



The Willows, Culbokie

Offers Over £625,000

PATON & CO
ESTATE AGENTS



The Willows

Culbokie, Dingwall

The Willows is a stunning five-bedroom detached home in peaceful Culbokie, set within generous gardens with extensive parking, offering flexible family living in a beautifully designed interior.

- Impressive Five-Bedroom Detached Home
- Generous Open-Plan Kitchen & Family Room
- Ground Floor Versatile Bedroom / Study
- Views over to Ben Wyvis National Nature Reserve and the Firth.
- 0.7 Acres of Mature Private Gardens
- Extensive Driveway Parking & Double Garage

Accommodation Comprises

Ground Floor- Vestibule, Entrance Hallway, Sitting Room, Large Family Room with Kitchen, Double Bedroom, Utility Room, Larder, WC.

First Floor- Principal Bedroom (En Suite & Dressing Area), Double Bedroom (En Suite), 2 Further Double Bedrooms, Jack & Jill Bathroom

Garden & Grounds- Private Wrap Around Garden, Driveway, Double Garage



Property Description

The Willows is an impressive five-bedroom detached family home set in a peaceful and highly sought after part of Culbokie on the Black Isle. Individually designed and thoughtfully constructed, it enjoys a secluded position with a large private garden and extensive driveway parking, offering both space and privacy for modern family living.

Stepping inside, the property welcomes you into a generous entrance vestibule that leads effortlessly into the heart of the home. All principal rooms are easily accessed from the central hallway, creating a practical and flowing layout. A generous sitting room with dual aspect windows and French doors to the garden provides a relaxing space to unwind or entertain, while the open plan kitchen, dining and family room is bright and airy and enjoys beautiful views over to Ben Wyvis National Nature Reserve and across the Firth. The kitchen is fitted with traditional cabinetry, polished granite worktops and benefits from the addition of an Aga, creating a warm and characterful focal point to this welcoming space. The kitchen also offers ample storage, including a walk in larder and convenient utility room. Completing the ground floor, there is a versatile bedroom, ideal for guests, family members who prefer single level living, or use as a study, along with a downstairs WC and plentiful built in storage, ensuring everyday living is both comfortable and functional.

Upstairs, the landing gives access to the remaining bedrooms and provides versatile space that could be used as a reading area or additional guest space. The principal suite enjoys generous proportions and takes full advantage of the outstanding outlook, with views over to Ben Wyvis National Nature Reserve and across the Firth. It further benefits from an en suite bathroom and built in dressing area, while the second double bedroom also benefits from its own en suite facility. The remaining bedrooms are all well appointed, with a family bathroom completing this level.





Externally, the house sits on approximately 0.7 acres of beautifully maintained grounds. The mature garden, laid mainly to lawn, enjoys the same wonderful outlook towards Ben Wyvis National Nature Reserve and across the Firth, offering privacy and space for outdoor living, entertaining and family activities. A paved patio area sets the stage for summer barbecues and peaceful evenings. The extensive driveway and double garage provide excellent parking and storage.

Distances

Dingwall 5 miles, Alness 7 miles, Fortrose 7 miles, Invergordon 8 miles, Dingwall Train Station, 3 miles, Conon Bridge Train Station, 5 miles, Inverness 10 miles, Nairn 16 miles (all distances are approximate).

What3words

<https://w3w.co/trio.limits.protect>

Fixtures and Fittings

All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

Services

Oil Central Heating, Mains Electricity and Water, Drainage is to a communal holding tank and then discharged to the main sewer, Solar Panels.

