

Brin Lodge

FLICHITY, INVERNESS, INVERNESS-SHIRE, HIGHLAND, IV2 6XD



Set within two acres of private grounds and 10 acres of croft land in the Strathnairn Valley, this modern, energy-efficient home offers space, privacy and a strong sense of place. Its design is calm and thoughtful, with open interiors and an easy connection to the landscape.



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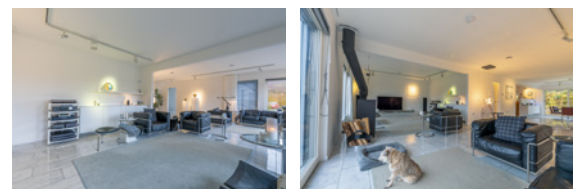


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Set in a peaceful countryside location, this five-bedroom home combines privacy with a strong sense of space. The 35 metre frontage gives the house a confident presence, while inside it feels welcoming and light.

THE LOUNGE

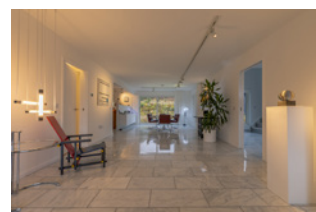
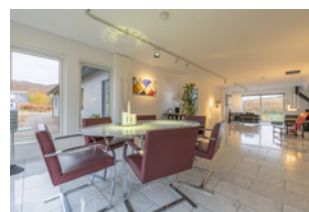


The ground floor centres on a spacious open plan area where the kitchen, dining and lounge spaces connect easily. Wide sliding doors open out to the garden and surrounding hills, bringing the landscape into the everyday living experience. Large windows flood the room with natural light, and marble floors with underfloor heating add comfort throughout. A wood burner provides a simple, warm focal point.

THE KITCHEN/DINER



The kitchen is contemporary and well-designed, fitted with quality integrated appliances. A utility room, plant room and guest WC are all positioned on the ground floor for convenience.



THE UTILITY & WC



Four bedrooms are also located on this level, each with its own en suite finished to a high standard with marble floors and quality fittings.

BEDROOM 2



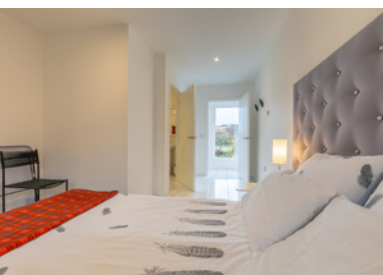
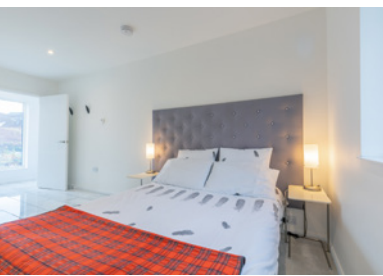
BEDROOM 3



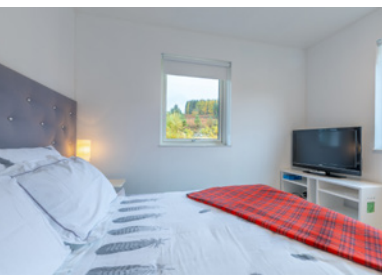
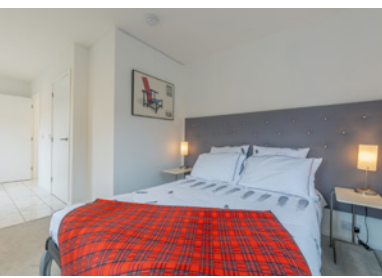
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BEDROOM 4



BEDROOM 5





The master suite occupies the upper floor, offering privacy and generous space. It includes a dressing room and a large bathroom with a freestanding bath and a walk-in shower. A study and a versatile loft space sit off the landing, suitable for a gym, cinema room or office.

The house is built to passive standards, with excellent insulation, a heat recovery system and air source heating for low running costs and year-round comfort. High-performance windows and Cedral cladding ensure minimal maintenance.

THE MASTER BEDROOM





THE STUDY



THE LOFT



The property extends to around twelve acres in total, with approximately two acres surrounding the house laid out as natural garden ground, and the remaining ten acres designated as croft land, planted with 9,000 trees for low maintenance. Two burns run through the land, supporting trout and salmon, while deer and birds of prey are regularly seen, adding to the sense of a wild, natural environment.

