

Galbraith

WOODLANDS, 15 ISLAND BANK ROAD
INVERNESS



WOODLANDS, 15 ISLAND BANK ROAD, INVERNESS

A fine country house in Inverness designed by the architect Alexander Ross in 1863.

City centre 0.5 miles ■ Airport 10 miles

- Three Receptions Rooms. Five Bedrooms.
- A beautifully presented Victorian house.
- Sensitively renovated to an exceptional standard.
- Generous, secluded grounds with mature broadleaf woodland.
- Established formal gardens, wildflower plantings and courtyard sitting area.
- Two storey garage with conversion potential.
- Garden room, machinery stores and wood shed.
- Just across the road from the River Ness.

About 0.5 hectares (1.3 acres) in all.

Offers Over £1,250,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket





SITUATION

Woodlands is a handsome Victorian house in a highly sought-after residential area of Inverness. The property is in an exceptional setting within the Riverside Conservation Area, totally secluded, lies close by the River Ness and within easy walking distance of the city centre, Eden Court Theatre and Bught Park sports centre.

Inverness has all the facilities of a thriving modern city and the mix of old and new has allowed the city to retain much of its historic dignity and strong Highland culture which blend well with modern theatre and the arts. There are good communications by both road and rail and the airport, about a twenty minute drive away, offers regular flights to the south and Europe.

The countryside of the Scottish Highlands is varied, from the fertile, rolling farmland of the coast to the inland moorlands and rugged mountains. This unspoilt landscape provides a haven for many rare and protected species of wildlife as well as a wide range of rural leisure and sporting opportunities from way-marked walks and cycle trails on the Black Isle, to skiing and adventure sports in the Cairngorms National Park.

DESCRIPTION

Woodlands is an outstanding property which offers the rare combination of grandeur, comfort and manageability. Set in beautiful, mature, landscaped

grounds, the property is an oasis of calm and retreat within its city setting. The house has been sympathetically upgraded to a very high standard and shows exceptional attention to detail in all elements of the renovation. Original features have been retained or restored and include Penrhyn heather slate roof, an impressive staircase, panelled doors, intricate cornicing, fireplaces and master bedroom balcony.

The beautifully proportioned interior has elegant reception rooms and comfortable bedrooms, while the conservatory with its energy efficient glass roof and the open plan dining kitchen allow for integrated family living.

The current owners purchased Woodlands in 2011 and while the house was renovated prior to their purchase, they have carried out a number of further improvements and these include the creation of the new dining kitchen with oil fired AGA, the installation of a wood burning stove in the hall and complete redecoration.

ACCOMMODATION

Ground Floor - Entrance Hall. Drawing Room. Sitting Room. Conservatory. Study. Dining Kitchen. Pantry Kitchen. WC.

First Floor - Master Bedroom with en suite Bathroom. Four further Bedrooms, one en suite. Shower Room. Linen Cupboard. Walk-in Wardrobe.





GARDEN GROUNDS

The grounds extend to approximately 1.3 acres and comprise established formal gardens, areas managed for wildlife and mature broadleaf woodland. The boundary is enclosed by a high stone wall and fencing providing total seclusion and creating a sheltered growing environment.

The gardens have mixed plantings of herbaceous perennials and specimen trees and shrubs giving shape and colour throughout the year. Within the design are areas of longer grass and wildflowers to encourage wildlife and natural regeneration. The walls of the house are clad with highly scented roses, while single species plantings create impact at the front of the house and deep herbaceous borders frame the back lawn. To one side of the house is a courtyard sitting area accessed from the conservatory.

At the rear of the property, terraces lead up to the open woodland with a meandering path with lighting leading to a secure pedestrian gate in the boundary fence.

There is an irrigation system throughout the garden. The grounds are fully dog proof and there are electric gates at the entrance to the property and further electric gates into the parking area.





OUTBUILDINGS

Adjacent to the house is a garage with strong room, a separate laundry and boiler room, and a first floor room, currently used for storage. This offers the potential for conversion to an annexe, subject to the necessary consents, without the loss of suitable garage space.

Within the grounds are a garden shed (6 m x 3 m), a playhouse, log store, garden room and undercroft. The garden room has an electricity supply.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	EPC	Tenure
Mains	Mains	Gas fired	G	Download speed currently 67 mpbs	D	Freehold

