

The Secret Garden, Newmore, Invergordon, IV18 0LQ

Offers Over £410,000



**MACKENZIE AND CORMACK**  
Solicitors, Estate Agents & Notaries Public





A charming and beautifully presented detached property offering spacious and flexible accommodation comprising: hall, open-plan kitchen/family/dining room, utility room, living room, study/bedroom 4, three further bedrooms (one en-suite), shower room and family bathroom. A wooden balcony at first-floor level is accessed from Bedroom 2 and the living room, providing an elevated outlook over the surrounding countryside. The property features a high-quality kitchen and contemporary bathroom suites, while retaining character through traditional doors and wood finishes. It benefits from double glazing, joint oil-fired and solid fuel central heating, underfloor heating on the ground floor, and radiators on the upper floor. Solar panels have been installed to heat the water.

Finished in a tasteful contemporary style, this attractive home offers both comfort and character, and viewing is highly recommended.

#### **Location**

The Secret Garden enjoys a peaceful rural setting close to the village of Newmore. The local primary school is within walking distance, with secondary education available in Invergordon (approximately 4 miles away) and Tain's 3–18 campus (approximately 9 miles). Despite its tranquil surroundings, the property offers convenient access to the A9, making it ideal for commuting. A full range of amenities can be found in nearby Invergordon and Alness. The property is ideally situated for outdoor pursuits, with scenic walks across surrounding farmland and countryside. Located approximately four miles from the centre of Invergordon, it enjoys far-reaching views across the Cromarty Firth towards the Cromarty Bridge and westward beyond. The front elevation benefits from panoramic views stretching from the Fyrish Monument to Nigg, while the gardens offer uninterrupted 360-degree vistas. Invergordon is also a major cruise liner port, welcoming over 70,000 visitors annually. The area provides excellent recreational opportunities, including golf, sailing, and access to the historic Pictish Trail.



### Hall (4.24m x 2.30m)

Accessed via a covered sandstone ramp with glazed panels flanking the front door. The hallway provides access to the kitchen, study/bedroom, bathroom, and a useful under-stair storage cupboard. A wide staircase leads to the first floor.

### Kitchen/Dining Room (7.61m x 4.39m)

A spacious and well-appointed modern kitchen featuring stylish floor and wall units, complemented by a central island with storage. Includes a stainless steel sink/drain, integrated dishwasher, fridge freezer, and separate freezer. Rangemaster electric hob and oven with extractor hood above. The dining area offers ample space for entertaining, with French doors opening onto the patio, creating a bright and welcoming space. Open plan to:

### Family Room (4.58m x 4.14m)

A comfortable living area centred around a substantial fireplace with solid fuel stove. Dual-aspect windows provide excellent natural light and views over the rear garden.

### Utility Room (3.46m x 2.04m)

Accessed from the kitchen, this practical space includes a Belfast sink, washing machine, and storage for outdoor clothing. Door to the front of the property.

### Study / Bedroom 4 (4.36m x 4.84m)

A versatile room with patio doors opening to the rear garden. Fitted shelving provides useful storage.

### Bedroom 1 (4.15m x 4.15m)

A well-proportioned room with dual-aspect windows overlooking the garden. Built-in wardrobes offer excellent storage.

### Bathroom (2.67m x 4.69m)

A spacious family bathroom comprising bath, corner shower, WC, and vanity unit with sink. Additional storage cupboards. Dual-aspect windows provide natural light. A staircase from the hall leads to the first-floor landing, which benefits from a large window.

### Bedroom 2 (5.12m x 4.10m)

Located to the rear and currently used as the principal bedroom. Features access to a south-facing balcony with open views over the garden. Cleverly designed storage includes discreet hanging space leading to:

### En-Suite (2.97m x 2.30m)

A generous en-suite with bath, corner shower, WC, vanity unit with sink, and heated towel rail. Well-lit with large windows.

### Bedroom 3 (4.15m x 2.58m)

A comfortable bedroom with fitted wardrobe, loft access hatch, and rear-facing window.

### Shower Room (2.80m x 1.77m)

Comprising WC, wash hand basin, and electric shower. Fully tiled with a shaving point above the sink.





## Living Room (9.38m x 4.28m)

An impressive reception room featuring an open fireplace with tiled hearth and cast iron surround. Triple-aspect windows, including floor-to-ceiling glazing to the rear, create a bright and airy space. Door leads to the south-facing balcony overlooking the garden.

## Outbuildings

A timber garage and summerhouse, both with pitched felt-shingle roofs and electricity supply. Woodstore and kennel and two additional sheds provide further outdoor storage.

## Garden

The property sits within approximately 2 acres of landscaped grounds, enjoying an open countryside outlook. The gardens are mainly laid to lawn, with a paved patio area ideal for outdoor dining. Gated access leads to a tarmac driveway with ample parking and turning space. The grounds are enclosed by stone walls and fencing, and feature mature trees, shrubs, raised beds, and a natural pond. A charming bridge—crafted from the original gates of Newmore House—crosses the pond. Further features include fruit trees, two fruit cages, and a polytunnel within the lower garden, making this an ideal space for gardening enthusiasts.

