

An aerial photograph of Kinellan House, a large stone and white building with a dark roof and multiple chimneys. The house is surrounded by a well-maintained lawn and a dense forest of trees in various shades of green and autumnal colors. In the background, rolling hills and mountains are visible under a cloudy sky. A small white barn is situated in the middle ground to the left of the house. The overall scene is a picturesque rural landscape.

**Galbraith**

**KINELLAN HOUSE**  
STRATHPEFFER, EASTER ROSS







## KINELLAN HOUSE, STRATHPEFFER, EASTER ROSS

**A beautiful, traditional country house with outstanding amenity grounds and far-reaching views.**

Inverness 20 miles ■ Airport 26 miles.

- Four Reception Rooms. Six Bedrooms.
- Modernised and in very good order throughout.
- A range of high quality outbuildings.
- Stunning south-easterly views towards the Cairngorms and Monadhliaths.
- Formal gardens and productive kitchen garden.
- Amenity woodland and grazing land.
- Lochan and wetland habitat, host to a wide range of rare native wildlife.
- Within easy reach of Inverness and the west coast.
- Hill loch a short walk from the property.

**About 15.3 hectares (37.8 acres)**

**Offers Over £950,000**

# Galbraith

Inverness  
01463 224343  
inverness@galbraithgroup.com

 OnTheMarket





## SITUATION

Kinellan House is in a beautiful, secluded setting close to Strathpeffer with stunning views over its own grounds to the Cairngorms.

Strathpeffer expanded with the arrival of the railway in Victorian times when visitors came to take the famous spa waters. Today the village is popular for its handsome architecture, active community and as a base from which to enjoy the area with its easy access to Inverness and the west and east coasts. There is a small supermarket, highly regarded primary school, restaurant, hotels and a modern doctors' surgery. The market town of Dingwall is just a ten minute drive away and has a wider range of shops and amenities including a modern secondary school, while Inverness has all the facilities of a modern city including its airport with regular flights to the south and Europe.

The surrounding countryside is varied and unspoilt from the Cromarty Firth coastline to the majesty of Ben Wyvis. There are several waymarked walks and cycle trails in the immediate area including around Loch Kinellan which lies just beyond the northern boundary of Kinellan House. However, the property itself offers excellent amenity with the Millenium Wood with a network of paths and the lochan nature reserve with its walks, viewpoints, bird hide and native wildlife.

## DESCRIPTION

Kinellan House has been in the same family for over 40 years and in that time the house been sensitively modernised and extended and the grounds improved to create an exceptional country home. Its sale offers a rare opportunity to acquire a complete country house package with an impressive, traditional family house of manageable size set in established grounds, with excellent amenity and within easy reach of Inverness and the airport.

The ground floor of the house has been reconfigured and now has well laid out family accommodation, suited to modern day living, while the conservatory extension takes advantage of the stunning views and the new porch gives depth to the house. In addition, there is double glazing almost throughout, high levels of insulation and a modern central heating system.

The reception hall is welcoming and creates an impressive introduction to the house, while the reception rooms are ideal for family use as well as formal entertaining. The kitchen with Aga is well laid out and leads to the conservatory which opens to beautiful gardens. A main staircase and back stairs lead to the first floor where there is a generous master bedroom with en suite bathroom along with five further bedrooms, two en suite, and two bathrooms.

## ACCOMMODATION

Ground Floor - Entrance Porch. Reception Hall. Drawing Room. Sitting Room/Study. Dining Kitchen. Conservatory. Office. Utility Room. Boot Room. Office. Store Room. Two WCs.  
First Floor - Master Bedroom with en suite Bathroom. Bedroom with en suite Bathroom. Four further Bedrooms, one with Jack and Jill Shower Room. Box room.

## GARDEN GROUNDS

Kinellan House is approached from the public road, a gateway opening to an avenue of trees leading through the grounds and to where formal hedging marks the entrance to the property.

The grounds extend to approximately 37.8 acres. Formal gardens lie around the house and comprise generous lawns fringed and interspersed with specimen trees and shrubs. The walls of the house have herbaceous and rose borders at their base and are clad with scented climbers, while stone edged, colourful mixed beds frame stone steps between the upper and lower lawns. To the rear of the house is a kitchen garden with polytunnel and raised beds.

The Millenium Wood, planted by the owners to mark the occasion, provides excellent amenity with its network of grassy paths, carpets of spring-flowering bulbs, habitat for wildlife and supply of firewood for the house.









The well-managed grazing land is let seasonally and to the north of this, lying to one side of the driveway, is the wetland habitat. Created by the owners, this area has a lochan, copses of trees, a bird hide and naturally regenerating woodland. Paths meander through this mini nature reserve and lead to viewpoints and sitting areas for wildlife watching and from where to enjoy the solitude and views. The wildlife species has increased over the years and a recent record of sightings includes Slavonian grebe, waxwings, pine marten and great crested newts.

