

Galbraith

WHITE ROSE TOWER
KINDEACE, ALNESS





WHITE ROSE TOWER

KINDEACE, ALNESS

A striking modern house with the traditional features of a Scottish peel tower.

Alness 7 miles. ■ Inverness 25 miles.

About 0.3 hectares (0.6 acres) in all.

Offers Over £685,000

- Two Reception Rooms. Five Bedrooms.
- Outstanding accommodation including a great hall.
- High quality furnishings and fixtures throughout.
- Self-contained annexe with observatory tower.
- Garden studio, covered hot tub and useful outbuildings.
- Easily managed grounds with ponds.
- Mature mixed woodland.
- Close to the towns of Alness, Tain and Invergordon.
- Currently a successful boutique B&B.

Galbraith

Inverness
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 OnTheMarket





SITUATION

White Rose Tower lies close to the coastal towns of both Alness and Invergordon in Easter Ross. Set within the former policies of historic Kindeace House, the property is in a beautiful secluded setting, surrounded by mature mixed woodland.

The countryside of Easter Ross 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 local way-marked walks and cycle trails, to sailing on the Cromarty Firth and fishing on the River Averon/Alness. The beautiful mature mixed woodland and tracks around White Rose Tower and the surrounding single track roads are ideal for walking, hacking and cycling. For golfing enthusiasts, the championship golf courses at Dornoch, Castle Stuart and Nairn are within easy reach, while skiing and adventure sports are available in the Cairngorms National Park.

The nearby towns of Invergordon and Alness have a good mix of facilities including major supermarkets, independent shops, doctors' surgeries, leisure centres, schooling and railway stations. Inverness, about forty minutes' drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

DESCRIPTION

White Rose Tower was built in 1990 by a local architect and further extended in 2012. The current owner purchased the property in 2019 and at this stage carried out renovations including full insulation of the original building, the installation of a new, zoned central heating system, timber treatments and new double glazing. The interior has also been fully refurbished to create versatile accommodation of an extremely high standard, beautifully presented and with









Self- contained annexe



Self- contained annexe

quirky features. The improvements carried out include the installation of a new dining kitchen, reconfiguration of some of the rooms, the creation of a self-contained apartment, new bathroom fittings and full redecoration. The interior design is exceptional with carefully sourced, high quality finishes, furnishings and fixtures that both complement the design of the house as well as providing comfort.

The self-contained annexe is in one wing of the house and has comfortable one bedroom accommodation. Currently used by a family member, the annexe offers potential to be included in the letting portfolio, to provide staff accommodation or to be incorporated into the main house.

The property has been a successful boutique B&B for three years <https://www.whiterosetower.com/> with high occupancy levels and repeat bookings. Further information is available on request.

ACCOMMODATION

MAIN HOUSE

Ground Floor – Entrance Hall. Great Hall. Dining Kitchen. Two Bedrooms, one en suite. Utility Room. WC. Shower Room.

First Floor – Bedroom Suite with Library, Bathroom, Bedroom and Gallery. Bedroom.

Second Floor – Two Bedrooms. Two Bathrooms

ANNEXE

Ground Floor – Dining Kitchen, WC, Utility Boot Room.

First Floor – Sitting Room with Gallery. Master Bedroom with Dressing Room. Study. Bathroom. Observatory Tower.

GARDEN GROUNDS

The property is approached from the public road, a driveway over which the owners have a right of access leading to a gateway opening to a driveway and parking area in front of the house.

The grounds extend to approximately 0.6 acres. The garden is laid mainly to lawn fringed with mature open woodland. Adjacent to the house is a flagstone terrace edged by canal ponds, while a path leads through the trees to ornamental ponds. Within the grounds is a kitchen garden of raised beds, an enclosed utility area and double garage.

OUTBUILDINGS

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Oil fired	F	Satellite Broadband	Available*	D	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 - <https://w3w.co/resurgent.daring.flush>

MOVEABLES

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

NOTES

Building warrants for recently completed improvements were applied for in July 2024.

