

Galbraith

HIDEAWAY
PORTMAHOMACK, TAIN





HIDEAWAY, PORTMAHOMACK, TAIN

A modernised log cabin in a spectacular beachfront setting.

Portmahomack 2 miles. ■ Tain 9 miles. ■ Inverness 38 miles.

- One Reception Room. Three Bedrooms.
- Comfortable and well-presented accommodation.
- Substantial outbuilding with garaging and workshops.
- Easily managed grounds.
- Grazing land of about 6 acres, divided into a number of fenced paddocks.
- Grounds extending to the low water mark.
- Direct access to the sandy beach.
- An unspoilt setting providing a haven for wildlife.

About 11.4 hectares (28.1 acres) in all.

Guide Price £370,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 **OnTheMarket**





SITUATION

Hideaway lies close to Portmahomack on the Tarbat peninsula. The property is in an outstanding setting, positioned just above the beach on the southern shores of the Dornoch Firth and with panoramic views across the water to Easter Ross and Sutherland.

The Tarbat Peninsula is a promontory lying to the north of Inverness between the Dornoch and Cromarty Firths. The area is popular for its dry climate, wonderful coastal light and fertile farmland culminating in a coastline of sheer cliffs and sandy beaches dotted with historic fishing villages. This varied landscape offers many opportunities for a wide range of rural sports and recreation, from enjoying the sandy beaches to trout fishing on Loch Eye and golfing on one of the many links golf courses along the coast as far as Sutherland, including the world famous Royal Dornoch Championship Course. The village of Inver to the West of Hideaway can be reached along the beach - it has a Primary School and a restaurant. The nearby village of Portmahomack has a post office, shop, fish restaurant, hotels and highly regarded golf course, while nearby Tain has an excellent range of shops and amenities including primary and secondary schooling. Inverness, about an hour's drive away, has all the facilities of a modern city including its airport with regular flights to the South and Europe.

There are beautiful coastal walks directly from the house and Portmahomack itself is within easy walking distance along the beach. The unspoilt setting provides a haven for a wide range of wildlife with regular sightings of dolphins in the firth, migratory and ground nesting birds, while the owners manage the grounds at Hideaway to encourage diverse flora and fauna.

DESCRIPTION

The property, which was built in 1974, was purchased by the current owners in 2016 and they have carried out a number of improvements to create a delightful coastal house. This work

includes insulation and larch cladding on the external walls, replacement of the roof tiles with box profile sheeting, upgrading the plumbing, general repairs and redecoration. The property now has comfortable and well-presented accommodation with finishes that complement the seaside setting. The rooms have full height ceilings and these, combined with the extensive use of glass, create a sense of space and light and extend the interior into the stunning coastal landscape.