EXTERNALS



A double garage and carport offer practical storage, alongside a ventilated wood store, a private borehole with automated filtration, and a standby generator that switches on instantly if ever needed. The systems are designed for easy operation, so the property runs smoothly with minimal effort. Planning permission is in place for an additional outbuilding.

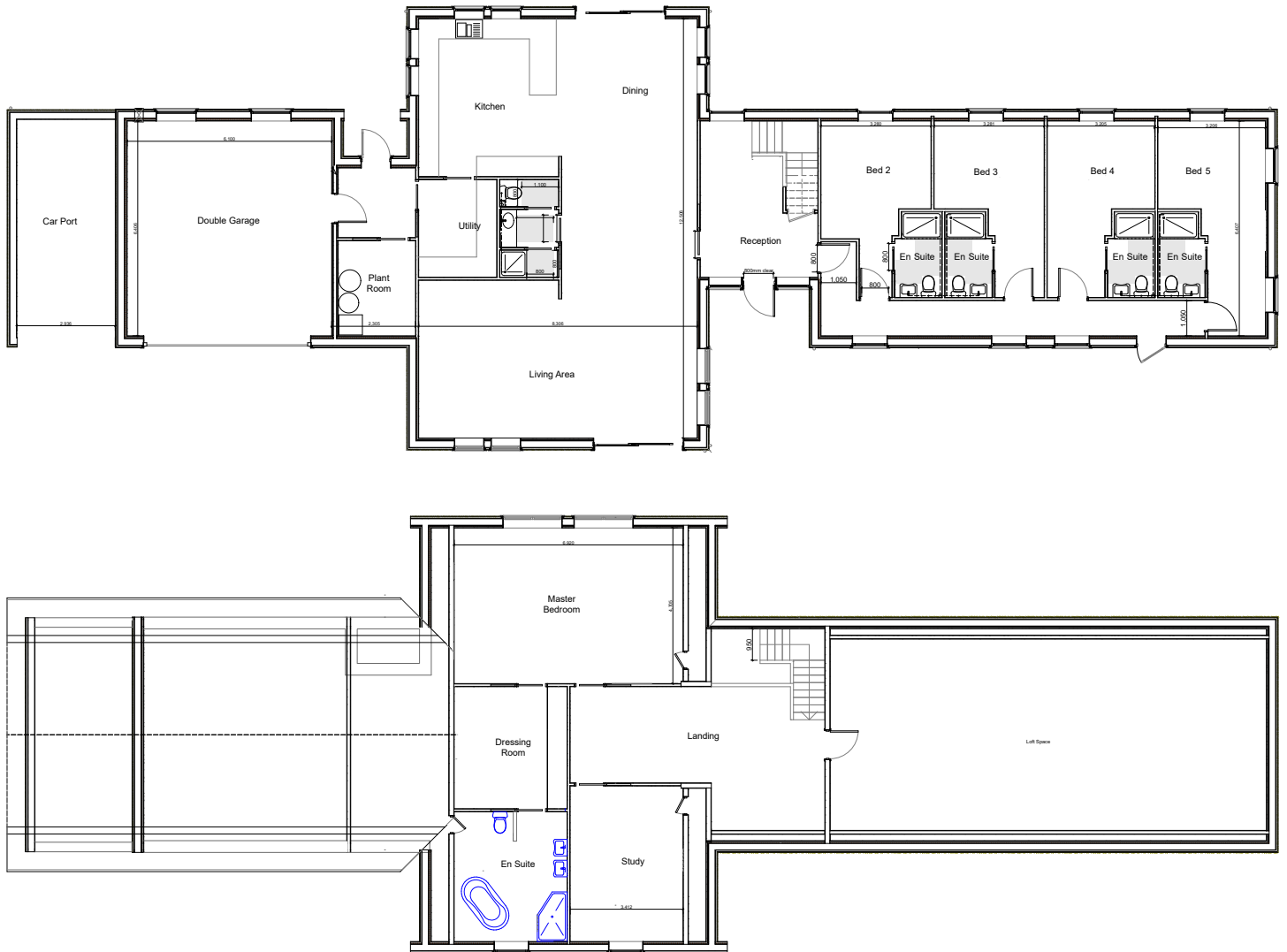
This is a well-designed home with generous space, modern efficiency and a setting that feels quietly connected to the landscape. The property is accessed via a one-mile single-track road, ensuring privacy while remaining easily reachable.

