy retreat.

Designed with efficiency in mind, Henrietta Lodge features a mix of heating solutions, including a Rayburn multi-fuel boiler, an electric boiler, solar panels, and underfloor heating—a testament to its commitment to sustainable living. Experience the allure of Highland living at Henrietta Lodge—a retreat where every detail has been meticulously crafted for your comfort and enjoyment.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

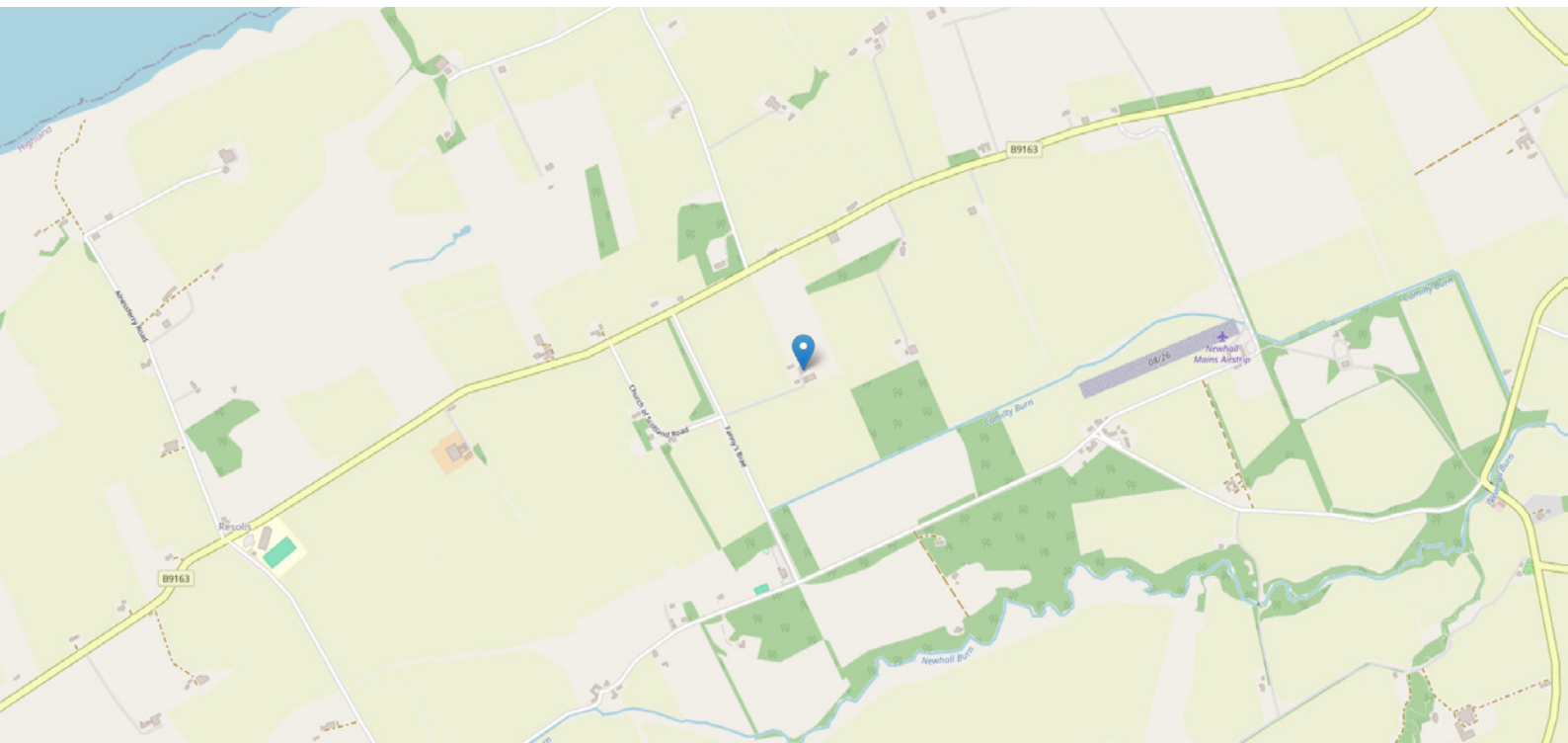


Approximate Dimensions
(Taken from the widest point)

Utility	5.10m (16'9") x 4.50m (14'9")
Shower Room	3.20m (10'6") x 1.40m (4'7")
Bathroom	2.70m (8'10") x 2.40m (7'10")
Bedroom 1	4.40m (14'5") x 4.40m (14'5")

