



Services

Mains water, electricity (currently disconnected) and drainage is to a septic tank.

Heating

No fixed heating.

Glazing

Single glazed windows.

Council Tax Band

B

Entry

By mutual agreement.

Viewing

Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Disclaimer

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed.

Directions

<https://w3w.co/smiled.majoring.stroke>

**Tenafield, Tighnafiline, Muir of Ord
 IV6 7XB**

Tenafield is a traditional stone built croft and barn with extension, which benefits from generous garden grounds and stunning scenery.

OFFERS OVER £120,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉ property@munronoble.com

☎ 01463 22 55 33

📠 01463 22 51 65

Property Overview



Detached Croft & Barn



No Fixed Heating



Garden 0.3Acres



Croft



Barn

Property Description

A unique opportunity to purchase a traditional stone built croft and barn with extension, located in the peaceful countryside on the outskirts of the popular village of Muir of Ord. The accommodation within is well-proportioned, and requires extensive renovation and certain sections of the property are open to the elements. Subject to gaining the relevant warrants, and planning permissions, the property could be demolished and re-built to make a comfortable family home. It currently has single glazed windows, doors to the front and elevation, and no fixed heating.

The property sits within generous garden grounds which extend to 0.3Acres and are laid to lawn with a number of mature trees, hedges and shrubs. The boundaries are formed by partial walling, hedges and fencing. To the rear elevation lies a burn, while the neighbouring countryside can be enjoyed from all aspects. Viewing is recommended to appreciate the location and glorious scenery, but to also gain an understanding of the work required.

Tenafield is located on the outskirts of Muir of Ord, which has a thriving local community and is serviced by bus and train services to both Inverness and Dingwall. The village itself has a golf course, general store, butcher, chemist, takeaway, and a petrol station. Primary schooling is located in the village, while older children can attend Dingwall Academy which is approximately 6 miles away.



Extension Room Three



Extension Room Two

Rooms & Dimensions

Croft

Approx 4.26m x 10.17m*

Barn

Approx 7.21m x 4.60m*

Extension Room One

Approx 2.94m x 4.44m

Extension Room Two

Approx 2.82m x 2.99m

Extension Room Three

Approx 2.33m x 5.09m

(*At widest point)

