



Moyness Road, Auldearn Nairn, IV12 5JZ

Offers Over £350,000

Hamish

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PROPERTY PROFESSIONALS



- Detached four bedroom former farmhouse
- Rural location on the edge of Auldearn
- Modern fitted kitchen with an AGA range cooker
- Oil fired central heating
- Three bathrooms including one en-suite
- Double glazing
- Separate sun lounge
- Accompanied viewings by appointment, 7 days a week
- Early entry available
- Home report available on request

**When you list with Hamish there are no upfront fees.
We can even pay for your Home Report!**

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



Situated in a private setting off a quiet road on the edge of the village of Auldearn, Meadowfield Farmhouse is an imposing four-bedroom detached property in its own grounds. Constructed in approximately 1900, the house is substantial and makes excellent use of its generous interior space of 188 m², offering much opportunity to further enhance its already significant potential.

Approached from a farm drive and onto an extensive gravel drive, the property opens onto a large hallway with an imposing wooden staircase and into a large double-aspect living room with a wood-burning stove and fire surround. The kitchen is accessed via a cheerfully painted dining room which is decorated in sunny yellow which benefits from an attractive corner wood burner and deep windows, including two that overlook the adjoining sunroom. Framed by a wide archway, the large farmhouse kitchen, with an ornamental Rayburn cast iron cooker and additional ceramic hob and an integrated electric double oven, is decorated in black and neutrals, giving a clean, modern look which maximises the open feel of the already generously proportioned space. A rear hallway leads to a whitewashed stone-built utility area and store.

The ground floor includes a very large bedroom with a substantial amount of space, offering ample room for a seating or relaxation area. This bedroom also has close proximity to a generous bathroom with white fittings and with a bath with shower over, WC, and wash hand basin, and a separate cloakroom with a WC and hand basin. The sunroom, visible from the dining room, opens onto a paved patio and offers a cheerful indoor-outdoor space that overlooks the rear of the property.

A carpeted, wooden staircase sweeps up to the first floor where there are three large bedrooms. The principal bedroom is vast, decorated in soft greys with white joinery and doors, the room benefits from alcoves, attractive corners and delightfully coombed ceilings. There is also a fabulous view of the garden and the fields beyond. The ensuite shower room has a walk-in shower enclosure and white sanitaryware and walls. A wooden balustraded landing leads to two more substantial bedrooms, both with fabulous views and decorated in soft neutrals. The smaller room has a built-in cupboard with louvred doors and a secluded layout with a generous floor area. The other is at the far end of the property and is attractively shaped and features an elegant coombed ceiling and a generous floor area. There is a stylish, light-filled bathroom with a lovely view. This is a large room that makes the most of its fittings, including a large shower-bath and elegant contemporary WC and wash hand basin. The first floor also benefits from a small storeroom with a skylight increasing the potential use of this space.

The timber-fenced garden is accessed via the sunroom, and a large expanse of lawn wraps around the side of the house. With generous proportions, a fabulous setting, and a desirable location, Meadowfield Farmhouse offers a wonderful prospect as a home for a large family or as investment potential.

ABOUT AULDEARN

Auldearn is a quiet village nestled in the scenic Scottish Highlands and seamlessly blends history, natural beauty, and community living. Offering the tranquillity of rural life with the convenience of nearby city and town centres, it's an ideal location for those seeking a balanced lifestyle. Landmarks such as the ruins of Auldearn Castle and the unique Boath Doocot attract visitors and history enthusiasts.

Road access to and from Auldearn is via the A96 road, which links the village to the nearby town of Nairn and the city of Inverness. Inverness Airport is approximately 12 miles away. The local economy is largely agricultural but there is a thriving entrepreneurial presence and availability to commute to jobs in Nairn, Inverness, Forres and Elgin. This creates a good community dynamic, fusing the charm of rural living with the benefits of urban life.

Despite its size, Auldearn provides essential services to its residents. The village features a popular family run inn with a bar and restaurant. Amenities such as wider-ranging services, post offices and shops are available in nearby Nairn or Inverness. Auldearn Primary School caters to the youngest residents, while secondary students typically attend Nairn Academy, a short distance away. The village's picturesque landscape and history make it an especially charming location for those considering a move to the Highlands.

GENERAL INFORMATION:

Services: Mains Water, septic tank drainage, electric and heating oil.

Council Tax Band: G

EPC Rating: D (57)

Entry Date: Early entry available

Home Report: Available on request.

Viewings: 7 Days a week accompanied by agent.

INCLUDED IN THE SALE:

All floor coverings curtains and blinds and all integrated kitchen appliances.



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ANTI-MONEY LAUNDERING LEGISLATION

As with all Estate Agents, Hamish is subject to Anti Money Laundering Regulations. These regulations require us as selling agents, to perform various checks on the property buyers and any offer presented to us must be accompanied by the current address, date of birth, and of proof of funds for all purchasers and of any family members who may be gifting deposits. From time to time, certified photographic evidence of the buyer's identity and proof of address may also be required. We are unable to progress any sale to completion, until these requirements have been fully satisfied.

