

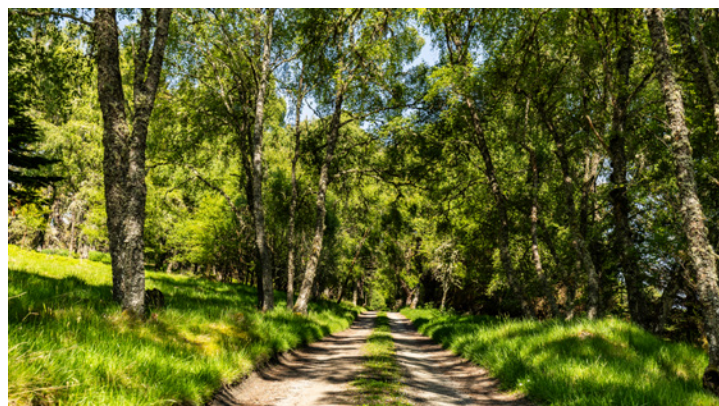
Enocvann

FARLEY, BEAULY, HIGHLAND, IV4 7AF

*Some homes
change your address.*

*This one changes
your lifestyle.*





Set in the most stunning of Highland surroundings and once part of the historic Lovat Estate, Cnocvann is more than just a place to live; it's a completely different way of life

From the moment you arrive, everything just feels quieter, more open and more yours. The views and scenery roll out in every direction, uninterrupted and always changing with the light and seasons. Mornings start with fresh air and wide skies, and evenings wind down in total peace and privacy. Wildlife encounters often include deer, red squirrels, woodpeckers, owls, red kites, and eagles, with plenty more to add to the list. It's the kind of setting most people only ever dream about, but here it becomes your everyday.





THE LIVING ROOM

At the centre of it all is a beautifully designed five-bedroom home, extending to around 200sqm, built for both family life and those moments when you want to bring people together.

The main living room is the standout space, a bright quadruple-aspect room where light pours in from all sides and the outside world feels like part of the room. Whether it's a quiet morning coffee or a full house of guests, it just works.

There is also a more cosy sitting room/snug for the colder months, somewhere to switch off and slow things down. A well-laid-out kitchen, formal dining room and a separate study give you all the space you need for day-to-day life, while the boot room and external utility are exactly what you want when you're living in the countryside.

THE SITTING ROOM, DINING ROOM & STUDY



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THE BEDROOMS

Upstairs, the house is cleverly split into two wings, giving flexibility and a bit of separation when you need it. The east wing has three bedrooms and two bathrooms, while the west wing offers two more bedrooms and another bathroom. It works just as well for family living as it does for guests or creating your own work-from-home space.



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Step outside and the lifestyle really opens up

The property sits within around 42 acres of land, made up of private woodland, open paddocks and natural Highland ground. Whether you have plans for horses, a smallholding or you simply want space to walk, explore and enjoy, it's all here. There is also a detached garage, workshop/studio and outbuildings including a 12m polycarbonate poly tunnel, giving you plenty of options for hobbies, storage or future ideas. The house also benefits from 24 solar panels and 27kwh of Tesla battery storage, helping with energy efficiency and keeping running costs down, which is an added bonus for a home of this size.





Then there is the added benefit that really sets this apart: a fully established and successful holiday letting business. Two high-end luxury shepherd's huts with wood fired hot tubs are already in place, beautifully finished and positioned to make the most of the surroundings yet completely private from the main house. They are fully furnished and ready to go, with bookings already in place and a strong track record of income. It is a ready-made business that fits perfectly with the lifestyle here, bringing in a substantial return from day one.



Cnocvann isn't just one thing; it's a family home, a business opportunity, a private retreat and a piece of the Highlands all in one. It gives you space, income and a completely different pace of life, without compromise.

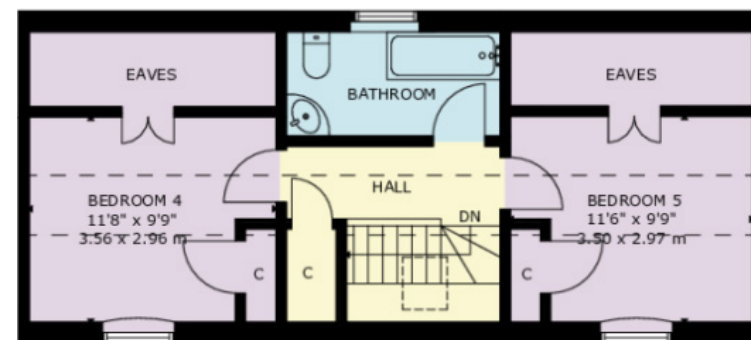
It is available as a turnkey lifestyle opportunity with various implements and machines needed to run the property and business, including a compact tractor with flail mower, wood chipper and log splitter attachments, ride-on mower, side-by-side 3-seater diesel UTV, chainsaws, trailer, etc. (all available for separate negotiation).

