



**Harper  
Macleod LLP**  
Estate Agents & Solicitors

**Wester Raddery Farmhouse and smallholding , Fortrose IV10 8RA**

**Offers over £600,000**



## Wester Raddery Farmhouse and

, Fortrose, IV10 8RA

Spectacular panoramic views of the open countryside are enjoyed from this stunning detached Architect designed 4/5 bedroom home, with smallholding extending to approximately 10 acres or thereby with steading building.

There is Planning Permission for change of use of land and partial change of use from commercial stables to office, reception and disabled WC.

### Rooms

#### Hallway

13'1" x 6'11" x 3'0" x 18'9" (4.01m x 2.11m x 0.92m x 5.74m)

#### Bedroom 1

12'6" x 9'7" (3.82m x 2.93m)

#### Bedroom 2

10'3" x 13'4" (3.14m x 4.08m)

#### Bedroom 3

13'4" x 9'11" (4.07m x 3.04m)

#### Shower room

7'2" x 7'10" (2.20m x 2.41m)

#### Lounge

26'10" x 22'4" (8.20m x 6.83m)

#### Open plan kitchen/dining room

17'5" x 23'3" (5.31m x 7.09m)

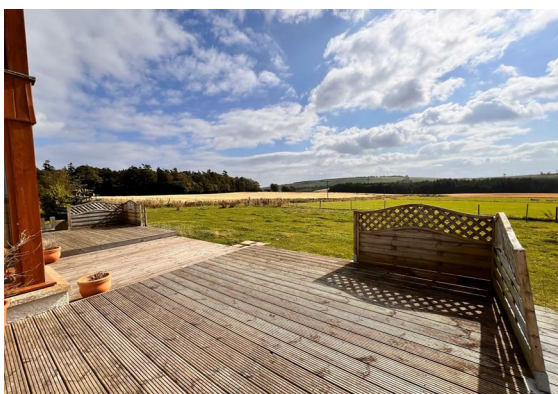
#### Utility room

8'9" x 6'0" (2.67m x 1.84m)

#### First floor hallway

#### Family room/office

17'5" x 23'1" (5.32m x 7.04m)





**Principal bedroom**  
35'0" x 14'6" (10.68m x 4.42m)

**En-suite bathroom**  
14'5" x 10'4" (4.41m x 3.17m)

**Walk-in wardrobe**  
8'2" x 8'11" (2.49m x 2.72m)

**Outbuildings**

**Outside**

**Extras**

**Heating and glazing**

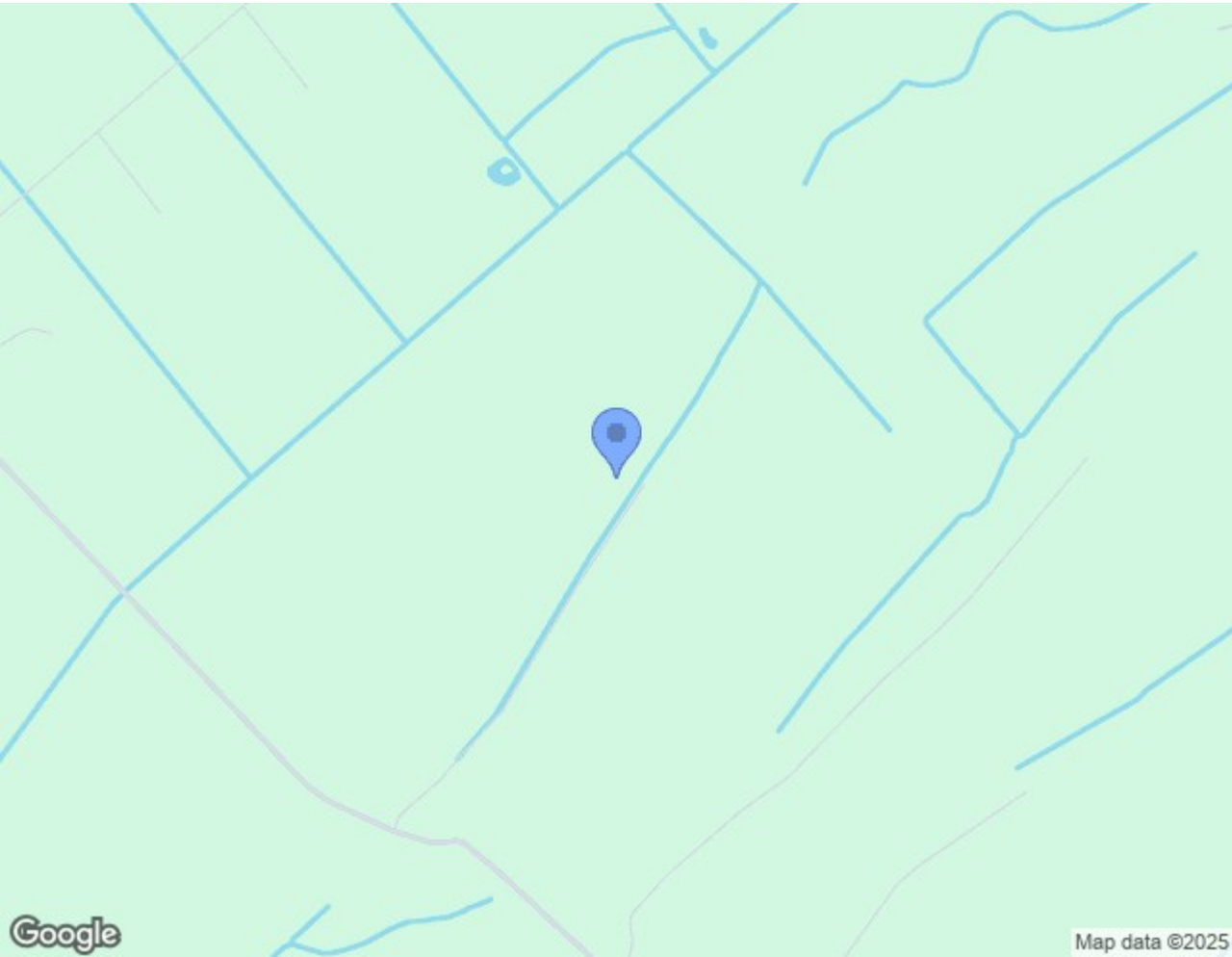
**Services - Private septic tank**

**EPC Rating D**

**Council Tax Band E**



Area Map



Viewing

Please contact our Inverness Office on 01463 795 006 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