INTEREST:

It is important your solicitor notifies this office of your interest otherwise the property may be sold without your knowledge. Hamish strongly recommend that you discuss any particular points regarding the property which are likely to affect your interest in the property with them prior to viewing. Interested parties are advised to notify their interest, in writing, with Hamish as a closing date for offers may be set. The seller reserves the right to accept an offer made privately prior to any closing date and further, the seller is not bound to accept the highest, or indeed, any offer. These particulars, whilst believed to be correct do not and cannot form part of any contract. The measurements have been taken using a sonic tape measure and therefore are for guidance only.



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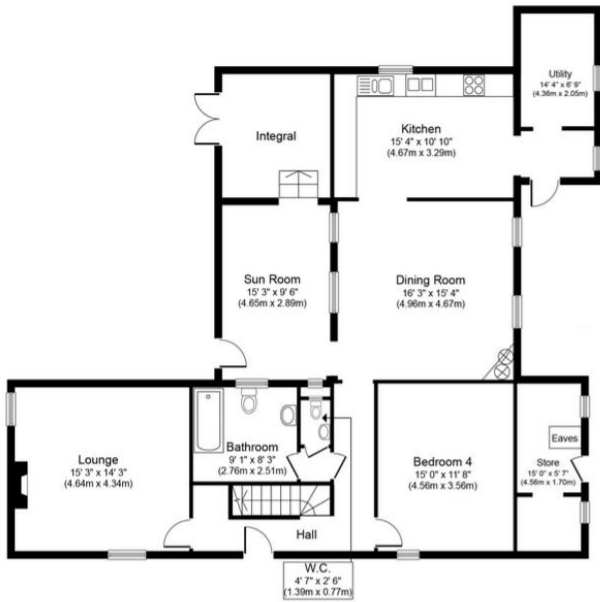
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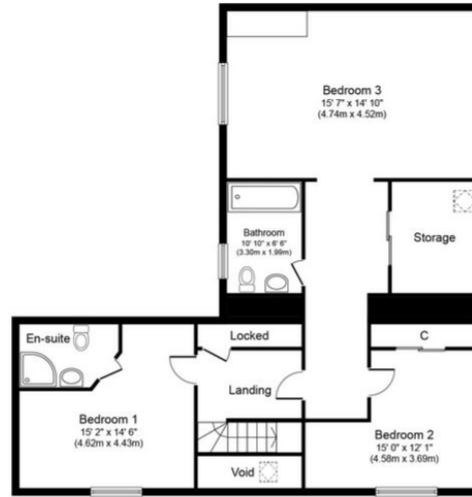
 242 m²

 188 m²





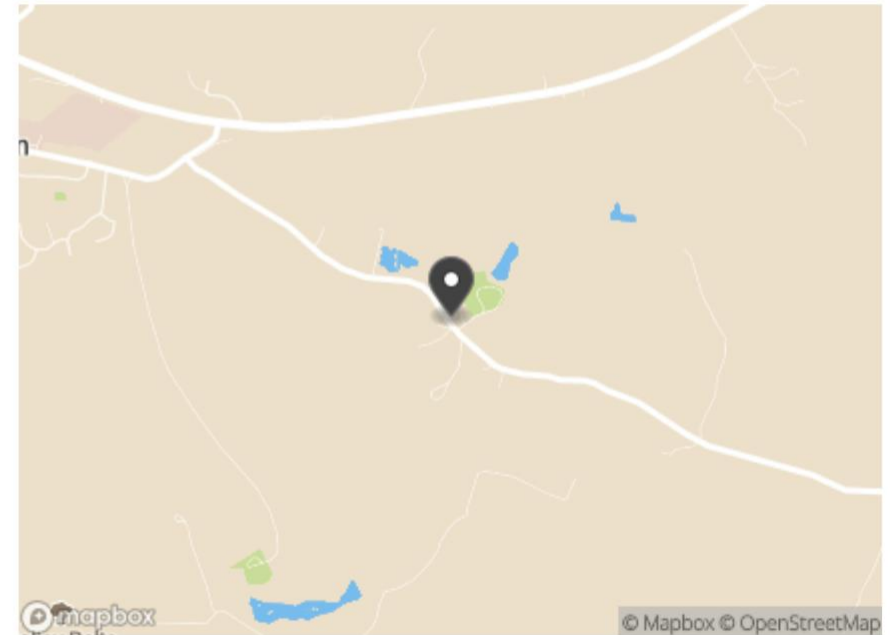
Ground Floor
Approximate Floor Area
1,501 sq.ft.
(139.4 sq.m.)



First Floor
Approximate Floor Area
1,170 sq.ft.
(108.7 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



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