



Innes & Mackay

Enrick Farmhouse, Polmaily Farm, Drumnadrochit IV63 6XT

- DETACHED STONE BUILT COTTAGE
- RETAINING MANY ORIGINAL FEATURES
- SITUATED IN AN IDYLIC AND PEACEFUL LOCATION
- THREE BEDROOMS
- SPACIOUS KITCHEN/DINER
- OIL CENTRAL HEATING

**Offers Over
£300,000**



PROPERTY DESCRIPTION

Enrick Farmhouse is a charming detached stone-built cottage enjoying a picturesque rural setting. Offering well-proportioned accommodation throughout, the property retains many original features, including traditional cottage-style timber doors, original slate flagstone flooring and an impressive fireplace recess with exposed brick detailing, all of which contribute to its character and appeal. The accommodation comprises a spacious lounge, kitchen/diner, three bedrooms, a family bathroom and WC. Viewing is highly recommended to fully appreciate the accommodation on offer.

LOCATION

The property enjoys a peaceful rural setting near Drumnadrochit, in the heart of the Scottish Highlands. The popular village of Drumnadrochit lies approximately 2 miles away and offers a range of everyday facilities, including shops, cafés, restaurants, schooling and healthcare services. The world-famous shores of Loch Ness and historic Urquhart Castle are within easy reach, while Inverness, the Highland capital, is approximately 17 miles away, providing a wider range of shopping, leisure and transport links. Excellent opportunities for walking and cycling can be found at Glen Affric, approximately 15 miles away, renowned for its spectacular scenery and outdoor pursuits.

GARDEN

The property sits within generous garden grounds extending to approximately a quarter of an acre. A recently upgraded and resurfaced access track leads to the property, where there is ample space for off-street parking. The front garden is finished with low-maintenance gravel chippings, while an attractive selection of mature trees, shrubs and established planting surrounds the property, providing a high degree of privacy. To the side, there is a lawned garden area incorporating a timber garden shed.

ENTRANCE HALL

Front door opens into the entrance hallway, which provides access to the lounge, kitchen/diner and WC. Two built-in cupboards, together with an understairs cupboard provide excellent storage. Carpeted stairs lead to the first-floor landing, while original slate flagstone flooring completes this area.

LOUNGE

6.51 x 4.57 (21'4" x 14'11")

The lounge is a spacious and welcoming room, laid with carpet, and enjoys a good degree of natural light from windows to the front and rear elevations. The room features an exposed timber beam and an attractive open fireplace, housing a multi-fuel stove set on a slate hearth and stone surround, creating a pleasing focal point. Recessed shelving provides additional storage.



KITCHEN/DINER

6.91 x 4.62 (22'8" x 15'1")

The kitchen is fitted with a range of wall and floor-mounted units with worktops, providing good storage and working areas. Inset into the worktop is a 1½ bowl composite sink with drainer, along with a ceramic hob, electric oven below, and extractor hood over. Freestanding appliances include a fridge/freezer, washing machine and dishwasher, alongside an impressive freestanding Rayburn range cooker positioned within the original brick fireplace recess. The room offers ample space for family dining and benefits from a traditional ceiling-mounted pulley airer, windows to both the front and rear aspects, and original slate flagstone flooring.

WC

2.06 x 1.54 (6'9" x 5'0")

This room is furnished with a WC and wash hand basin and benefits from a built-in storage cupboard. A window to the side elevation and slate flooring complete the room.

FIRST FLOOR LANDING

Carpeted stairs proceed to the first floor landing, where access is provided to the three bedrooms and family bathroom. There is a built-in storage cupboard, with additional storage located in the eaves.

BEDROOM 1

4.58 x 4.08 (15'0" x 13'4")

Bedroom one is a bright and airy double room, with velux window to the front and large window to the rear. This room benefits from a fitted wardrobe providing good storage. Carpet.

BEDROOM 2

4.08 x 3.75 (13'4" x 12'3")

The second bedroom is also a double room, laid with carpet, benefitting from dual aspect windows.

BEDROOM 3

2.50 x 2.32 (8'2" x 7'7")

The third bedroom is a single room, with window to the front elevation with views across the surrounding fields. Carpet.

BATHROOM

2.56 x 1.81 (8'4" x 5'11")

The family bathroom is fitted with a WC, wash hand basin, bath with electric shower over, and a heated towel rail. A ceiling hatch provides access to the loft. A window to the front elevation, extractor fan, and vinyl flooring complete the room.

HEATING

Oil central heating.



GLAZING

Double glazing.

PARKING

Off-street driveway parking.

COUNCIL TAX BAND - E

EPC BAND - E

SERVICES

Mains water, septic tank drainage, electricity and tv points.

EXTRAS INCLUDED

All fitted carpets, floor coverings, light fixtures, blinds, integrated appliances, washing machine, dishwasher and fridge freezer. Furniture available under separate negotiation.

VIEWING ARRANGEMENTS

Viewing is through Innes & Mackay (01463) 251 200.

DIRECTIONS

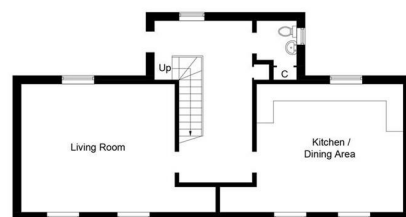
From Inverness, follow the A82, signposted for Fort William. Continue along this road for approximately 16 miles until reaching Drumnadrochit. Continue along the A82 before taking the turning signposted Milton/Beaully onto the A831. Follow this road for approximately 1.5 miles, where a white sign for "Polmaily Farm" will be visible on the right-hand side. Turn here and follow the track until you reach the property.







First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1313439)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kintail House
Beechwood Business Park
Inverness
IV2 3BW

01463 251 200
property@innesmackay.com
www.innesmackay.com

