



Beaufort House, High Street, Conon Bridge, IV7 8HA

- Semi-detached house.
- Four double bedrooms.
- Driveway & double garage.
- Two reception rooms.
- Bathroom & shower room.
- Gas central heating.
- Kitchen & utility.
- Private Front & rear gardens.
- Double glazing throughout.

Offers Over £345,000

Originally built in 1843, this property offers a rare opportunity to purchase a lovely family home with generous living space, extensive gardens and a favourable location. Stone built and semi-detached Beaufort House is split over three floors and features two reception rooms and four double bedrooms.

The ground floor accommodation comprises entrance hall, bright and spacious lounge with wood burning stove creating a cosy focal point to the room, formal dining room, kitchen with ample storage and informal dining space, handy utility room and modern shower room. On the first floor the landing gives way to two good-sized double bedrooms and the family bathroom. The second floor offers two further double bedrooms and additional storage space completing the accommodation. This property also benefits from gas central heating and double glazing throughout.

Considerable private garden grounds include a well-maintained front garden and fully enclosed rear garden with covered car port, lawn space, BBQ area, patio seating area and summer house. The driveway is owned by Beaufort house and leads to the parking area at the rear of the property and detached double garage.

Appealing to a range of potential purchasers, early viewing is advised to appreciate the property and its setting.

LOCATION

Located in the peaceful village of Conon Bridge, this property offers a convenient situation within a quiet setting and easy commuting distance to larger Highland towns.

Local amenities within walking distance include pharmacy, post office, hotel with restaurant, public greens/playing fields, convenience store, small supermarket, take away restaurants and veterinary surgery.

The nearby town of Dingwall, located 2.4 miles away, offers a comprehensive range of amenities including large supermarkets, convenience stores, pharmacies, hair and beauty salons, restaurant & takeaways, doctors, dental surgeries, opticians and a variety of retail units. Inverness lies approximately 12.4 miles or a 25-minute drive from the property.

A regular public bus service offering routes to Dingwall, Inverness and neighbouring towns/villages operates from directly outside the property on the High Street and a minute's walk up the road on the opposite side of the High Street. Conon Bridge train station is located 0.5 miles away on Station Road. Major travel routes, including the A835, A862 & A9, are easily accessible from the property.

For younger children, primary schooling is available at Ben Wyvis Primary School approximately 0.4 miles away. Older children would attend Dingwall Academy. There is a school bus service that offers transport to the Academy for pupils.

KEY POINTS

- Quiet location.
- Ideal family home.
- Considerable plot size.
- Public transport links nearby.
- Amenities are within walking distance.

DIRECTIONS

From Inverness take the A9 Northbound over Kessock Bridge, continue for approximately 6 miles to Tore roundabout, take the second exit onto the A835 for Dingwall and Ullapool. Continue for approximately 4.2 miles and take a left at the slip road junction onto the B9163 for Conon Bridge. At the roundabout take the fourth exit onto Leanig Road. At the junction take a right onto High Street and continue for 0.2 passing the car park and the church where Beaufort House will be on your right-hand side, clearly sign posted by a South Forrest For-Sale board.

ACCOMMODATION

ENTRANCE HALL

2.31 x 2.27 (7'6" x 7'5")

Front external door, access to lounge and dining room, large under-stair storage cupboard and stairs leads to upper floors.

LOUNGE

4.42 x 3.78 (14'6" x 12'4")

Bright and spacious lounge with wood burning stove with tiled hearth and mantle, front facing window with deep sill, built-in shelved alcoves and access into the kitchen.



DINING ROOM

4.35 x 4.00 (14'3" x 13'1")

Formal dining room with shelved alcove with storage cupboard and front facing window with deep sill.

KITCHEN

4.67 x 3.43 to 2.76 (15'3" x 11'3" to 9'0")

Wren kitchen with shaker style wall and base mounted cabinets, worktop space with splash back and one and a half bowl stainless steel sink with draining board. Integrated gas hob, extractor fan, oven & grill and microwave. Space for white goods and informal dining. Built-in shelving, two rear facing windows and access into the rear hallway.



BEDROOM TWO

4.64 to 4.19 x 3.86 to 3.46 (15'2" to 13'8" x 12'7" to 11'4")

Good-sized double bedroom with built-in storage space, shelving and front facing bay window.