The Home Report valuation reflects the main house and around 15 acres of decrofted land. The additional 27 acres of croft land, along with the two shepherd's huts and the established holiday let business, are included within the overall asking price.

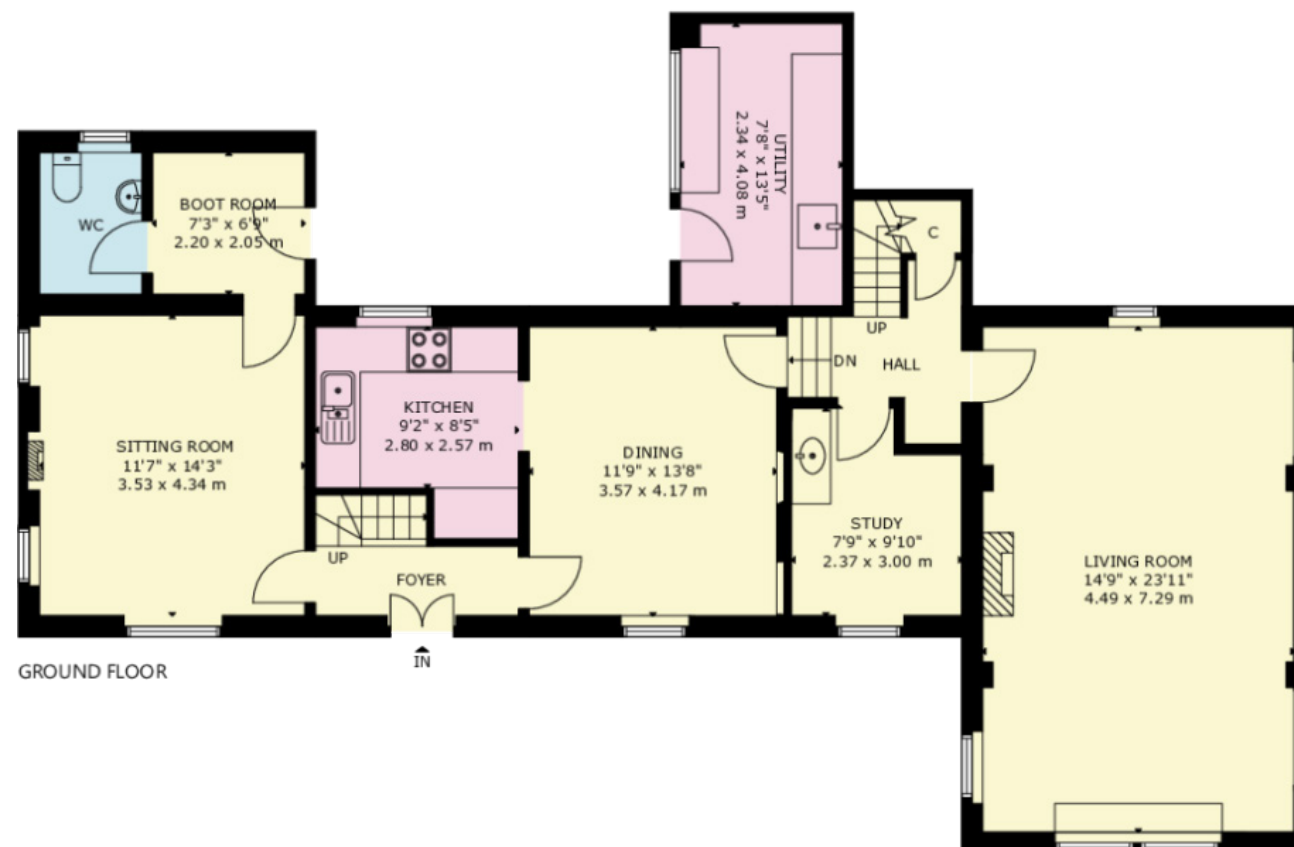
For anyone looking for more than just a move, for something that genuinely changes how you live day to day, Cnocvann offers a rare chance to have it all.