Included in the sale is An Dubh-Lochan, a non-contiguous lochan about a 20 minute walk from the house. This has been sparingly fished by the owners and, subject to stocking, offers the potential for trout fishing.

#### OUTBUILDINGS

Within the grounds is a range of modern, timber outbuildings including workshops, garaging, and garden stores, while there is a double carport adjacent to the house.

#### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Oil fired	G	Available*	Available*	F	Freehold

\*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

#### DIRECTIONS

Exact grid location - What3Words - \\\ \\\ \\\ /reshaping.unwanted.compose

#### MOVEABLES

All fitted carpets and light fittings are included in the sale. Further items, including garden machinery, may be available by separate negotiation.

#### IMPORTANT NOTE

As part of the integration to renewable energy use, SEN are in the consultation period for the upgrade of the Spittal - Loch Buidhe - Beauly pylon line. <https://www.ssen-transmission.co.uk/projects/project-map/spittal-loch-buidhe-beauly-400kv-connection/> The preferred route has been identified but not yet consented and although it will pass through the area about 800 - 1000 ms away, it won't be seen from the house. It will be visible from An Dubh-Lochan and Kinellan Loch.

#### VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

#### POST CODE

IV14 9ET

#### SOLICITORS

Harper Macleod LLP, Inverness Office, Alder House, Cradlehall Business Park, Inverness, Highland, IV2 5GH





### ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.

### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in December 2024.

