

#### Services

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

#### Extras

All floor coverings, light fittings and blinds. White goods and wooden outbuildings.

#### 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

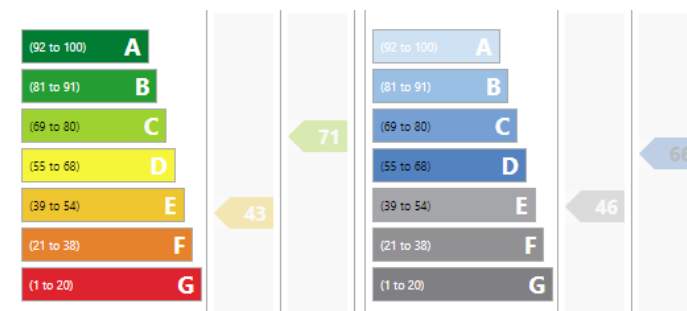
By mutual agreement.

#### Home Report

Home Report Valuation - £320,000  
 A full Home Report is available via Munro & Noble website.

#### Planning References

Barn - Ref: 23/02190/FUL



### 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 IN THE REGION OF: £320,000**

📍 The Property Shop, 20 Inglis Street, Inverness

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#### Property Overview







Ground Floor Lounge/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. Mossview offers both modern and spacious accommodation, yet retains many traditional features including high ceilings, original staircase balustrade, cornicing, ornate fireplace and exposed floorboards. Mossview has recently been decorated throughout and over two floors, this flexible accommodation offers a plethora of features including three Defra approved woodburners, wetroom en-suite to ground floor bedroom, double glazing, and oil-fired central heating.

Entering the property via a well placed sunroom, leading onto the spacious entrance hall, off of which are two rooms, both of these are double aspect, one is currently a twin bedroom connecting to an ensuite wetroom, whilst the other is a sitting room. Also on the ground floor there is a wc/utility and a large kitchen/dining/snug area. This impressive space with it's limestone floor has a welcoming feel, the woodburner in the snug sits in the original 1880's stone fireplace beneath a classic 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 further 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, fridge/freezer, dishwasher and Everhot 60 range cooker. This generously sized room also boasts a patio door to the rear which gives access to a decking area and enclosed 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. This room has a woodburner and original press cupboard. The shower room comprises of a wc, a wash hand basin, storage 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. Whilst to the rear there is a stone barn with full planning permission for an Annexe/Auxiliary dwelling and independent vehicular access. There is onsite parking for numerous vehicles both to the front and rear of the property. There is both the rear garden and the paddock which has been planted with a combination of deciduous, fruit and coniferous specimen trees to encourage wildlife diversity, alongside a variety of shrubs and roses. There are further wooden outbuildings all with power and light, whilst further land is available.



- Rooms & Dimensions
- Sun Room  
Approx 3.98m x 2.31m
  - Entrance Hall
  - Ground Floor Bedroom Two  
Approx 4.65m x 4.08m\*
  - Ground Floor Lounge/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)

