



Services

Mains water and electricity. Drainage is to a septic tank.

Extras

All carpets, fitted floor coverings, light fittings, Aga and dishwasher. Some items of furniture are available by separate negotiation.

Heating

Oil fired central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

F

Entry

By mutual agreement.

Viewing

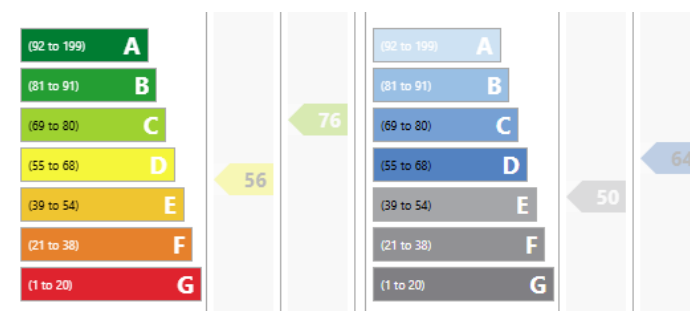
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01862 892 555

Home Report

Home Report Valuation - £575,000
 A full Home Report is available via Munro & Noble website.

Google Map Co-Ordinates

<https://maps.app.goo.gl/DmeSU297tj122Hw9A>



DETAILS: Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 1AE Telephone 01862 892555.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 1AE.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



Moultavie Farmhouse, Boath Road Alness IV17 0XJ

A seldom opportunity to purchase a unique, four bedroomed detached house privately situated in between scattered woodland, but within commuting distance of excellent amenities.

OFFERS OVER £575,000

📍 The Property Shop, 22 High Street, Tain

✉ property@munronoble.com

☎ 01862 892 555

Property Overview



Detached Villa



4 Bedrooms



3 Receptions



3 Bathrooms



Oil



Garden
3.03Acres



Outbuilding



Off-Road
Parking

Kitchen/Breakfast Room



Kitchen/Breakfast Room



Dining Room



Sunroom



Sunroom



Bedroom One



Dressing Room/Studio



Bathroom



Bedroom Two



Bedroom Three



Lounge



Property Description

Privately nestled between a deciduous woodland and the surrounding countryside, Moultaivie Farmhouse is an imposing, four bedroomed C-Listed house which occupies an enviable plot extending to 3.03 acres and is sure to appeal to any buyers looking to live in one of the Highlands' most stunning areas of natural beauty. Affording incredible sea views towards the Cromarty Firth, Black Isle and unspoiled landscape, this impressive home dates back to circa 1800 and boasts versatile and substantial accommodation that is spread over two floors, lending itself well for comfortable family living. The accommodation sensitively combines modern amenities with charming period features including high ceilings with cornicing, deep skirtings, solid doors and beautiful Pine and Oak flooring which runs throughout the ground floor and has been lovingly retained, adding a sense of distinction and character. There are also double glazed windows, oil fired central heating and excellent storage facilities throughout. As you step inside, you're greeted by an inviting entrance hallway that leads to the front facing lounge with bar room, a welcoming space which overlooks the garden and provides a cosy environment for enjoying evenings indoors that centre around the multi-fuel stove. Along the hall, there is a convenient shower room, a large storage cupboard, a generous open plan dining room/kitchen, and an exceptional sun room. The well appointed kitchen is designed by the prestigious Howdens and has ample mounted cabinetry, Oak worktops, an integral dishwasher and a four door Aga cooker. A neat breakfast bar provides a relaxed dining area, while the sun room creates an inviting space, designed for both formal entertaining and relaxed gatherings. It is complete with French doors, a wood-burning stove and is double aspect: inundating the room with natural light throughout the day. Off the kitchen lies a flexible utility area, and has doors leading to the WC, which has plumbing for a washing machine, a practical boot room with side elevation access and a beneficial larder. From the hall, stairs rise to a beautifully light-filled gallery landing, which has three cupboards, a shower room, and four bedrooms, three of which take full advantage of the views on offer. The principal bedrooms is double aspect, and has the luxury of dressing room (currently utilised as a studio/games room) and an en-suite bathroom. Both the shower rooms are modern, and comprise wash hand basins, WC's and tiled shower cubicles, with one having a double shower head. Stepping outside, the predominately South facing gardens are laid to lawn with a selection of mature trees, hedging and bushes offering ultimate privacy, whilst attracting an abundance of wildlife. A gravel driveway offers excellent parking and turning for numerous vehicles, and located to the side elevation is a useful log store. There is a patio area to the rear, offering an lovely outdoor area to soak up the sunshine and enjoy a spot al-fresco dining. The property also comes with a pond and a large outbuilding, ideal for conversion give the necessary planning consents. Viewing of Moultaivie Farmhouse is essential to appreciate the quality of the property, as well as its peaceful setting of semi-rural living.

Shower Room



Boot Room



Rooms & Dimensions

- Entrance Hall
 - Lounge
Approx 4.33m x 4.51m
 - Shower Room
Approx 2.01m x 2.23m
 - Dining Room
Approx 3.78m x 5.93m
 - Sunroom
Approx 10.04m x 5.15m x 4.63m*
 - Kitchen
Approx 4.30m x 3.41m x 8.02m
 - Utility Area
Approx 2.99m x 2.33m
 - WC
Approx 1.47m x 2.25m
 - Boot Room
Approx 2.84m x 2.27m
 - Gallery Landing
 - Bedroom Four
Approx 2.32m x 2.33m
 - Shower Room
Approx 2.04m x 2.94m
 - Bedroom Two
Approx 4.34m x 3.87m
 - Bedroom Three
Approx 3.89m x 4.27m
 - Bedroom One
Approx 4.35m x 3.56m
 - Dressing Room/Studio
Approx 2.39m x 3.16m
 - Bathroom
Approx 2.18m x 1.68m*
- *At widest point