Agent's Note

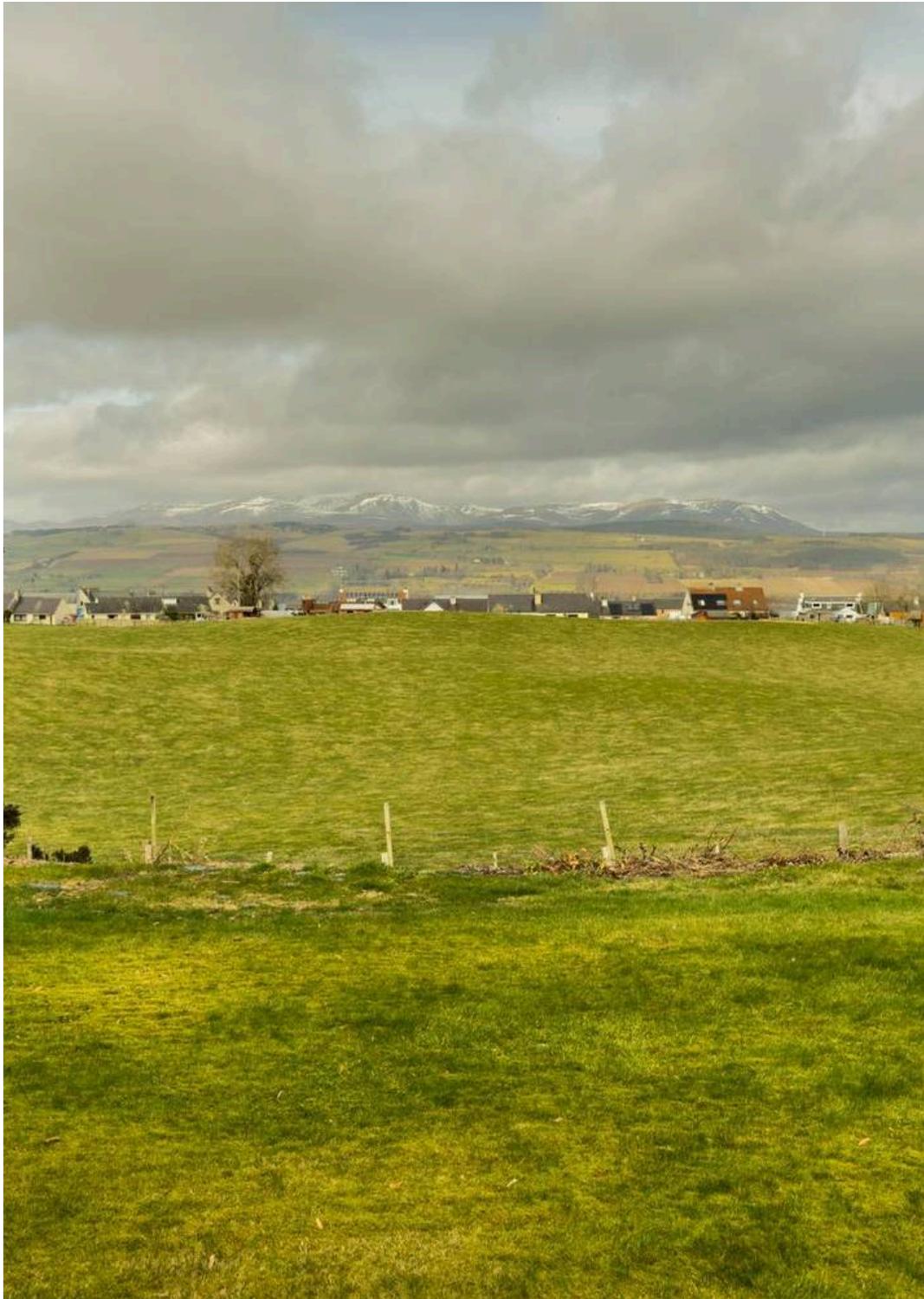
A communal charge of £300 per year covers all residents for the upkeep of the shared sewage storage tank. Residents are responsible for maintenance of the road, as it is an unadopted road.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C





Area Insights

The Willows is set in the thriving village of Culbokie on the Black Isle, offering a peaceful rural lifestyle with excellent local amenities. Culbokie benefits from a highly regarded primary school, a village store and post office, a community hall, a popular bar/restaurant, and a children's play park, providing convenience and a strong sense of community for families. Regular buses link the village to Inverness and Dingwall, giving residents easy access to wider services and shopping.

The nearby village of Fortrose (approx. 7 miles) adds further charm with its picturesque harbour, traditional pubs, boutique shops, and Fortrose Cathedral ruins. The village is also a hub for sailing and coastal leisure, with the Moray Firth coastline offering stunning walks, wildlife watching, and water-based activities. Rosemarkie, just beyond Fortrose, is famous for its sandy beaches and the Black Isle's Dolphin Centre, making it ideal for families and outdoor enthusiasts. For healthcare, Culbokie falls within the Highland council area. Local GP services are available in nearby villages, with hospitals and specialist services accessible in Inverness (approx. 10 miles).