BATHROOM

2.63 x 1.50 (8'7" x 4'11")

Bath, wash hand basin, WC, shaving point, heated towel rail and front facing textured glass window.



REAR HALLWAY

4.02 x 1.10 (13'2" x 3'7")

Provides access to shower room, utility room, storage cupboard and rear external door.

SHOWER ROOM

2.72 x 1.70 (8'11" x 5'6")

Modern suite with wet wall paneling, shower, wash hand basin and WC with fitted storage units, heated towel rail and side facing textured glass window.

UTILITY ROOM

2.74 x 2.08 (8'11" x 6'9")

Wall and base mounted cabinets, worktop space with stainless steel sink and draining board, access to boiler and rear facing window.

LANDING

2.63 x 1.09 (8'7" x 3'6")

Provides access to first floor bedrooms and bathroom.

BEDROOM ONE

4.71 x 4.04 (15'5" x 13'3")

Generously sized double bedroom with built-in shelving and front facing bay window.



UPPER LANDING

2.13 x 0.85 (6'11" x 2'9")

Provides access to second floor bedrooms and storage space built into the eaves.

BEDROOM THREE

4.45 x 3.36 (14'7" x 11'0")

Double bedroom with sloped ceiling and front facing window.



BEDROOM FOUR

4.08 x 3.31 (13'4" x 10'10")

Double bedroom with sloped roofs, fitted shelving and cupboard space and front facing window.



FRONT GARDEN

Private front garden access from roadside and driveway. Lawn space divided by a paved path to the front door and features mature trees and greenery offering a high degree of privacy.



REAR GARDEN

Fully enclosed, extensive rear garden featuring covering car port with additional lockable storage space, raised lawn with apple and plum trees, garden shed and BBQ area. Paved patio seating area with summer house which has a electricity supply. The rear garden has been very well-maintained and features a variety of plants, greenery and trees offering a colourful bloom in the Spring and Summer months.



DRIVEWAY & GARAGE

7.34 x 5.50 (24'0" x 18'0")

Detached, double garage offering plenty of parking and space for white goods with electric door and lighting. Please note the measurements above are approximate internal garage measurements. The driveway is owned by Beaufort house and leads to the private parking area in front of the garage. There is a Right of Access with the neighbouring property to allow them to access their own driveway.

EXTRAS

This property is being sold as seen. Fitted floor coverings, light fittings, curtains, poles, tracks and blinds, integrated appliances and garden shed are to be included in the sales price. The inclusion of free-standing white goods will be decided at the point of sale. The boiler and wood burner have been serviced annually. The pointing and chimney stacks of the property were redone in 2024. The flat roof at the rear of the property was replaced in 2022.

SERVICES

The subjects benefit from mains gas, electricity and water. Drainage is by way of public sewer. Phone line and fibre optic broadband connectivity available.

EPC BAND

EPC Band D.

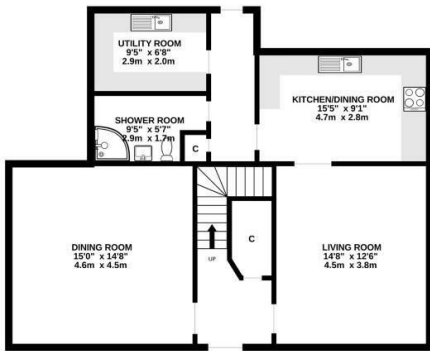
COUNCIL TAX BAND

The current council tax is Band E. Please be aware that this may be subject to change upon sale.

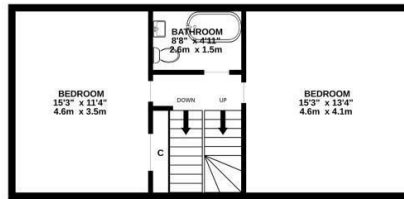
VIEWINGS

By arrangement through the South Forrest Property department on 01463 250255 or property@southforrest.co.uk.

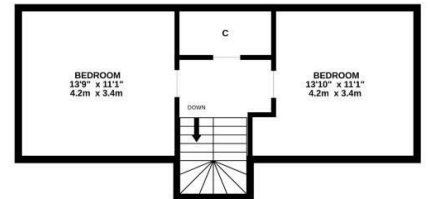
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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