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

IV18 0LL

SOLICITORS

Thorntons, Montrose



Self- contained annexe



Self- contained annexe

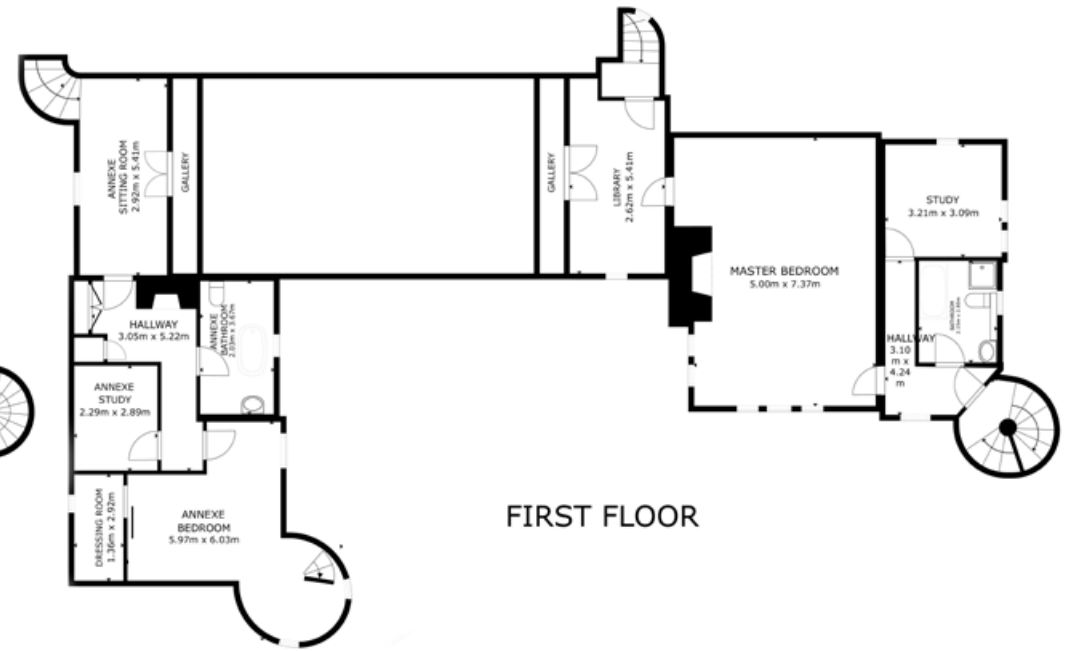
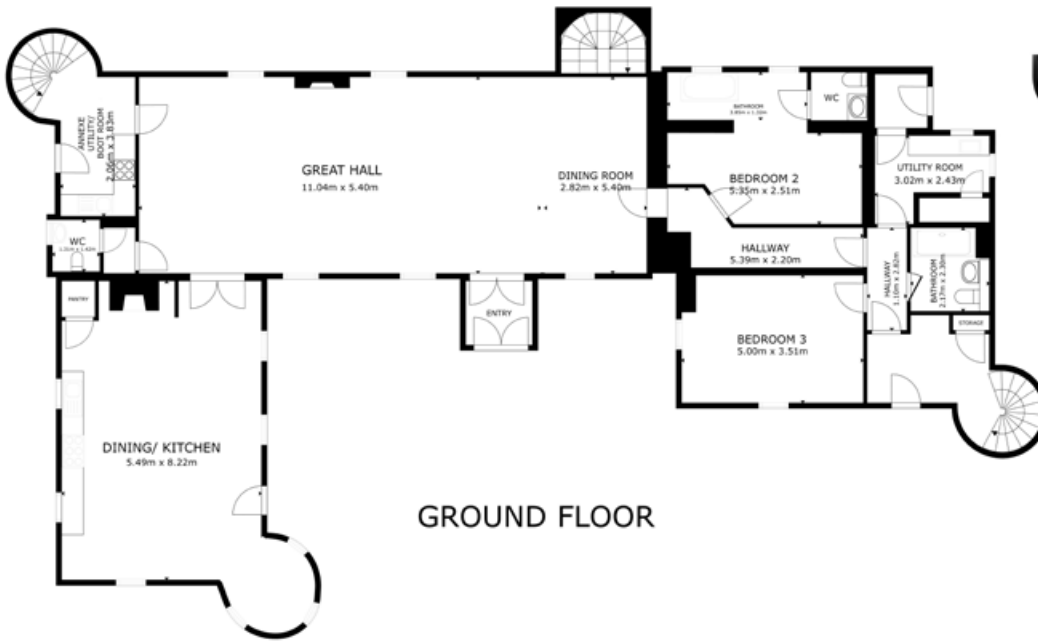
ANTI MONEY LAUNDERING (AML) REGULATIONS

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

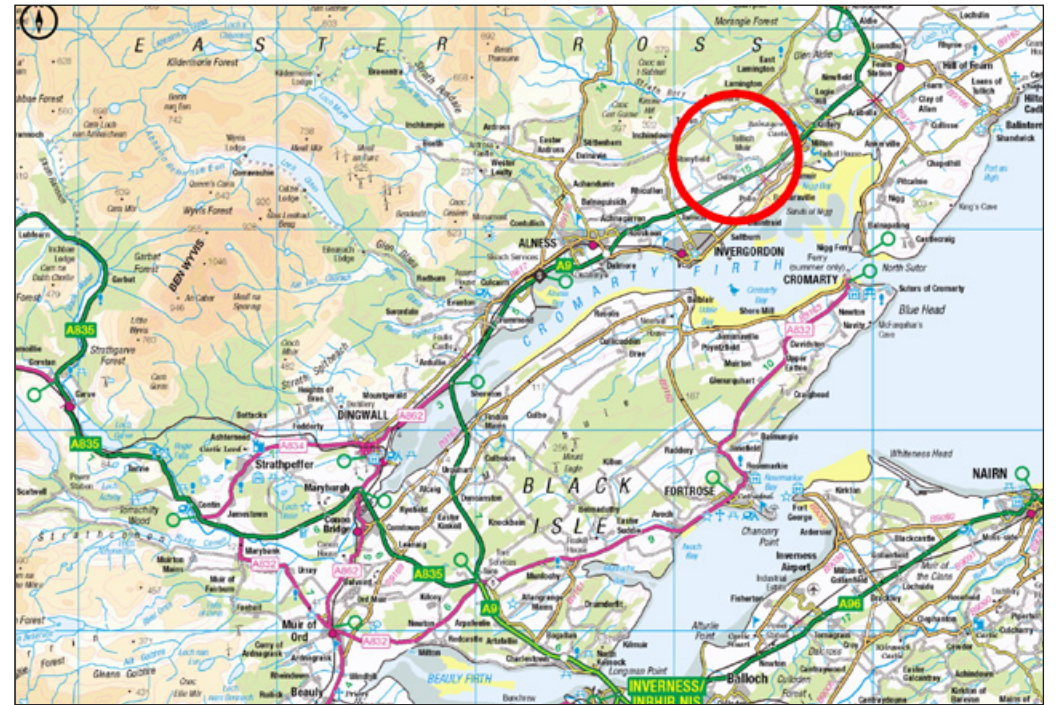
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 July 2024.



GROSS INTERNAL AREA
 FLOOR 1 229.2 m² FLOOR 2 153.1 m² FLOOR 3 66.2 m²
 TOTAL : 448.5 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.









Galbraith



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