



Cnoevann, Beauly, Inverness-shire





An attractive house, with 42 acres of pasture and woodland, situated in an elevated position with **outstanding views** close to Beaulieu.

Summary of accommodation

Ground Floor

Entrance hall | Sitting room (with wood burning stove)
Rear porch | WC | Dining room | Kitchen
Wing: Office | Large drawing room (with open fireplace)

Six paddocks extending to 20.16 acres pasture | 6.53 acres of rough grazing
14.88 acres mixed mature woodland | Attractive lochan

First Floor

Two double bedrooms | Family bathroom
Wing: Three double bedrooms | Family bathroom

About 27.50 acres subject to crofting tenure
Outstanding far-reaching views

Adjacent outbuilding housing utility room and boiler
Garage | Timber workshop/studio

For sale as a whole
About 42.94 Acres in Total

Formal gardens with patio area, sweeping lawns and planted borders | Orchard and specimen trees

Distances

Beaulieu 4 miles, Inverness 15 miles, Inverness Airport 26 miles
(All distances are approximate)



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Tom Stewart-Moore
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Situation

Cnocvann is situated in a wonderfully private and elevated position, enjoying panoramic views over the surrounding countryside. The popular highland town of Beaulieu is just 4 miles away and has a primary school, butcher, baker, deli, craft centre, two doctor's surgeries, several clothes shops and a train station. The city of Inverness is only 15 miles away and has the facilities expected of the Highland's capital, including supermarkets, retail parks and cultural and medical facilities. There is a train station with regular services to Aberdeen, Perth and Edinburgh as well as a sleeper to London, six days per week.

The surrounding area enjoys some of the finest scenery in Scotland and offers everything for the outdoor enthusiast including hill walking, sailing, mountain biking and world class shooting and stalking. Salmon and sea trout fishing is available to rent on the nearby River Beaulieu.

The National Nature Reserves of Glen Affric and Strathfarrar are a short drive away and the rugged west coast, with its stunning coastline and sandy beaches, are within easy reach. A short distance to the south is the popular skiing area at Aviemore (47 miles) in the Cairngorms. For the golfer, there are local courses at Aigas and Muir of Ord, with championship courses at Royal Dornoch, Spey Valley, Nairn and Castle Stuart Links.

Inverness Airport (26 miles) offers regular flights to London, Bristol, Manchester, Birmingham and other UK and European destinations.



The property

Cnocvann was formerly part of the Lovat Estate. The croft house which is in the process of being decrofted, has been maintained and modernised, including the addition of a two-storey wing added about 20 years ago.

The property is approached off Farley Road, a minor country road which owners have a right of access to until you reach the southwestern boundary gate. A tree-lined hardcore road leads up through the policy woodland with a further gated entrance on the right, which takes you up to the house and gardens. Cnocvann sits in a prominent position with south-facing views overlooking its own land and beyond.

Cnocvann is constructed of stone, painted white beneath pitched slate roofs. The two-storey extension added to the eastern gable which includes a large drawing room on the ground floor and benefits from underfloor heating, double glazed sash-and-case windows and a feature open fireplace. The property includes five bedrooms and three bathrooms laid out over two floors. The accommodation is shown in full on the adjacent floorplan.





