



**Peffery House, The Old Station, STRATHPEFFER, IV14 9HA**

**Offers Over £265,000**

**REF: 60646**







## *description*

Peffer House, formerly a large office unit, offers a unique opportunity to purchase a substantial, versatile building in the historic Victorian Spa village of Strathpeffer. The property could be easily renovated and reconfigured to form a substantial family home, holiday accommodation or possibly a number of good-sized apartments, given the necessary planning consents. The property currently benefits from oil fired central heating, double glazing and comes with a large parking area. Although currently laid out as a commercial unit, the property benefits from change of use for a residential building. The planning consent can be viewed on The Highland Council website ref: 23/03657/FUL.

Viewing is highly recommended to appreciate the accommodation on offer and potential this property has to offer.

The accommodation consists of: a glazed entrance vestibule; large reception/hall area; eight offices, one with double doors to the side garden and two large storage cupboards; a spacious, double aspect kitchen with a good selection of base and wall units, complementary worktops, tiling to splashback, free standing electric cooker, washing machine, ample room for dining and access to the rear garden; ladies toilets comprising two WC cubicles and two wash hand basins; gents toilets comprising one wc cubicle, two urinals and two wash hand basins; disabled toilet comprising a wash hand basin and WC; plant room with access to the side of the property; side hall with under stair storage and stairs leading to the upper floor.

On the upper floor; landing with large storage cupboard; substantial, open plan office area; three further offices, one with access to attic space and one with large storage cupboard; small storeroom with access to the attic space.

The property sits in a large plot, extending to approx 1 acre.

The highly popular village of Strathpeffer offers an excellent range of facilities including shops, Post Office, chemist, hotels, restaurants and a small selection of bespoke retail outlets. Strathpeffer Pavilion is located in the centre of the village and boasts a wide range of music events. Primary education is provided within the village, while secondary education is provided at Dingwall Academy. The property is also close to a number of woodland walks and a golf course. The nearby market town of Dingwall offers a good range of facilities and amenities including supermarkets, bank, library, swimming pool and thriving High Street offering a good range of retail outlets.

Inverness, the main business and commercial centre in the Highlands, is approximately 19 miles away and offers extensive shopping, leisure and entertainment facilities, along with excellent road, rail and air links to the South and beyond.

