

Ashbronwy, 6 Balleigh Wood

Tain, Ross Shire, IV19 1LF

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Moves

Offers Over £210,000



Ashbronwy is positioned on a large corner plot on an elevated location above the village of Edderton with views over Cambuscurrie Bay and the Dornoch Firth towards the Dornoch Bridge. The build has begun and is awaiting a new owner to complete a magnificent 4 bedroom detached home. Positioned centrally in a large enclosed garden, the original house is habitable with the extension awaiting new owners to complete the build to their specification. The property offers the potential to be a superior family home, in a stunning location with full planning permission in for its new owners to create the home of their dreams.



## BUILDING IN PROGRESS

The original bungalow presently has 4 bedrooms, sitting room, kitchen, bathroom, hall, porch and rear hall and has been inhabited whilst the extension build was ongoing, you can see from the photos that first fix, insulation and boarding is mainly done. Once the extension became habitable, it was the intention of the owners to move into the new build and demolish the old bungalow to make way for the second phase of the house build.

## PLANNING REFERENCE

Planning consent has been obtained to build a stunning 4 bedroom detached property on the site of Ashbronwy located on an elevated position above Edderton. This property presents the buyer with the opportunity to build and finish the property to their style. The new owners could live on site during renovations or it could be undertaken quicker, if not in residence. Highland Council Planning Reference for extension and demolition of existing property 17/05618/FUL

## ORIGINAL HOUSE

Entrance to the porch via the glazed door leads to the hallway in the centre of the property, from which the majority of rooms are accessed. The large sitting room overlooks the front of the property and features an open fire. An L-shaped kitchen overlooking the rear of the property, with ample wall and floor units, integrated electric oven and hob, space for dishwasher or washing machine and fridge freezer. The bathroom features a white 3-piece bathroom suite, incorporating WC, pedestal wash basin and bath, in addition to an electric shower.



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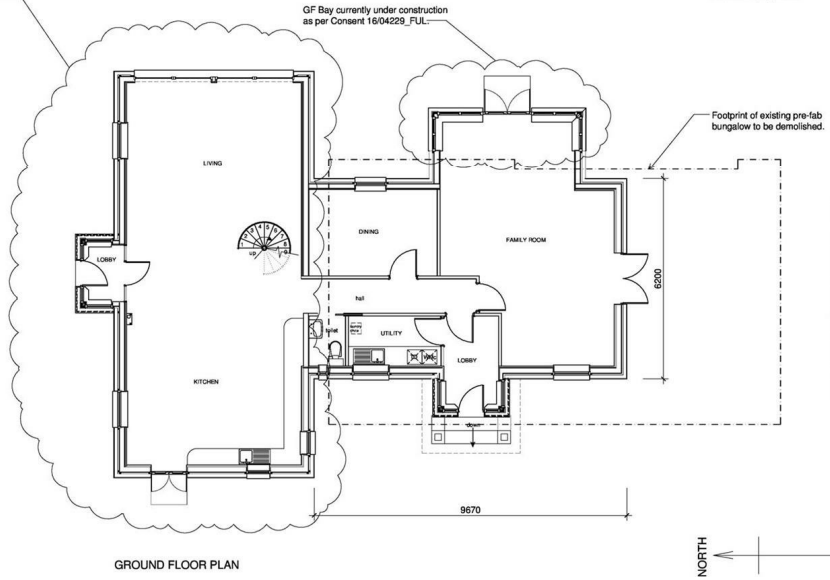