Cnocvann, Beauly, Inverness-shire, IV4 7AF

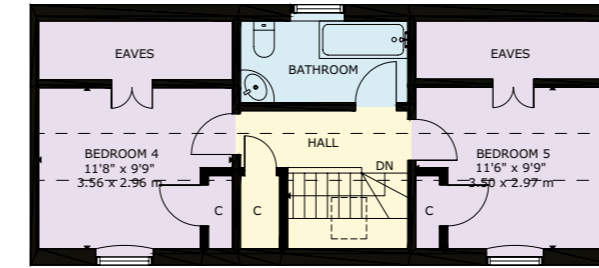
Approximate Gross Internal Floor Area

2,466 sq ft / 230 sq m

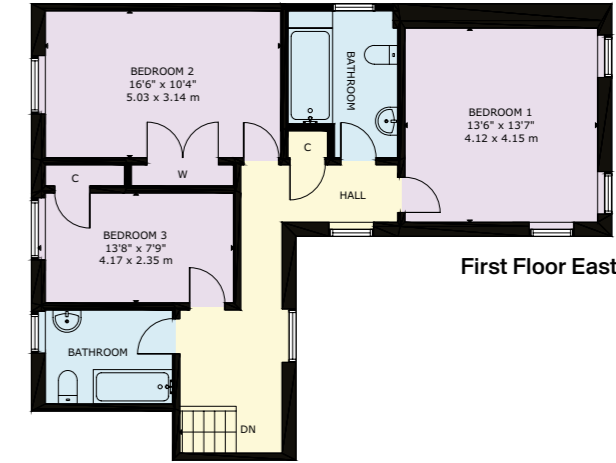
Garage 461 sq ft / 43 sq m

Workshop 164 sq ft / 15 sq m

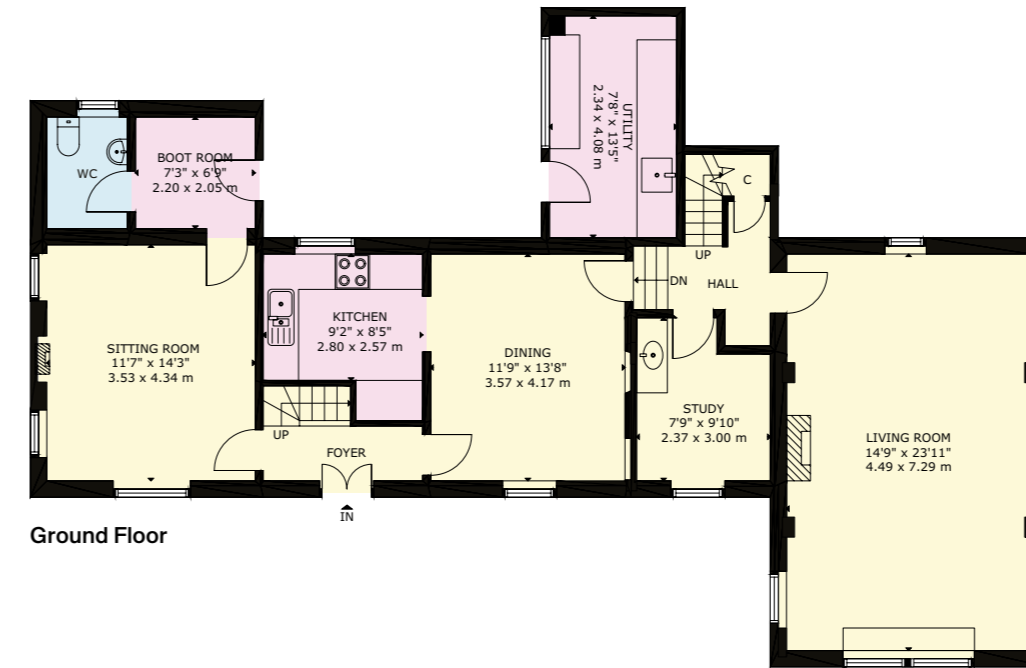
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



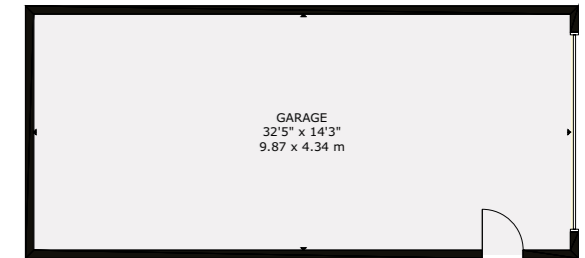
First Floor West



First Floor East



Ground Floor



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





Gardens and Outbuildings

Adjacent to the back door, situated below the wing accommodation, there is a useful utility room which also houses the boiler. To the side of the property, there is a detached garage and beyond, there is a timber building which is used as a workshop and could be used as a summerhouse, home office or studio.

Cnocvann boasts generous gardens with a front stone patio area. Beyond, there are sweeping lawns, planted borders, an orchard and to the rear, there are some mature specimen trees.

Part of the house and garden is currently crofted and is in the process of being decrofted (see Crofting).



Land & Woodland

The landholding extends to 42.94 acres in total. It rises from about 200 metres (656 feet) above sea level by the southwestern boundary and rises up to 240 metres (787 feet) at the northern boundary. It includes six paddocks extending to about 20.16 acres of pasture. In addition there is also 6.53 acres of rough grazing.

To the north and northwest of the house, there is a block of mixed mature woodland, extending to 14.88 acres, offering plenty of walking routes as well as a lochan.

About 27.50 acres of the land is subject to crofting tenure with 14.96 acres decrofted (See Crofting).

Crofting

Part of the land holding at Cnocvann extending to 27.50 acres comprises of a single croft called "6 Farley" (Croft Registration No: I2403). This includes 8.7 acres pasture, 3.25 acres rough grazing and 14.85 acres woodland. This parcel of ground is subject to crofting tenure.

Part of the house and garden area extending to 0.12 acres is also currently crofted but is in the process of being decrofted. An application to to decroft this area has been submitted and the process should be completed ahead of the date of entry. A map showing the crofted and non-crofted areas is available on request from the selling agents.