The area also has excellent schooling options, including the renowned Inverness Royal Academy for secondary education. For recreation, golfers can enjoy nearby courses at Fortrose, Rosemarkie, and Inverness Golf Club, while sailing, kayaking, and other water sports are popular along the Moray Firth coast. The area also offers countryside walking, cycling, and wildlife spotting in the Black Isle and surrounding Highlands.

The Highland capital, Inverness, is approximately 10 miles away, providing comprehensive shopping, dining, cultural and leisure amenities, including the Eden Court Theatre, Inverness Castle, supermarkets, and mainline rail links to Aberdeen, Edinburgh, and London. The scenic towns of Dingwall and Alness are also within easy reach, offering additional everyday amenities and services.

With a combination of village charm, coastal and Highland leisure opportunities, and excellent access to Inverness, The Willows offers the perfect balance of peaceful rural living with connectivity and convenience.





Useful Links

Culbokie Primary School & Nursery – <https://sites.google.com/fortroseacademy.org.uk/culbokie-primary-school/home>

Fortrose Academy (Secondary School) – <https://www.fortroseacademy.co.uk/>

Culbokie Community Trust – <https://www.culbokiect.org/>

Fortrose & Rosemarkie Golf Club – <https://fortrosegolfclub.co.uk/>

Chanonry Point Dolphin Watching – <https://www.visitscotland.com/info/see-do/chanonry-point-p256541>

Rosemarkie Beach – <https://www.visitscotland.com/info/see-do/rosemarkie-beach-p248141>

Fairy Glen Falls, Rosemarkie – <https://www.livebreathescotland.com/fairy-glen-falls-rosemarkie/>

Inverness Airport – <https://www.hial.co.uk/inverness-airport>

Inverness Castle & Visitor Experience – <https://invernesscastle.scot/>

Eden Court Theatre, Inverness – <https://eden-court.co.uk/>

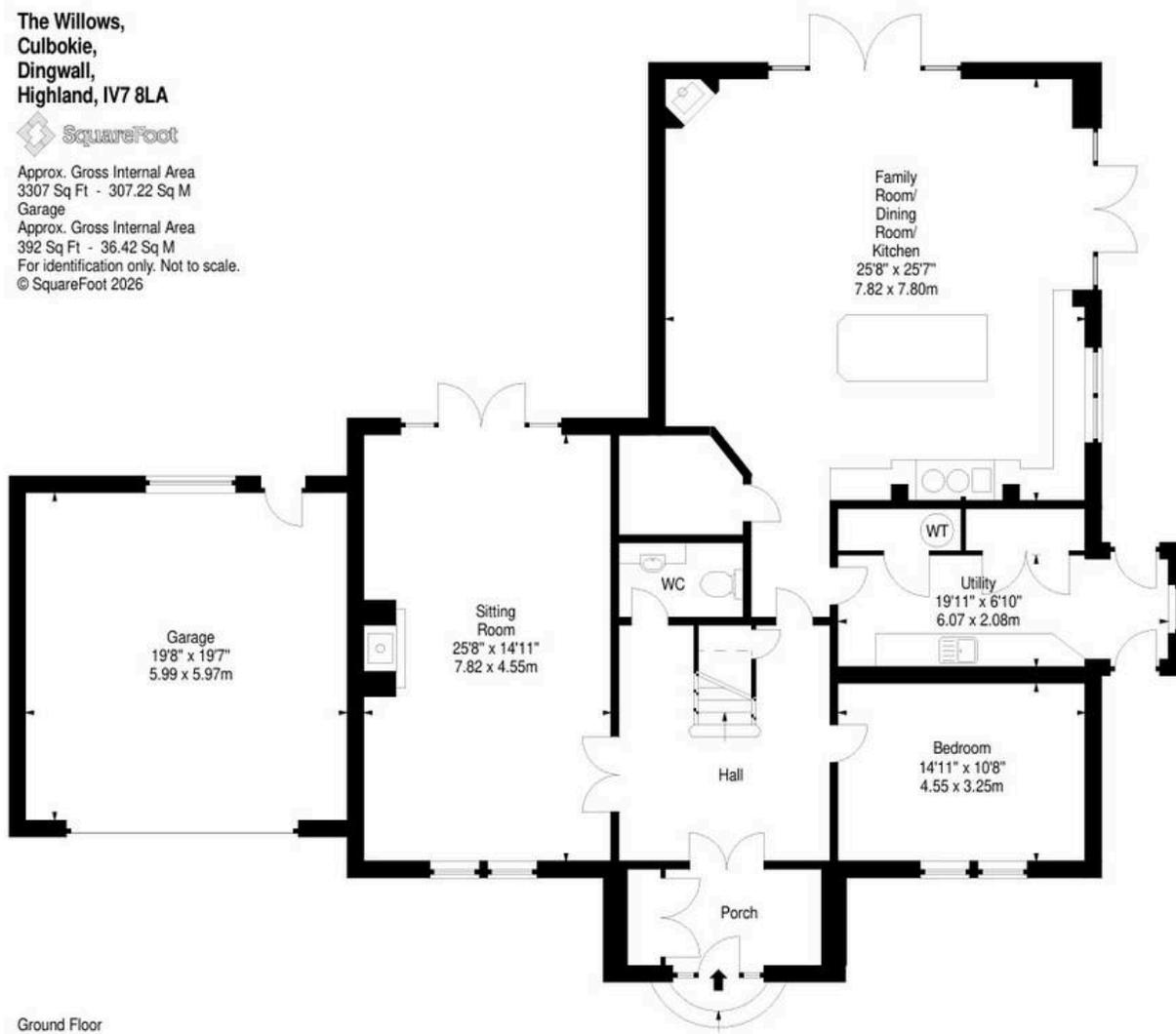
Black Isle - <https://www.black-isle.info/wildlife>