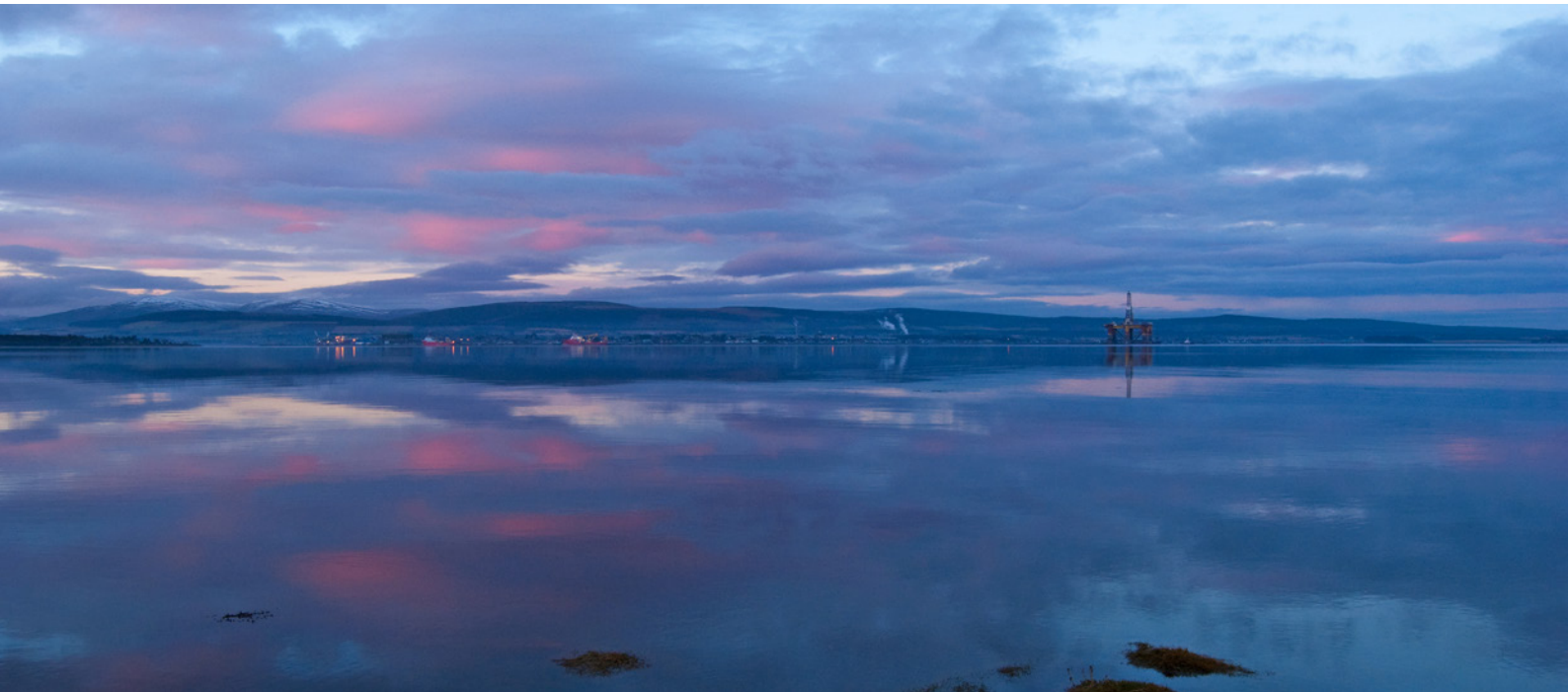
En-suite	2.50m (8'2") x 1.20m (3'11")
Bedroom 2	3.10m (10'2") x 3.10m (10'2")
Bedroom 3	4.50m (14'9") x 3.10m (10'2")
Lounge/Kitchen	10.00m (32'10") x 4.50m (14'9")

Gross internal floor area (m²): 143m²
EPC Rating: D



THE LOCATION

Set amongst rolling fields and a picturesque rural backdrop, Henrietta Lodge near Balblair offers a serene escape from the bustle of urban life. This charming property is not only a retreat but also a gateway to a lifestyle enriched by the natural beauty and community spirit of the Scottish Highlands. For outdoor enthusiasts, the surrounding area boasts countless walking opportunities, allowing you to immerse yourself in the stunning landscape at your leisure. Despite its peaceful location, Henrietta Lodge remains conveniently connected, with the A9 just an 8-minute drive away, ensuring easy access to key destinations such as Inverness, Dingwall, Beaulieu, and Invergordon.





Families will appreciate the proximity to Resolis school, as well as secondary education options at Fortrose Academy. The vibrant community spirit is further exemplified by Resolis Village Hall, within walking distance, which hosts a variety of engaging events for residents to enjoy. Convenience is key, with essential amenities within reach. The nearby villages of Cromarty and Fortrose offer a plethora of local services, including medical centres, pharmacies, convenience stores, and dining establishments. Nature enthusiasts will delight in the proximity to Rosemarkie’s sandy beach, the enchanting Fairy Glen, and the renowned Fortrose & Rosemarkie championship golf course, where dolphins can often be spotted frolicking near Chanonry Point.

For those seeking urban amenities, the Highland capital of Inverness is just a 25-minute drive away. Boasting a thriving retail scene, cultural attractions, educational institutions, and medical facilities, Inverness offers the best of both worlds—a vibrant city lifestyle within easy reach of the tranquil countryside.

Inverness Airport further enhances connectivity, serving major hubs like London Gatwick with daily flights, facilitating seamless travel for both business and leisure purposes. The allure of the Scottish Highlands extends beyond its cities, with easy access to outdoor playgrounds such as The Cairngorms National Park and the rugged landscapes of the North West Highlands. Whether you’re drawn to winter sports or summer adventures, Henrietta Lodge offers the perfect base to explore and embrace the unparalleled beauty of this captivating region.



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