

THE OLD SCHOOL HOUSE Logie Easter, Kildary, Invergordon, Ross-shire IV18 0PA

Offers Over £575,000



- Spacious Four Bedroom Family Home with Adjoining Two Bedroom Annexe
 - Former Garage with Planning for Conversion
- Converted Shipping Container used as a Home Office ● Campsite Business
 - Set In Grounds of Approx. 1.5 Acres
 - Accessible Rural Location

REF EO8328

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle



GENERAL AND SITUATION

Approximate Distances:

Tain 4 miles • Invergordon 8 miles • Bonar Bridge 20 miles • Inverness 30 miles

A substantial four bedroom family home with adjoining two bedroom annexe, set in grounds of approx. 1.5 acres with a campsite business and scope for further diversification.

We are informed the house was built in 1890 and had a significant extension added in 2007. Planning permission was granted in April 2023 to convert the garage to a one bedroom stand-alone annexe under Planning Ref: 23/00327/D0M4. There has also previously been planning permission granted for twelve holiday units (in 2012) and for the formation of a hardstanding for touring caravans and the erection of a toilet and shower block for the campsite (in 2021) although these have both now lapsed.

The current owners run a private members only campsite through the Caravan and Motorhome Club and there is believed to be scope to change this to a license through the Highland Council which would open up the campsite to commercial as well as leisure customers.

The current owners also generate additional income by renting the annexe as a short term let, and they would be willing to include furniture and furnishings, by negotiation.

The Old School House is set in a beautiful location backing on to open farmland and despite being in an extremely rural area it is only a few minutes' drive from five supermarkets, three petrol stations and a bank. At the time of writing, Tesco, Morrisons and Asda all provide home deliveries for groceries to the property. There are numerous options for primary schooling with schools in Tain, Milton and Hilton all within a short driving distance. Tain also has a secondary school, and further education is offered at Alness Campus and Inverness Campus of Highland College and University. Train stations are at Tain and Fearn and there is a local bus service. The property is within walking distance of a pub and local recreational activities are numerous including various golf courses, stalking, hill walking, shooting and fishing. Sandy beaches at Shandwick and Nigg are a short drive away and the property is also on the increasingly popular North Coast 500 Route.

THE RESIDENCE

The property benefits from a built-in vacuum system throughout the entire house with the collection unit and motor housed in an understairs cupboard. There is also an air exchange system although this is not currently working. There is oil fired central heating and the accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The property is entered through a **Front Porch** from which a door opens into the **Main Lounge** with stairs rising to the first floor and a door to the right opening into a **Ground Floor Bedroom** which could alternatively be used as a study.

There is an **Inner Hall** with a downstairs **Shower Room** fitted with a shower cubicle, WC and wash hand basin with an adjacent storage cupboard and a further door opening into the **Dining Room**.

The **Kitchen** is fitted with an extensive range of built-in units with hardwood surfaces incorporating an oversized sink, five ring hob with extractor hood, electric double oven, built-in microwave, coffee machine, integral dishwasher and a **Walk-In Larder**.

Doors from the dining room and kitchen lead to the **Sitting Room** which has double doors opening out to a small rear courtyard.

There are **Three Bedrooms** on the first floor, one of which has an **En Suite Shower Room** and there is a separate **Bathroom**.



THE ANNEXE



The annexe adjoins the main residence and provides the following additional accommodation:

On the ground floor there is a **Living Area** with stairs rising to the first floor and a range of built-in units incorporating a worktop and stainless steel sink. It leads through to a **Kitchenette** with a further range of built-in units, stainless steel sink, electric oven and two ring hob.

Doors from the kitchen lead through to the rear **Bedroom** which has double doors opening out to the garden and a **Shower Room** fitted with a shower cubicle, WC and wash hand basin.

On the first floor there is a large **Bedroom** with **En Suite Bathroom** fitted with a panelled bath, WC and wash hand basin.



OUTSIDE, OUTBUILDINGS & LAND

The property is approached directly off the A9 through a wide splayed entrance leading onto a gravelled drive with parking space for numerous vehicles. The front lawns are bordered by attractive white picket fence and a good number of mature deciduous trees provide shelter and privacy.

There is a **Detached Former Garage** c. 21' x 16' (about 6.4m x 4.9m) with planning permission for conversion to provide a stand-alone one bedroom annexe. Three new windows were fitted to the side and rear in 2024 and there are two sets of double patio doors to the front.



There is a **Converted Shipping Container** c. 20' x 8' (about 6.1m x 2.4m) currently used as a home office with scope to provide additional letting accommodation, studio, etc, subject to the necessary permissions.

Timber Shed c. 34' x 16' (about 10.4m x 4.9m) recently extended and upgraded with new metal (corrugated iron) roof.

Range of Small Timber Sheds

Chicken Coup for up to 18 hens and high-quality **Chicken House**



The gardens and grounds are level, there is a **Well** (working but currently capped) and the main **Camping Field** has five electric hook ups with water taps, a drive-over waste disposal point for grey waste water from motorhomes, brown and grey waste disposal points and a bin enclosure housing general and recycling bins.

IN ALL APPROX. 1.5 ACRES
(About 0.6 Hectares)

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Approximate Gross Internal Area
3315 sq ft - 308 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

THE HIGHLAND COUNCIL

Tel: 01349 886606

HOME REPORT

A Scottish Home Report is available from the Agents

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold

ENERGY RATING D

COUNCIL TAX E

DIRECTIONS

The property is on the north side of the A9 approx. ¾ of a mile west of Nigg Roundabout.

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Rural Scene have NOT VISITED The Old School House and have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). ALL INFORMATION CONTAINED IN THESE PARTICULARS HAS BEEN SUPPLIED BY THE VENDORS who have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