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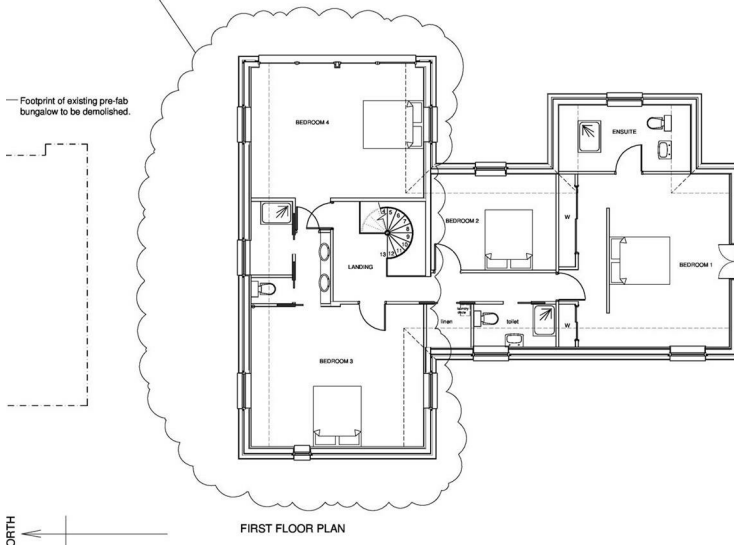
Currently Under construction  
as per Consent 16/04229\_FUL.  
Minor elevational & internal  
alterations proposed.

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GROUND FLOOR PLAN

as per Consent 16/04229\_FUL.  
Minor elevational & internal  
alterations proposed.



FIRST FLOOR PLAN

- 4 Bedroom Detached Property
- Self Build Project
- Stunning Panoramic Views
- Sits in 0.37 acre garden
- Full Planning Consent in Place



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## NEW BUILD EXTENSION

The two storey extension has begun construction and has full planning permission 17/05618/FUL

The progress already made demonstrates the magnificent uncompromised views across the surrounding countryside that the property will boast upon completion. Early stages of construction have begun with the open plan kitchen and sitting room, leading to north-facing lobby. Approved plans show a separate dining room, lobby, utility and family room, to be positioned on the current footprint of the original property. Similar to the ground floor, the first floor is under construction with bedrooms 3 and 4, shower room, landing and stairway. Approved plans show bedroom 1 with ensuite, bedroom 2 and shower room.



## LOCATION

Ashbronwy is located on an elevated site overlooking surrounding countryside, Cambuscurrie Bay and towards the Dornoch Bridge, above the village of Edderton, some 5 miles west of the town of Tain and the A9. Edderton sits on the shore of the Dornoch Firth, Easter Ross in the heart of whisky country, with Balblair Distillery in the village, nearby Glenmorangie Distillery in neighbouring Tain and Clynesh Distillery further north in Brora. For keen golfers, Edderton is a prime location with courses such as the famous Royal Dornoch, Tain, and Bonar Bridge nearby and within 25 miles from the renowned Brora Golf Course, plus Golspie, Invergordon, Tarbat and Alness Courses. Primary school education is available within the village of Edderton and secondary education is provided in Tain, 5 miles east, where you'll find local amenities such as doctors, dentists, library etc in addition to supermarkets including Asda, Tesco and Lidl.



To find this property please click on the link for What3words <https://what3words.com/slogged.heaven.toolkit>