ACCOMMODATION

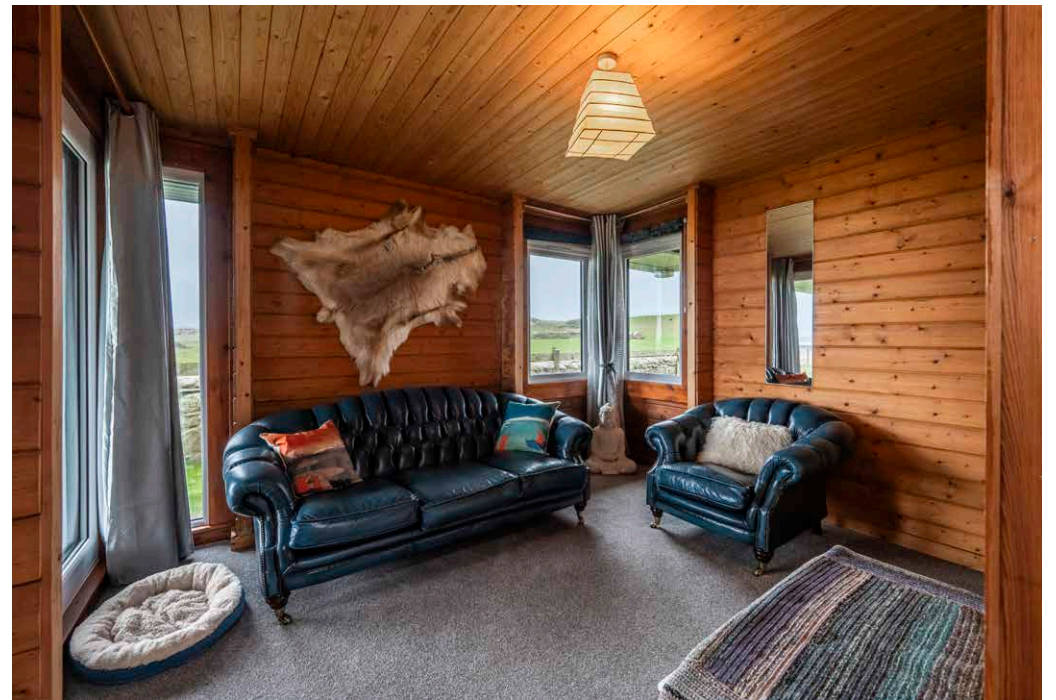
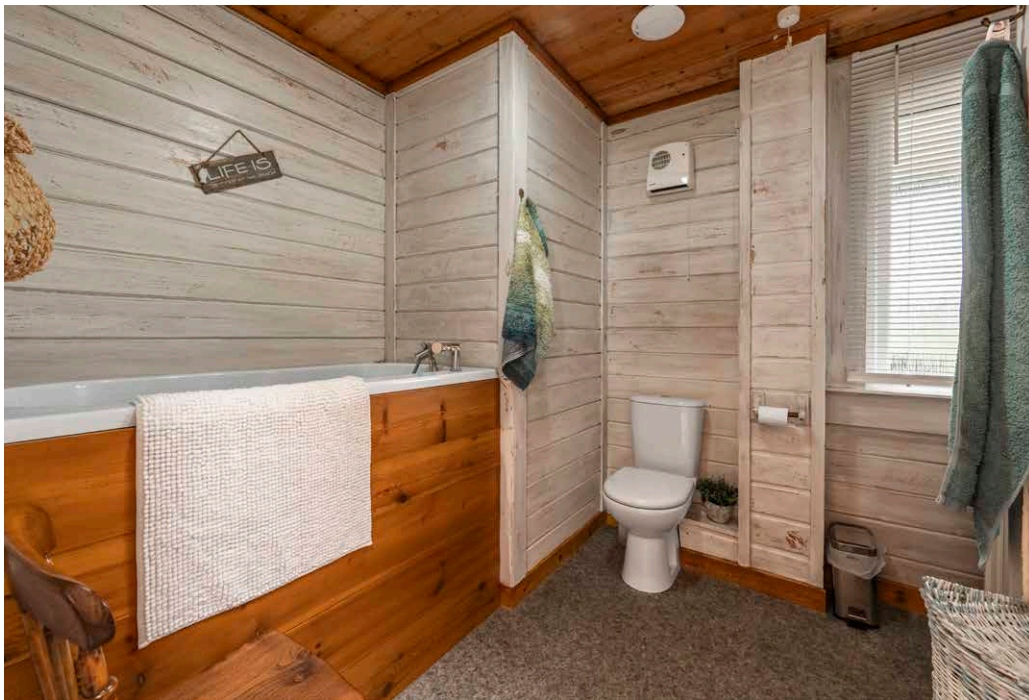
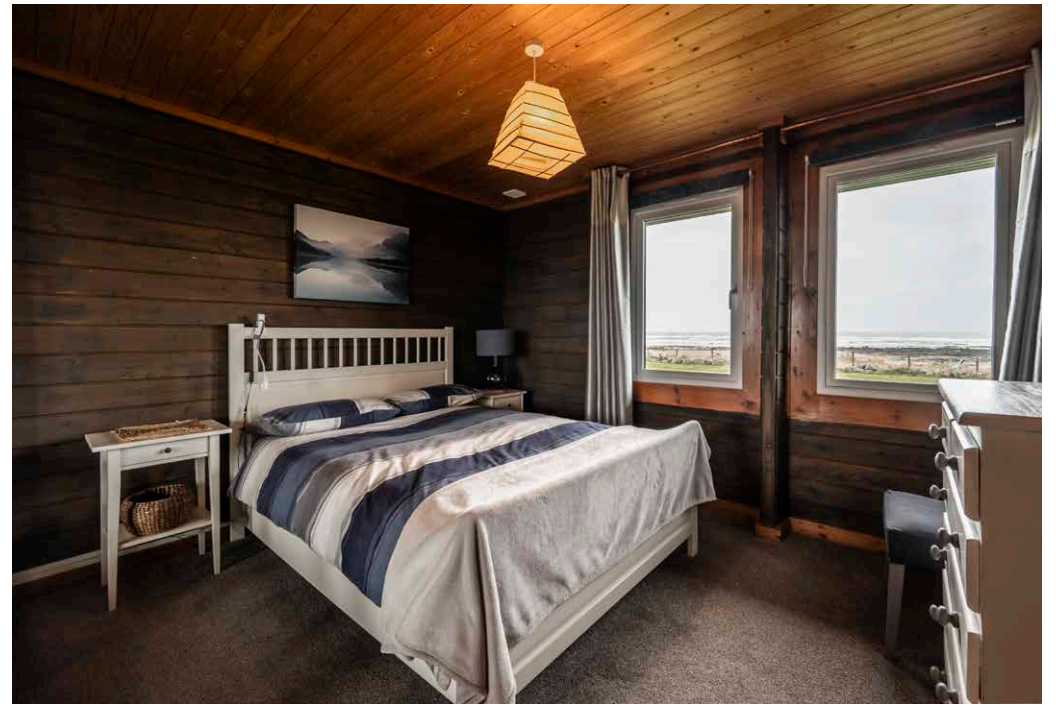
Entrance Hall. Open plan Sitting Room and Dining Room. Dining Kitchen. En suite Bedroom. Two further Bedrooms. Bathroom.