## Directions:

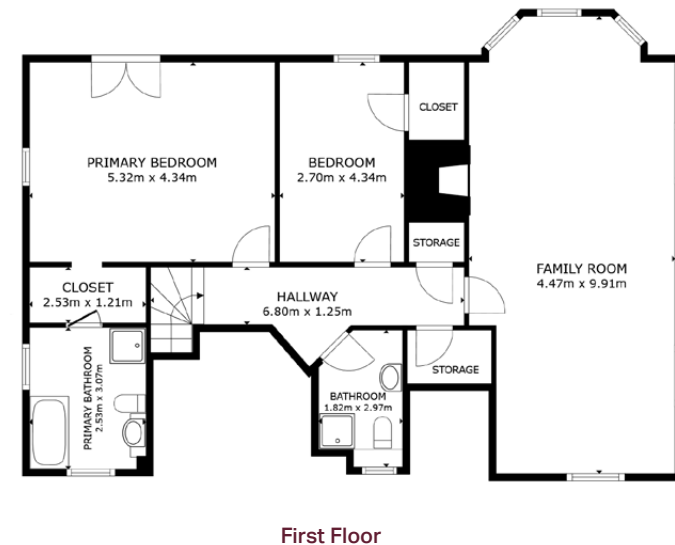
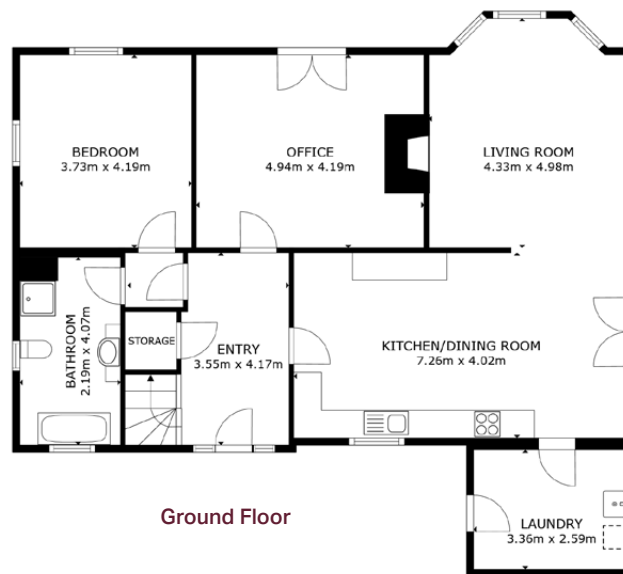
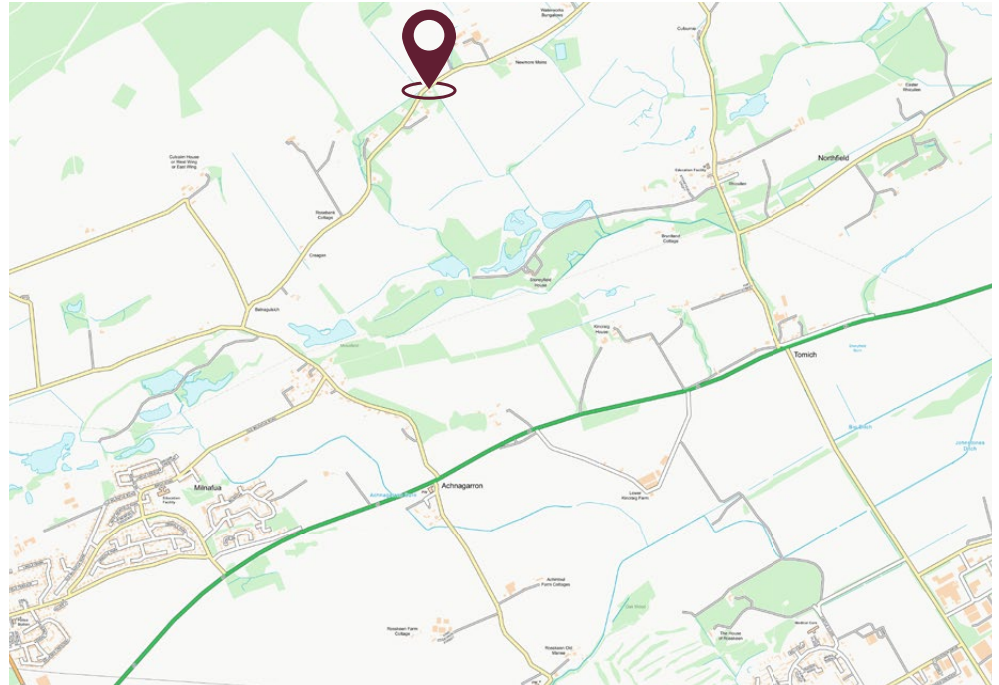
From Inverness, head north on A9 towards Tain. Approx 2.5 miles after Alness, turn left at "Tomich Restaurant" Junction (signposted Newmore & Tomich). Follow road up through village to the end and take left turn at the junction. After passing the driveway on the right to Newmore Mains Farm. The Secret Garden is found on the left. <https://w3w.co/caring.lifeboats.crumple>

## Viewing:

By appointment only through selling agent

## EPC Rating: D

## Council Tax: Band G



These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.



**MACKENZIE AND CORMACK**  
Solicitors, Estate Agents & Notaries Public

16-18 Tower Street, Tain, Ross-shire IV19 1DZ  
T: 01862 892046 F: 01862 892715 E: mail@tainlaw.co.uk  
[www.mackenzieandcormack.co.uk](http://www.mackenzieandcormack.co.uk)