Residential Schedule

Property	Occupancy	Services	Council Tax	EPC Rating
Cnocvann	Owner Occupied	Mains electricity, oil-fired central heating, private (filtered) water supply and private drainage	E	F



Directions

From Inverness, take the A862 westwards towards Beauly. After crossing the Lovat Bridge over the River Beauly, just before Beauly itself, continue straight onto the A831 towards Cannich. Continue for about 2 miles and turn right at the sign for Farley/Kilmorack Hall. Continue up the road and at the T-junction, turn left signposted for Farley. Continue straight for about 0.6 miles and at the sharp corner follow round to the right up the hill. Continue for a further 0.4 miles until reaching the fork, and then fork right. Follow the track a short distance up the hill and the woodland of Cnocvann and the entrance gates are straight ahead of you.

Water Supply

There is a private water supply which comes from a spring on the property. It is gravity fed with a UV filtration system within the house.

What3words

///vacancies.covenants.depravity

Solicitors

Turcan Connell Solicitors, Princes Exchange, 1 Earl Grey Street, Edinburgh, EH3 9EE.
Tel: 0131 228 8111 Email: murray.soutar@turcanconnell.com

Local Authority

The Highland Council, Glenurquhart Road, Inverness, IV3 5NX
Tel: 01349 886606

Entry

Entry is available by arrangement with the seller.

Sporting Rights

The sporting rights over the whole of the subjects are in-hand.

Fixtures and Fittings

All curtains and fitted carpets within the main house are included in the sale.

Rights of Access and Title Conditions

The property is sold with the benefit of and subject to all existing rights and burdens contained within the Title Deeds.

Health and Safety

Given the hazards of a rural property we ask you to be as vigilant as possible when making your inspections, for your own personal safety.

Viewing

Strictly by appointment with the Selling Agents Knight Frank
(tel: 0131 222 9600).

Asking price

Offers over £595,000

Offers

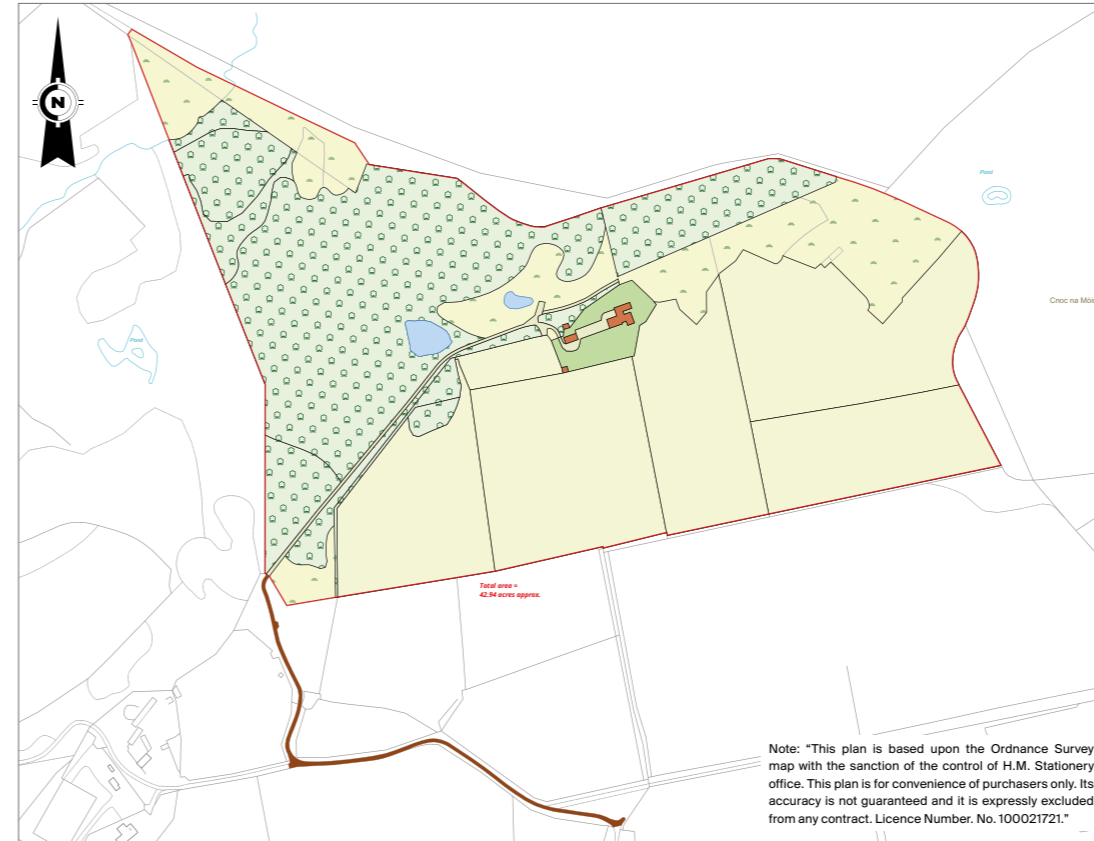
Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

Anti-Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Overseas Purchaser(s)

Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.



Closing date

A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.

Conditions of Sale

1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

2. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.
Particulars dated August 2024. Photographs and videos dated July 2024.
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