GARDEN GROUNDS

The property is approached from the public road, a driveway over which the owners have a right of access leading to a gate opening to a drive and then to a parking area at the rear of the house.

The grounds extend to approximately 28.1 acres, including the foreshore. The garden, which extends to approximately 1.1 acres, is laid mainly to lawn with parts left unmown to encourage wildflowers and ground-nesting birds, while there are raised beds and sitting areas immediately around the house. To one side of the drive is an enclosed fruit and vegetable garden with sheltered flagstone sitting area. From the front lawn, a gate opens to the foreshore where ownership extends to the low water mark.

The grazing land, which extends to approximately six acres, lies to the west of the house and is divided into a number of fenced paddocks, currently used for grazing sheep.



OUTBUILDINGS

Garaging and Workshop

Lying to the rear of the house and comprising a double garage with inspection pit, a workshop and a general store. With concrete floor, power, and light.

Stone Barn

4.6 m x 3.1 m

A concrete block lined stone barn suitable for small livestock housing and storage.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Night storage heaters	E	WiFi*	Available*	E	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

Follow the signs for Portmahomack. Pass The Pines house on the right hand side and just after, turn left down the farm track to Drumancroy. Follow this track, through the farmyard. Go down the hill and the driveway to Hideaway is on the left hand side.

Exact grid location – What3Words - [\\https://w3w.co/sharpens.receive.makeup](https://w3w.co/sharpens.receive.makeup)

MOVEABLES

All fitted carpets, curtains 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

IV20 1RG

SOLICITORS

Walter Gerrard & Co
31 Duff Street
Macduff
Aberdeenshire
AB44 1QL

ANTI MONEY LAUNDERING (AML) REGULATIONS

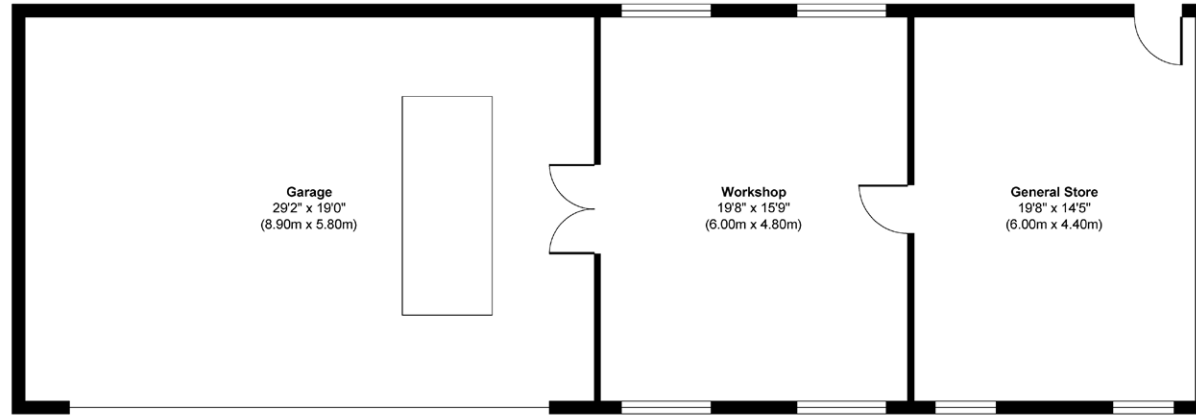
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.