*Not just a new home.
A new way of living.*

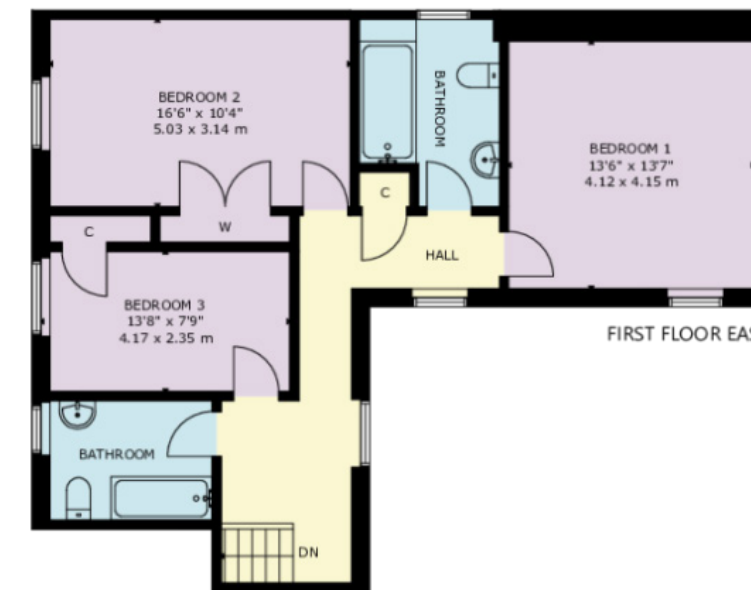
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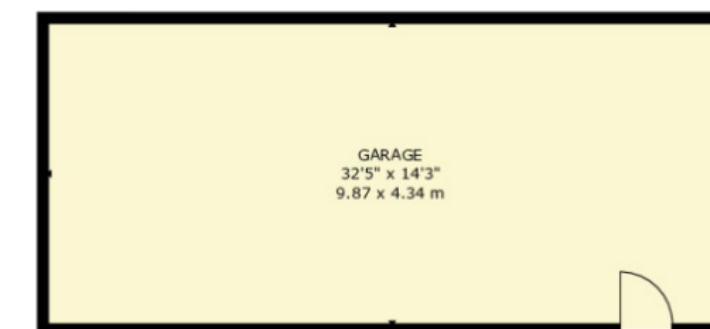
FIRST FLOOR WEST



GROUND FLOOR



FIRST FLOOR EAST



The Location

Farley offers the perfect balance of rural Highland living and everyday convenience. Set within a peaceful countryside setting, you feel completely away from it all, yet you are only around four miles from the popular and well-served village of Beaulay.

Beaulay itself has a great sense of community and provides everything you need for day-to-day life, including a well-regarded primary school, butcher, baker, deli, craft centre, two doctor's surgeries, a selection of independent shops and a train station with regular services. Nearby, Teanassie Primary School is a superb school and is only 7 mins from the property.

Inverness, the capital of the Highlands, is just 15 miles away and offers a wide range of facilities including supermarkets, retail parks, restaurants, cultural venues and excellent medical services. The city also benefits from strong transport links, with rail connections to Aberdeen, Perth and Edinburgh, as well as a sleeper service to London running six days a week.





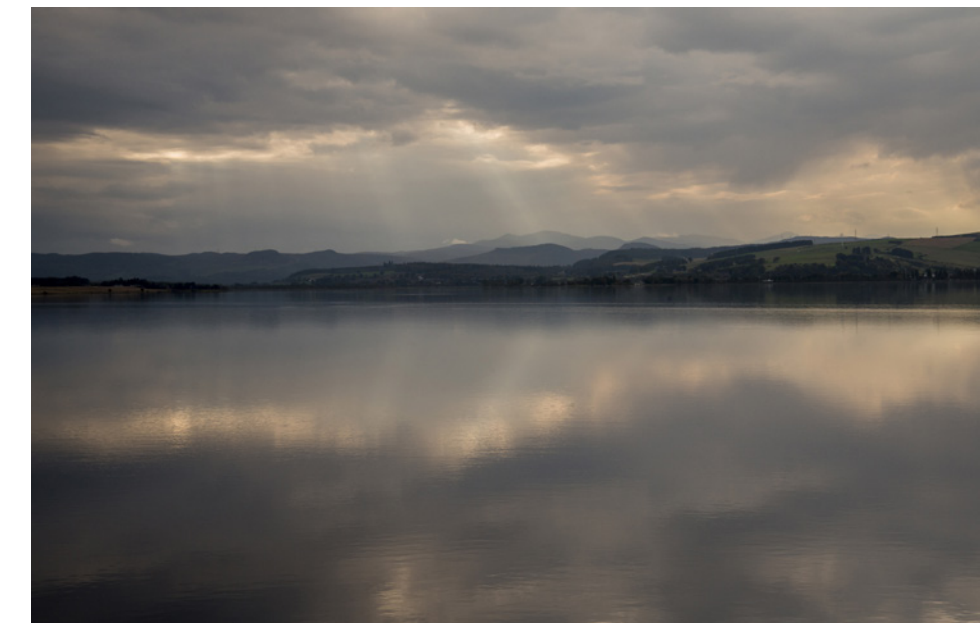
For those who enjoy the outdoors, this location is hard to beat. The surrounding area is known for some of the finest scenery in Scotland, with endless opportunities for hill walking, mountain biking, sailing, shooting and stalking. Salmon and sea trout fishing can be arranged locally on the nearby River Beaul, while the National Nature Reserves of Glen Affric and Strathfarrar are both within easy reach.