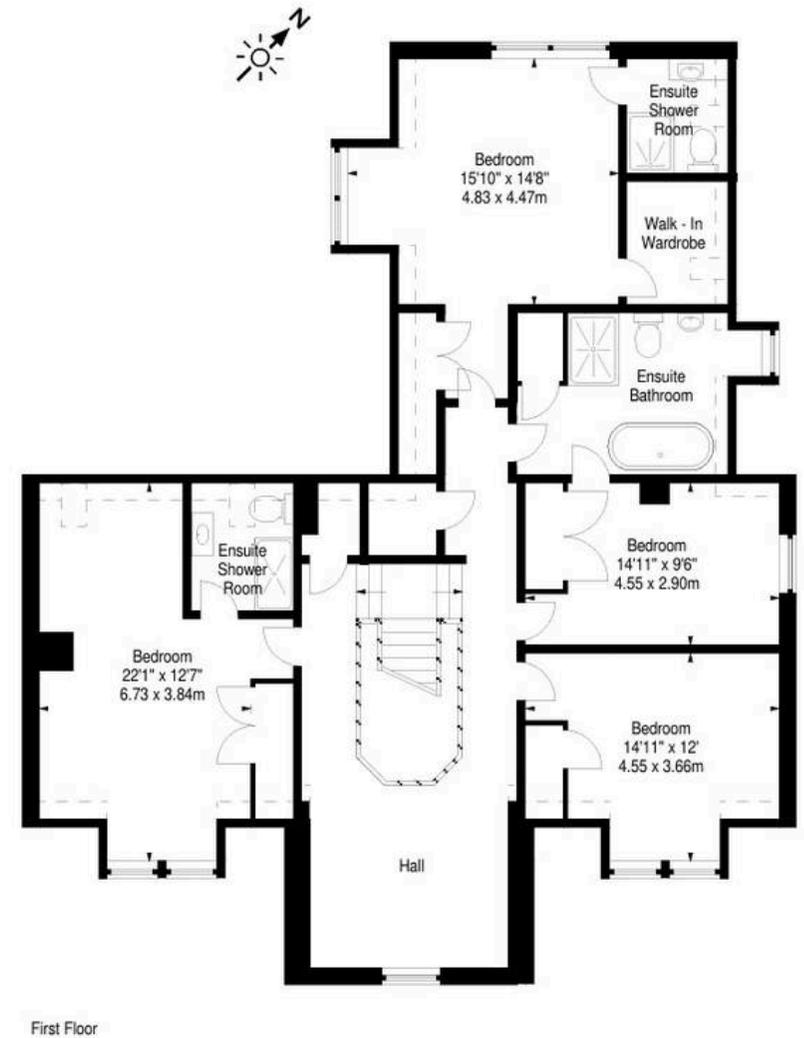
The Willows,
Culbokie,
Dingwall,
Highland, IV7 8LA



Approx. Gross Internal Area
3307 Sq Ft - 307.22 Sq M
Garage
Approx. Gross Internal Area
392 Sq Ft - 36.42 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor



Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

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