The Home Report highlights the excellent condition of the property, with all categories rated as 1, making it a straightforward and appealing home that's ready to move into.

THE GARAGE

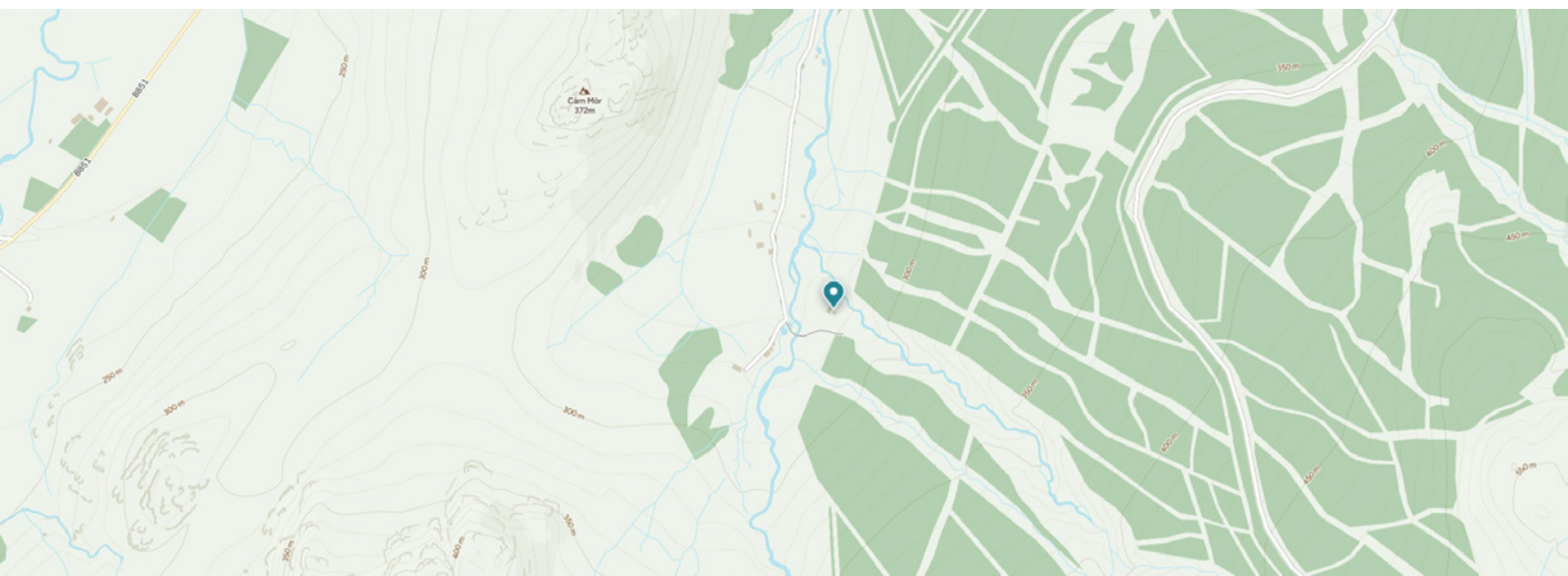


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 401m² | EPC Rating: C



THE LOCATION

Flichity is located in the Strathnairn Valley, approximately 18 miles southwest of Inverness. The nearby village of Farr has a small shop, nursery, primary school, and a community hall, creating a welcoming rural community. Local bus services connect the area with Inverness and the surrounding villages. The surrounding countryside offers abundant opportunities for outdoor living. The landscape encourages outdoor living, whether strolling through the hills or cycling along quiet lanes. The area is also home to abundant wildlife, including pheasants, partridges, mountain hare, and a variety of birds of prey, complementing the natural charm of the valley.





Inverness is the cultural and commercial heart of the Highlands, offering a full range of amenities, including supermarkets, independent shops, cafés, restaurants, leisure facilities, cinemas, and cultural attractions such as Eden Court Theatre. The city also provides excellent healthcare and education, including Inverness Royal Academy for secondary schooling.

The A9 gives swift access north and south, connecting the Highlands with Perth and the Central Belt, while Inverness railway station links the city to destinations across Scotland and beyond. Inverness Airport is approximately 21 miles away, offering domestic flights and international services, including seasonal connections.

This location blends natural beauty and rural tranquillity with easy access to Inverness, rail and road networks, and the airport, offering a lifestyle that balances countryside living with practicality.



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