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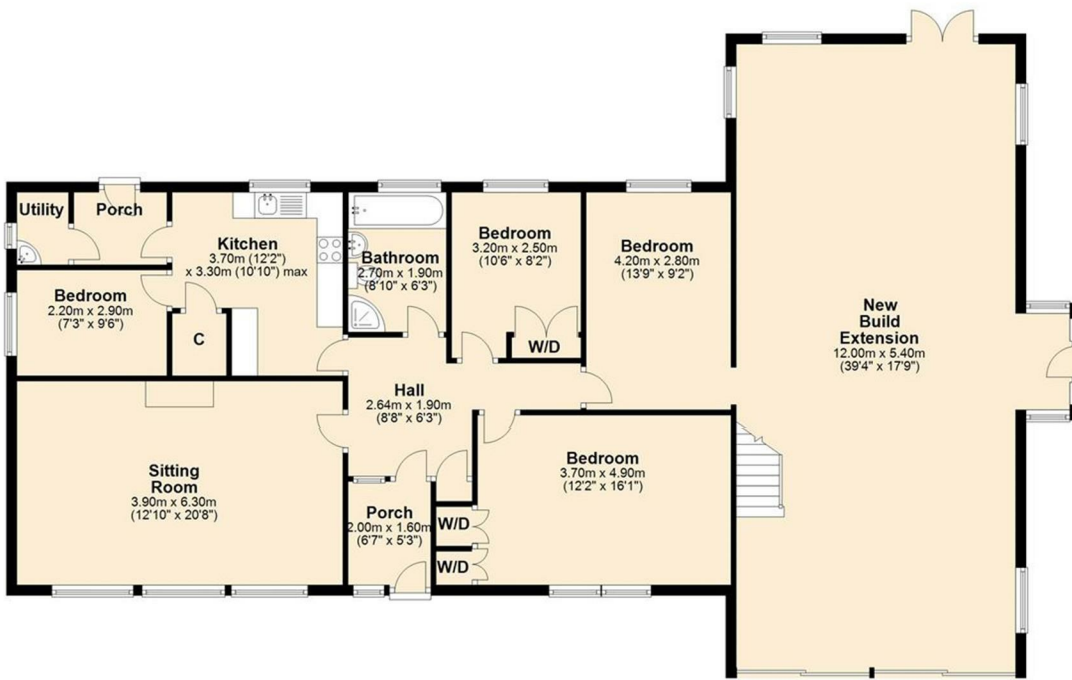
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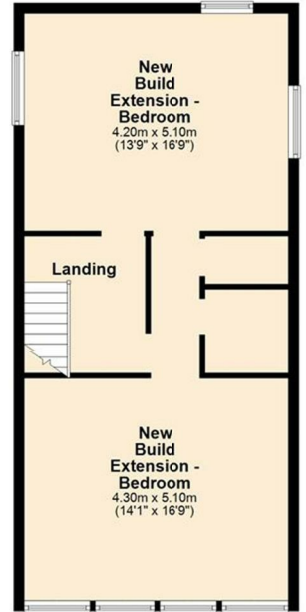
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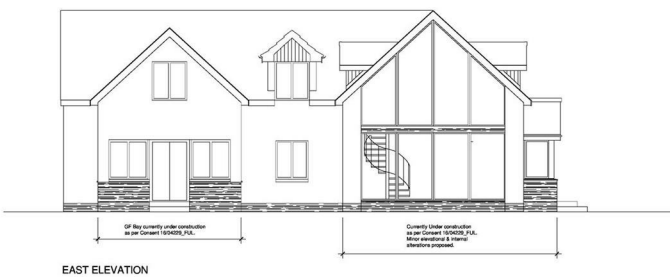
Present Ground Floor



Present First Floor



NEW BUILD ELEVATIONS



- River Edgemere concrete interlocking roof tiles to match existing building under construction.
- Grey finish UPVC double glazed windows.
- Timber fascias & soffits.
- Grey paint finish.
- Larch cladding.
- Dry dash render.
- Calkeith flagstone cladding.

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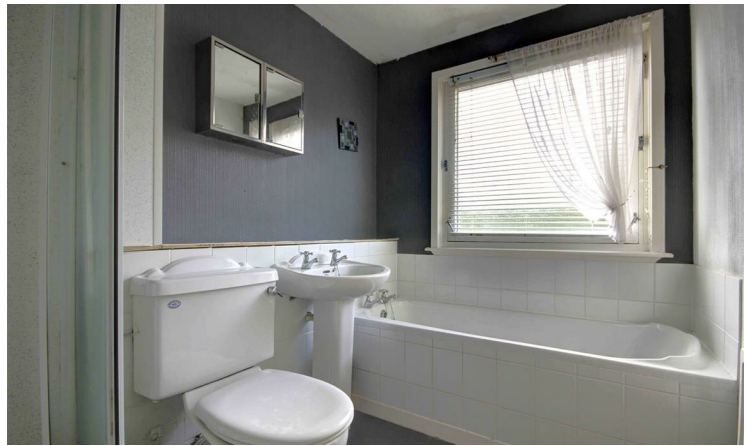


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**Council Tax**  
Highland Council Tax Band D  
(re-assessed on completion)

**Tenure**  
Freehold

**Entry**  
By mutual agreement

**Viewing**  
To arrange a viewing of Ashbronwy, 6 Balleigh Wood,  
Edderton, Tain, Ross-Shire IV19 1LF, please contact Monster  
Moves on 01408 525001 or email [sales@monster-moves.co.uk](mailto:sales@monster-moves.co.uk)

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