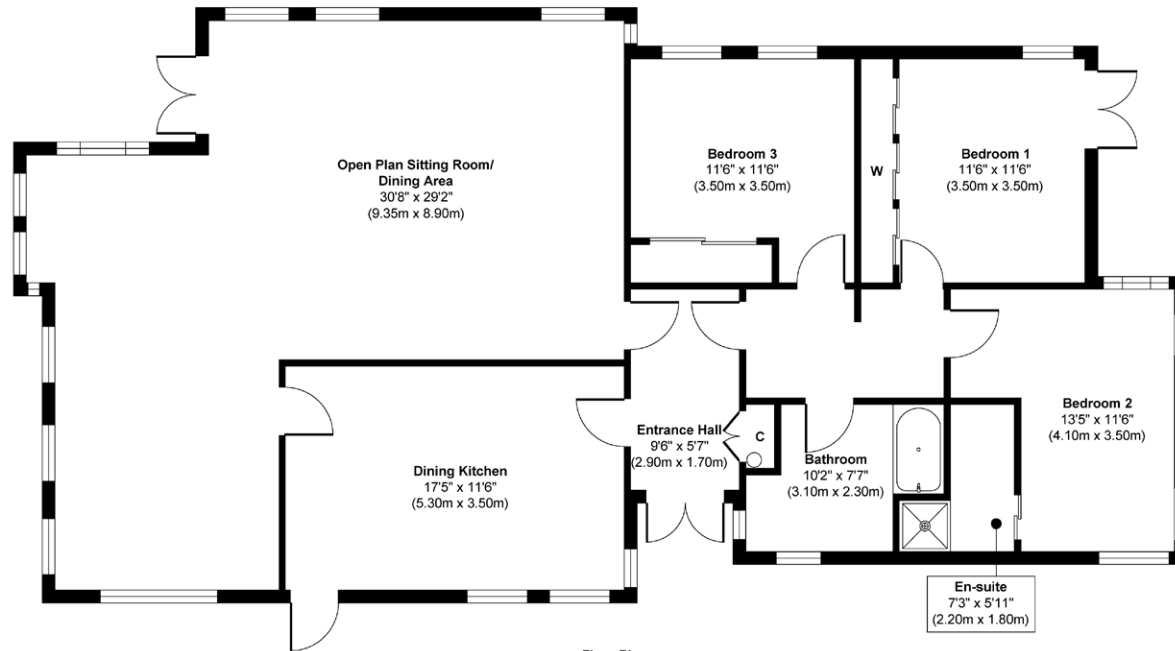




Hideaway, Portmahomack, Tain IV20 1RG



Outbuilding
Approximate Floor Area
1181 sq. ft
(109.80 sq. m)

