

18 Barnyards, Beauly, IV4 7AT

Offers Over £420,000







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- Substantial detached property with stunning panoramic countryside views
- Close to local amenities and schooling
- Lounge, kitchen, utility room, dining area, 4 bedrooms, bathroom, shower room, ensuite
- Private rear garden, 2 garages and driveway parking
- Perfect for families or anyone looking for semi rural living
- EPC band D









Fantastic opportunity to acquire this substantial semi-rural property set just outside Beauly, offering versatile family accommodation across two floors and outstanding panoramic countryside views. The open plan lounge/diner is a wonderful reception room, centred around an open fire and opening via French doors onto the private rear garden, which enjoys uninterrupted views over open fields and hills. The spacious kitchen/diner is fitted with an ample range of wall and base units, complemented by an integrated electric hob, double electric oven, extractor, dishwasher, and freestanding fridge/freezer. A separate utility room off the kitchen provides further storage and houses the freestanding washing machine and tumble dryer, keeping laundry facilities neatly out of the main living space. The ground floor further offers 2 bedrooms, both with fitted storage and one benefiting from an en-suite, along with a family bathroom completing this level. Upstairs, a spacious open hallway leads to a versatile office space and a sauna. There are a further 2 bedrooms on this level, one with its own balcony taking in the same spectacular field and hill views, along with a shower room. Externally, the property benefits from 2 garages, one with expired planning permission for conversion, offering exciting potential for further development (subject to the necessary consents) along with driveway parking for numerous vehicles. The property further benefits from oil heating and double glazing throughout. Overall, this is a rare opportunity to acquire a spacious rural home with excellent scope and breathtaking surroundings, within easy reach of Beauly.

Location: The property is located in a fantastic spot just outside Beauly, close to all local amenities. There are regular bus and railway services to both Inverness and the surrounding areas. Beauly primary school is within walking distance, with secondary pupils attending Charleston Academy in Inverness, for which transport is provided. Beauly offers a variety of amenities and facilities including a delicatessen, butcher, baker, two convenience stores, doctor's surgery, chemist, garages, hotels and railway station. The city of Inverness provides an extensive choice of shopping, leisure and recreational activities associated with city living. Inverness city enjoys excellent communications by road and rail and is served by an international airport.
What3Words - ///bridges.currently.park
https://w3w.co/bridges.currently.park

Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the electric hob, double electric oven, extractor and dishwasher. Freestanding fridge/freezer, washing machine and tumble dryer.

Services: Oil heating, mains electricity, mains water, septic tank drainage. Telephone and broadband.

Council Tax: Band E

Tenure: Freehold

Floor area: 200 m2

Entry: By mutual agreement.

Viewing: Don't delay - get in touch with Tailormade Moves today to arrange a viewing

Lounge
17'9" x 16'0" (5.42 x 4.88)

Kitchen
17'8" x 14'10" (5.41 x 4.54)

Utility Room
10'8" x 6'3" (3.26 x 1.92)

Dining Room
11'8" x 10'8" (3.56 x 3.27)

Bathroom
10'2" x 9'3" (3.10 x 2.82)

Bedroom 1
14'9" x 11'1" (4.50 x 3.40)

Ensuite
6'3" x 5'8" (1.91 x 1.74)

Shower Room
8'3" x 7'10" (2.52 x 2.41)

Bedroom 2
11'6" x 11'1" (3.53 x 3.38)

Bedroom 3
13'8" x 10'8" (4.18 x 3.27)

Bedroom/Upstairs Lounge
14'7" x 13'10" (4.45 x 4.23)

Rear Vestibule
8'6" x 4'1" (2.60 x 1.26)

Sauna
9'1" x 5'8" (2.77 x 1.74)

















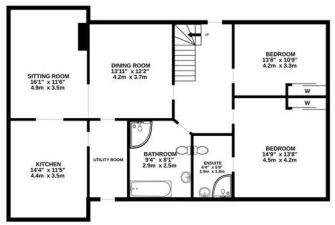


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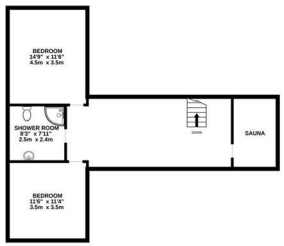
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GROUND FLOOR



1ST 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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