

Services

Mains water and electricity. Drainage is to a septic tank.

Extras

All carpets, fitted floor coverings and light fittings. Blinds, white goods and microwave. The Everhot 60 and other items of furniture are available by separate negotiation.

Heating

Oil fired central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

D

Viewing

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

Entry

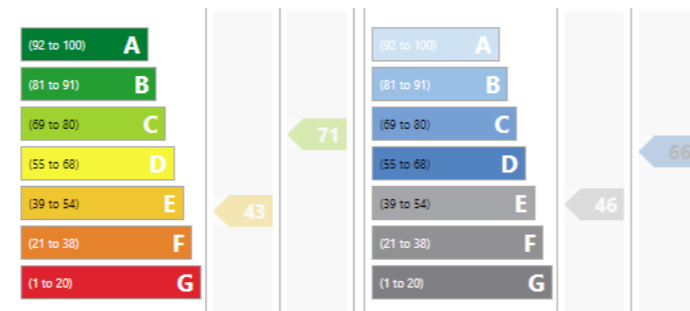
By mutual agreement.

Home Report

Home Report Valuation - £325,000
 A full Home Report is available via Munro & Noble website.

Planning References

Plots - 23/05645/PIP
 Barn - Ref: 23/02190/FUL



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



**Mossview
 Fearn, Tain
 IV20 1TN**

A substantial and detached four bedroomed villa with detached barn and garden grounds. It is fully double glazed and has oil fired central heating.

OFFERS OVER £325,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Detached Villa
- 4 Bedrooms
- 2 Receptions
- 2 Shower Rooms
- Oil
- Garden
- Outbuildings
- Off-Street Parking





Ground Floor Bedroom One



Ground Floor Bedroom Two



First Floor Bedroom Two



First Floor Bedroom One



First Floor Bedroom One



Kitchen/Diner/Snug



Kitchen/Diner/Snug



Kitchen/Diner/Snug



Kitchen/Diner/Snug



WC/Utility Room



Property Description

Occupying an enviable plot extending to 4/5 of an acre and enjoying panoramic views over the countryside, this beautifully presented Victorian house is located on the Tarbat Peninsula. This property offers modern and spacious accommodation, yet retains many traditional features including high ceilings, original staircase balustrade, cornicing, ornate fireplace and exposed floorboards. Spread over two floors, this flexible accommodation offers a plethora of features including three Defra approved wood burners, en-suite to ground floor bedroom, double glazing, and oil-fired central heating.

Entering the property via a well placed sunroom through to the spacious entrance hall, off of which are two double bedrooms, both of these are double aspect, with one connecting to an ensuite wet room. Also on the ground floor there is a wc/utility and a large kitchen/dining/sitting area. This impressive room with its limestone floor has a welcoming feel, the wood burner in the sitting area is in an original 1880's stone fireplace with beadboard ceiling. Above this space there is an Attic room with original flooring, power and light and with the relevant warrants and permissions this could be readapted into the living space. The kitchen is fully equipped with wall mounted and base units, solid wood worktops and matching breakfast bar, with a 1 1/2 sink, mixer tap and drainer. This generously sized room also boasts a patio door to the rear which gives access to a small decking area and private rear garden. From the hall the staircase leads to the upper floor with two further double bedrooms a study/single bedroom and a shower room. Further spectacular views over the countryside can be viewed from the upper bedrooms with the main bedroom being double aspect with a wood burner and original press. The shower room comprises of a wc, a wash hand basin and a deluxe Insignia cabin shower with two shower heads, body jets, mood lighting and Bluetooth.

Outside the expansive garden grounds are fully enclosed by a combination of walls and fences. To the rear there is a stone barn with full planning permission for an Annexe/Auxiliary dwelling Ref: 23/02190/FUL

There is onsite parking for numerous vehicles both to the front and rear of the property. There is a private rear garden and a paddock which has been planted with a combination of deciduous and coniferous specimen trees to encourage wildlife with a variety of shrubs and roses. There are further outbuildings all with power and light. Please note, two attractive house plots with planning permission measuring at 0.5 acres each neighbour the property and the owners would consider selling this as a whole.



Rooms & Dimensions

- Sun Room
Approx 3.98m x 2.31m
- Entrance Hall
- Ground Floor Bedroom Two
Approx 4.65m x 4.08m*
- Ground Floor Bedroom One
Approx 4.08m x 4.65m*
- En-Suite Shower Room
Approx 1.47m x 1.99m*
- Kitchen/Diner/Snug
Approx 3.12m x 10.18m*
- WC/Utility Room
Approx 1.72m x 2.56m
- Landing
- Shower Room
Approx 1.81m x 1.77m
- First Floor Bedroom Two
Approx 4.75m x 3.81m*
- Study
Approx 2.07m x 1.76m
- First Floor Bedroom One
Approx 4.74m x 3.76m
- Loft
Approx 4.49m x 4.19m
- Barn
Approx 4.64m x 6.98m
- Shack
Approx 2.59m x 4.68m

(*At widest point)