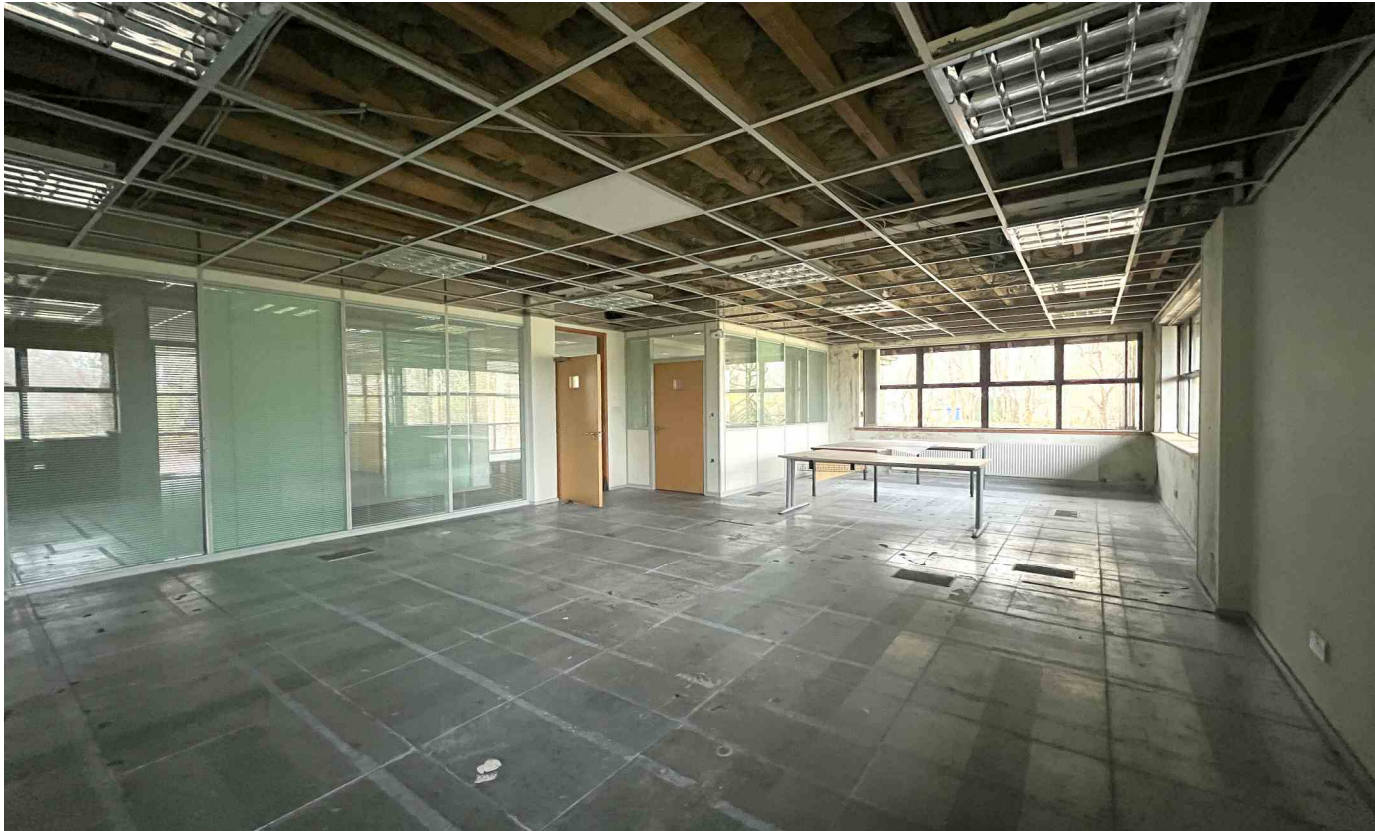




<b>Entrance Vestibule</b>	<b>2.95m x 2.05m (9'8 x 6'9)</b>
<b>Hallway</b>	<b>14.07m x 1.36m (46'2 x 4'6)</b>
<b>Kitchen</b>	<b>5.61m x 4.49m (18'5 x 14'9)</b>
<b>Reception/Hall area</b>	<b>5.49m x 4.52m (18'0 x 14'9)</b>
<b>Office 1</b>	<b>4.53m x 2.18m (14'9 x 7'2)</b>
<b>Office 2</b>	<b>5.51m x 4.87m (18'0 x 16'0)</b>
<b>Office 3</b>	<b>9.43m x 5.75m (30'11 x 18'9)</b>
<b>Office 4</b>	<b>5.62m x 2.94m (18'5 x 9'8)</b>
<b>Office 5</b>	<b>4.55m x 1.86m (14'11 x 6'0)</b>
<b>Office 6</b>	<b>5.62m x 4.65m (18'5 x 15'3)</b>
<b>Office 7</b>	<b>4.58m x 2.88m (15'0 x 9'5)</b>

<b>Office 8</b>	<b>9.06m x 6.92m (29'9 x 22'8)</b>
<b>Open Plan Area/Office 9</b>	<b>12.35m x 11.84m (40'6 x 38'9)</b>
<b>Office 10</b>	<b>5.58m x 4.29m (18'3 x 14'0)</b>
<b>Office 11</b>	<b>4.92m x 4.18m (16'2 x 13'9)</b>
<b>Office 12</b>	<b>5.78m x 4.09m (19'0 x 13'5)</b>
<b>Storeroom</b>	<b>4.29m x 1.35m (14'0 x 4'5)</b>
<b>Gents Toilets</b>	<b>3.93m x 1.81m (12'11 x 5'11)</b>
<b>Ladies Toilets</b>	<b>3.95m x 1.89m (13'0 x 6'2)</b>
<b>Disabled Toilet</b>	<b>1.70m x 1.51m (5'6 x 4'11)</b>
<b>Plant Room</b>	<b>3.92m x 1.77m (0'0 x 0'0)</b>
<b>Side Hall</b>	<b>4.10m x 2.04m (13'5 x 6'8)</b>











## General

All floor coverings, light fittings, blinds, washing machine and cooker are included in the asking price. This property is being sold in its present condition and no warranty will be given to any purchaser with regards to the existence or condition of the services or any heating or other systems within the property. Any intending purchaser will be required to accept the position as it exists and no testing of any services or systems can be allowed.

## Services

Mains electricity, water and drainage. Oil tank.

## Council Tax

N/A

## EPC Rating

C

## Post Code

IV14 9HA

## Entry

By mutual agreement

## Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

## Reference

AG/EB/FLAW0001/0001

## Price

Offers Over £265,000

## Directions

From Dingwall, follow the signs for Strathpeffer. Just as you enter the village, turn left sign posted for The Old Station, Museum & Tea room. Follow the road round to the left and the property is straight in front of you, just after the museum.

If you are thinking of selling your property, we offer a FREE Valuation.  
Please call our Property Department on 01463 235559 for further details.