DIRECTIONS

Exact grid location - What3Words - \\\ <https://w3w.co/couch.longer.bolt>

MOVEABLES

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

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

IV2 4QN

SOLICITORS

Anderson, Shaw and Gilbert

2017 ANTI MONEY LAUNDERING REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.



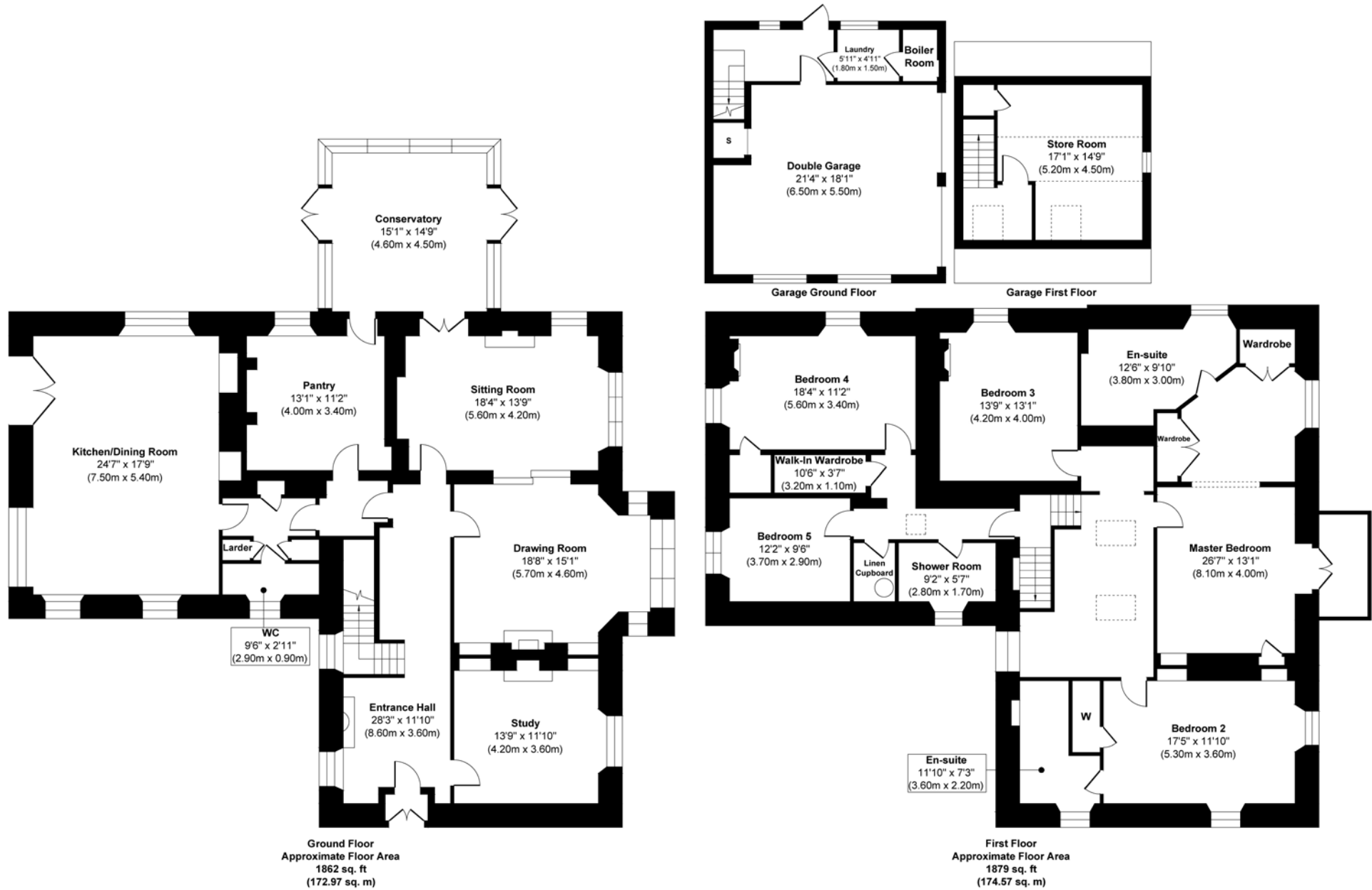


IMPORTANT NOTES

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 sales 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, together with proof of funding and identification. 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. Photographs taken in 2022.



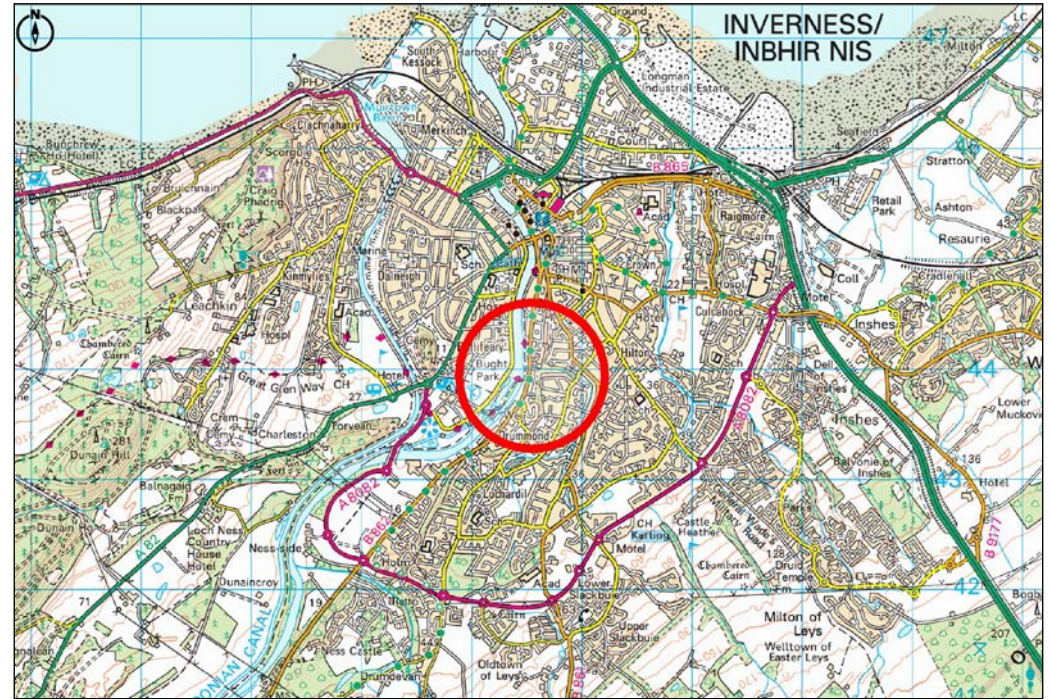
Woodlands, 15 Island Bank Road, Inverness IV2 4QN



Approx. Gross Internal Floor Area 3741 sq. ft / 347.54 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property







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