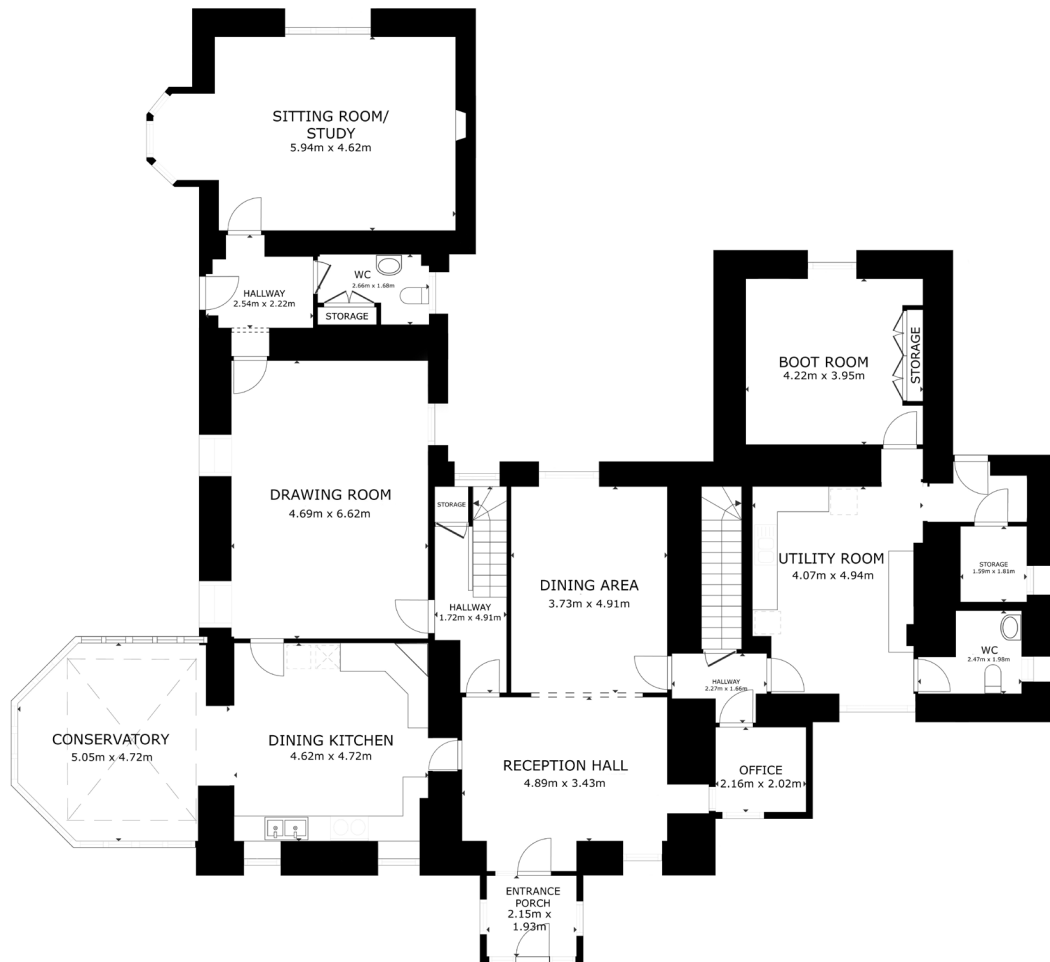








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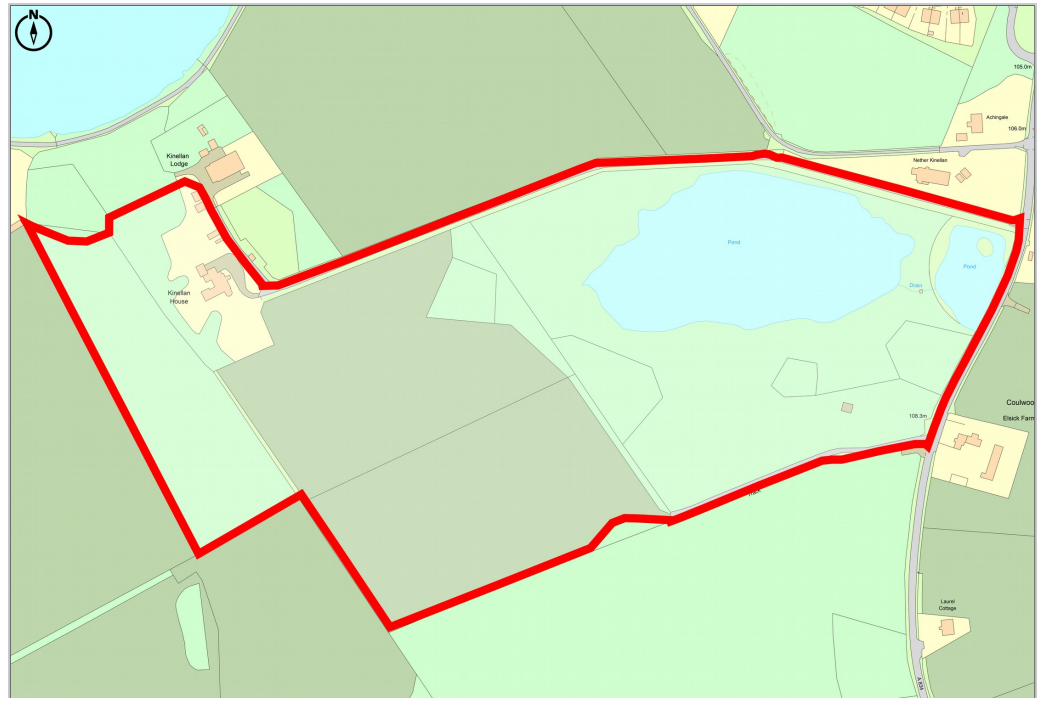
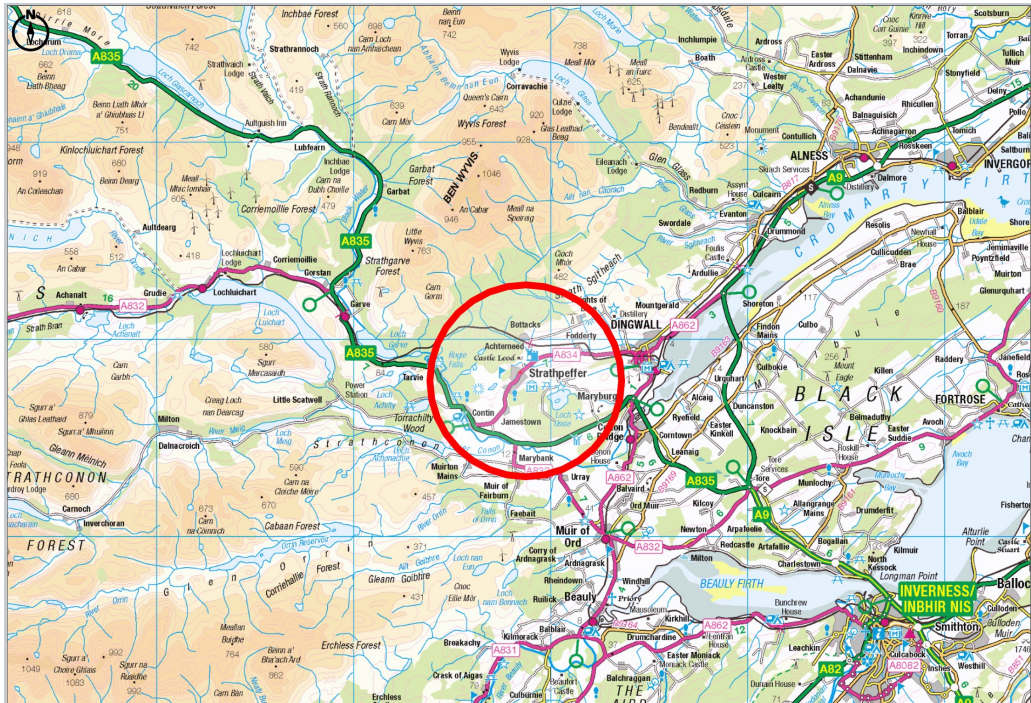
GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
 FLOOR 1 242.5 sq.m. FLOOR 2 222.4 sq.m.  
 TOTAL : 464.8 sq.m.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.













**Galbraith**



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