The west coast, with its dramatic landscapes and beautiful sandy beaches, is close enough for day trips, while Aviemore and the Cairngorms, around 47 miles away, offer skiing and year-round outdoor activities.

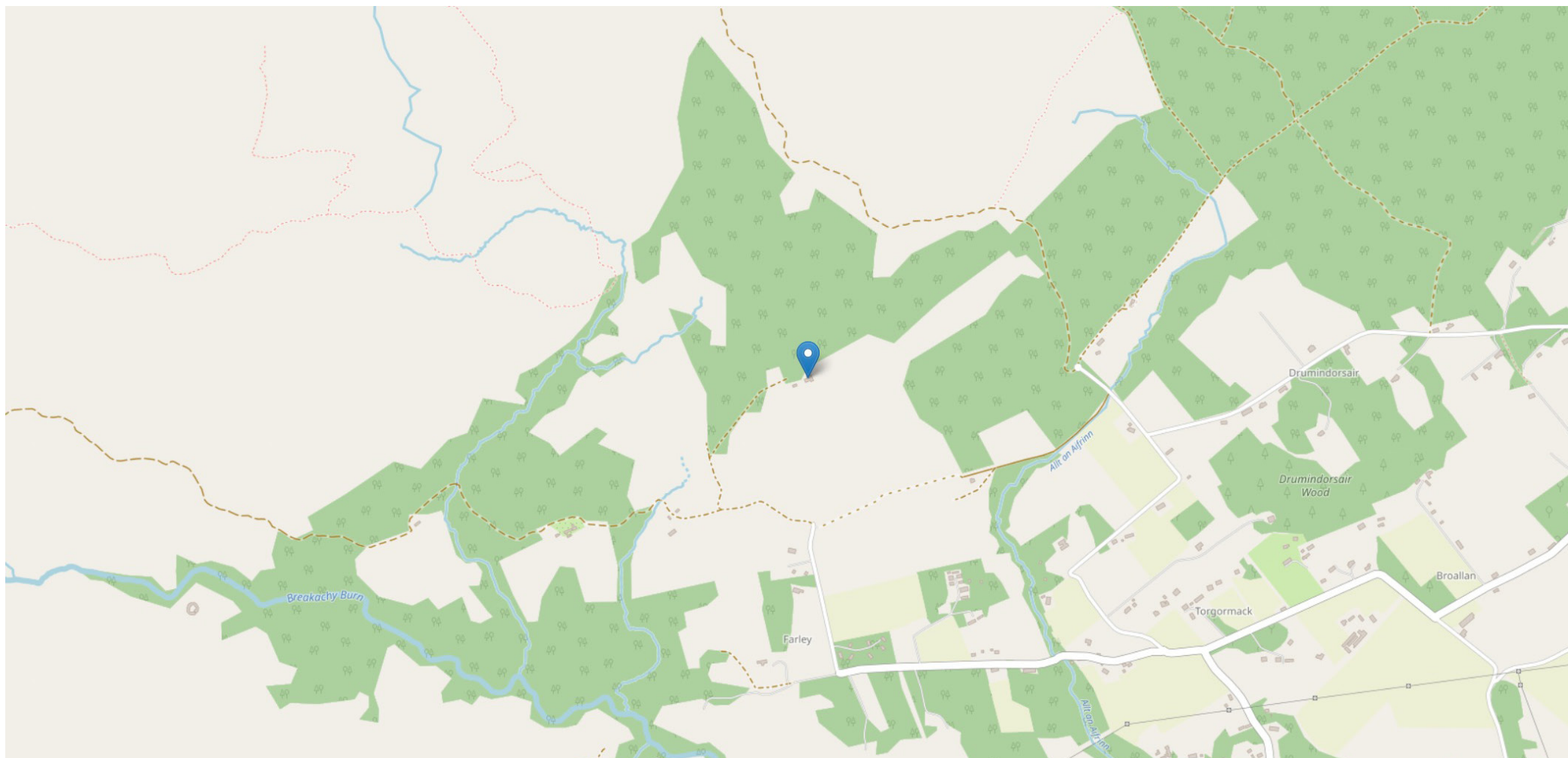
For golf enthusiasts, there are local courses at Aigas and Muir of Ord, alongside world-renowned championship courses including Royal Dornoch, Nairn, Castle Stuart Links and Spey Valley.

Inverness Airport, approximately 26 miles away, provides regular flights to London, Manchester, Birmingham, Bristol and a range of UK and European destinations, making travel straightforward despite the peaceful rural setting.

This is a location that offers space, scenery and lifestyle, without losing connection to everything you need.








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Surveyor



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