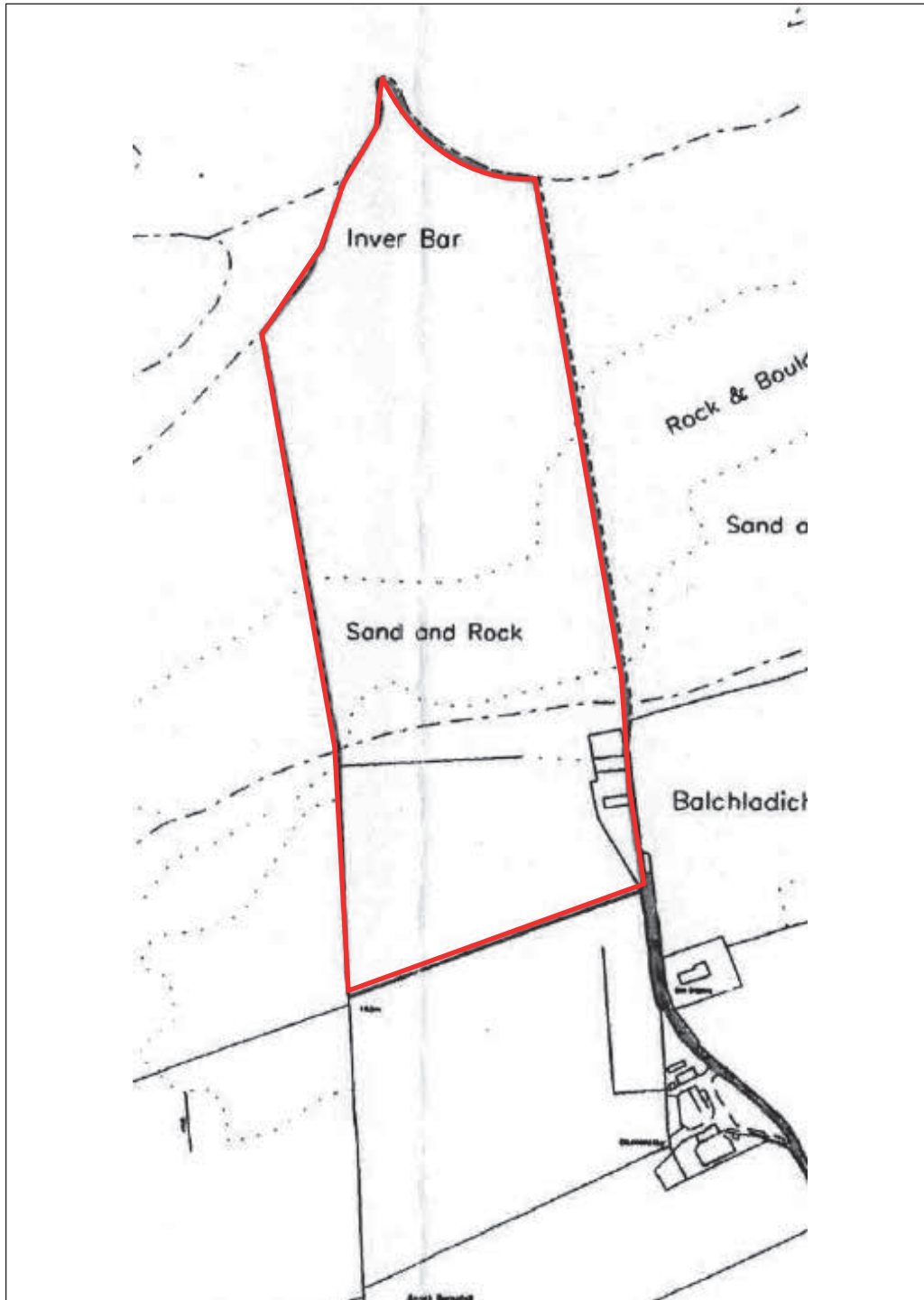


Floor Plan
Approximate Floor Area
1447 sq. ft
(134.42 sq. m)

Approx. Gross Internal Floor Area 2628 sq. ft / 244.22 sq. m (Including Outbuilding)

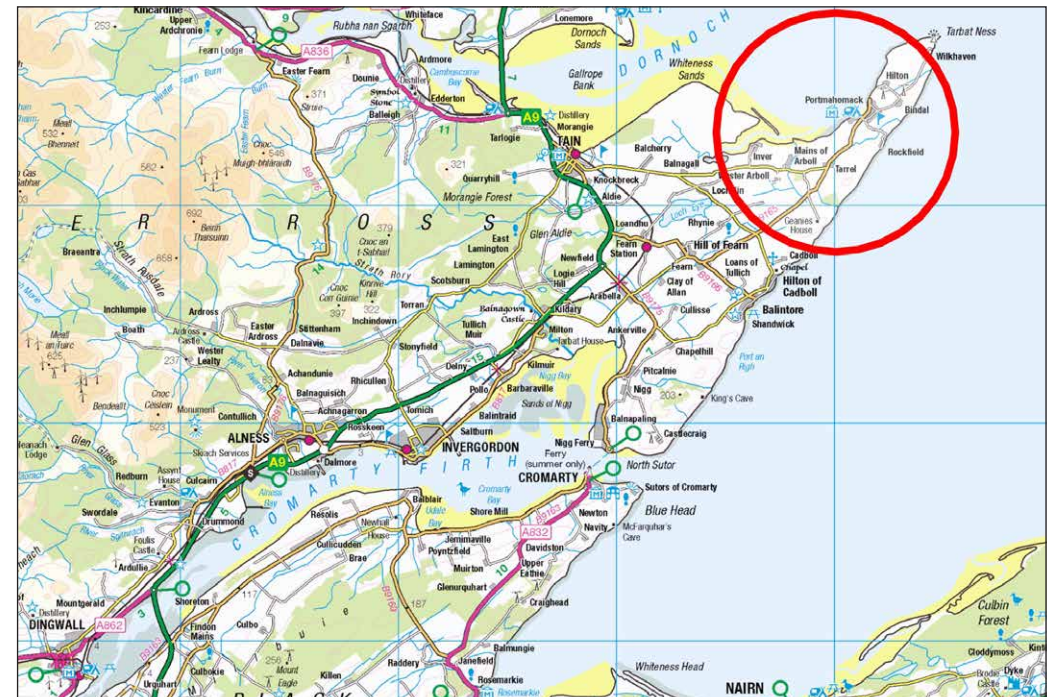
Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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 April 2024.





Galbraith



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