

Galbraith

CAMBUSMORE LODGE
DORNOCH, SUTHERLAND



CAMBUSMORE LODGE, DORNOCH, SUTHERLAND.

A superb late Victorian Highland lodge in need of full renovation.

Dornoch 5 miles. ■ Inverness 43 miles. ■ Airport 52 miles.

- Four Reception Rooms. Ten Bedrooms.
- A fine example of the style and retaining many original features.
- A rare opportunity to restore and upgrade a former shooting lodge.
- Self-contained, three bedroom staff flat.
- Separate cottage in need of renovation.
- Extensive policies providing privacy and amenity.
- Stunning views to the Loch Fleet Estuary.

About 7.7 hectares (19.04 acres) in all.

Offers Over £900,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket





SITUATION

Cambusmore Lodge is in a beautiful secluded setting close to Dornoch in Sutherland. property comprises a handsome Victorian lodge with a self-contained cottage set in established, manageable grounds.

Surrounded by its own land of gardens and mature broadleaf woodland, the lodge has elevated south-facing views over Loch Fleet National Nature Reserve. In this exceptional coastal setting the property has a framed outlook to a protected landscape providing a habitat for rare species of native wildlife including otters, seals, curlews and osprey.

Although in a peaceful and unspoilt location, Cambusmore Lodge is easily accessible and is an ideal base from which to enjoy the area. Sutherland is known for its beautiful coastline, dramatic landscape and dry climate, and this peaceful region offers many activities for the outdoor enthusiast. Dornoch, with its famous golf course, is just a short drive away and has a good range of shops and amenities as well as schooling up to secondary level, while nearby Tain has a number of major supermarkets. Inverness, about a one hour and 15 minute drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

DESCRIPTION

Formerly a shooting lodge on the Sutherland Estate, the house was part of Cambusmore Estate which was sold in 2021. The new estate owners have undertaken a programme of planting the land with native woodland through a government led initiative to combat climate change and biodiversity loss. The lodge doesn't form part of this vision and so is now being sold to enable new owners to reinstate the house to its former glory whether as a residential property, holiday letting enterprise or events venue.

Although occupied until 2021, the house is in a poor state of repair and is now in need of full renovation. However, it is an excellent example of a late Victorian shooting lodge, retaining its grandeur and many original features. It is rare for a house of this quality to be sold from an estate and it offers an exceptional residential or commercial opportunity.

ACCOMMODATION

THE LODGE

Ground Floor - Entrance Hall. Drawing Room. Dining Room. Library. Sitting Room. Study. Dining Kitchen. Gun Room. Boiler Room. Freezer Room. Larder. Laundry. WCs.

First Floor - Ten Bedrooms. Four Bathrooms. Linen Stores. WCs.



THE SELF-CONTAINED COTTAGE

Ground Floor - Entrance Hall. Sitting Room. Dining Kitchen. Utility Room/WC.

First Floor - Four Bedrooms. Shower Room.

GARDEN GROUNDS

The grounds extend to approximately 18.54 acres. The gardens lie mainly to the front of the house and, although now in need of renovation, still display the structure of the original layout with generous lawns, decorative stone walls, mixed borders and specimen trees and shrubs.

The remaining grounds comprise mature broadleaf woodland covering the hill that shelters the house to the rear. A network of paths and tracks leads through the woodland to the fence line on the northern boundary.

OUTBUILDINGS

There are a number of outbuildings at the rear of the house. These are all now in need of renovation.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Biomass Boiler - currently unconnected	H	*Broadband available but not connected	*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

Exact grid location - What3Words - <https://w3w.co/hammocks.merge.shampoos>

GARAGE COTTAGE

The garage cottage lies to the south of Cambusmore Lodge, within the policies of Cambusmore Estate. Formerly the chauffeur's accommodation, the cottage is now in need of full renovation. There is one main room on the ground floor, the former kitchen, with the remaining accommodation on the first floor, comprising six rooms, a bathroom and WC.





OUTBUILDINGS

Adjacent to the cottage are two double garages, both with wooden conertina doors, power, light, concrete floor and covered external yard.

To one side of the cottage is a modern, box profile shed housing the biomass boiler with boiler room and separate wood chip storage. The biomass boiler provided central heating for the lodge and some of the cottages, but has been disconnected. Purchasers should satisfy themselves the the boiler is functionable.

GARDEN GROUNDS

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

The grounds at Garage Cottage extend to approximately 0.5 acres and comprise rough grass and mature mixed woodland.

MOVEABLES

The property is sold as seen.

ASBESTOS

Potential purchasers should be aware there is the presence of asbestos materials in the property. An asbestos report is available upon request.

BIOMASS BOILER

The biomass boiler has been disconnected. It will be the responsibility of the purchaser to satisfy themselves that the biomass boiler is in working order. It may be that an alternative heating system will have to be installed.

SERVICES

Water	Drainage	Heating	Council tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Biomass Boiler - Currently unconnected	A	*Available but not connected	*Available	N/A	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>

IMPORTANT NOTES

Both the Lodge and Garage Cottage are in a very poor state of repair. Viewers should take care at all times when walking around the interior of either property and the properties should only be entered when accompanied by the viewing agent.

VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Reay House, 17 Old Edinburgh Road, Inverness IV2 3HF. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

POST CODE

IV25 3JD

SOLICITORS

Kerr Stirling LLP

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:

- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- 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.



The Self-Contained Cottage



The Self-Contained Cottage

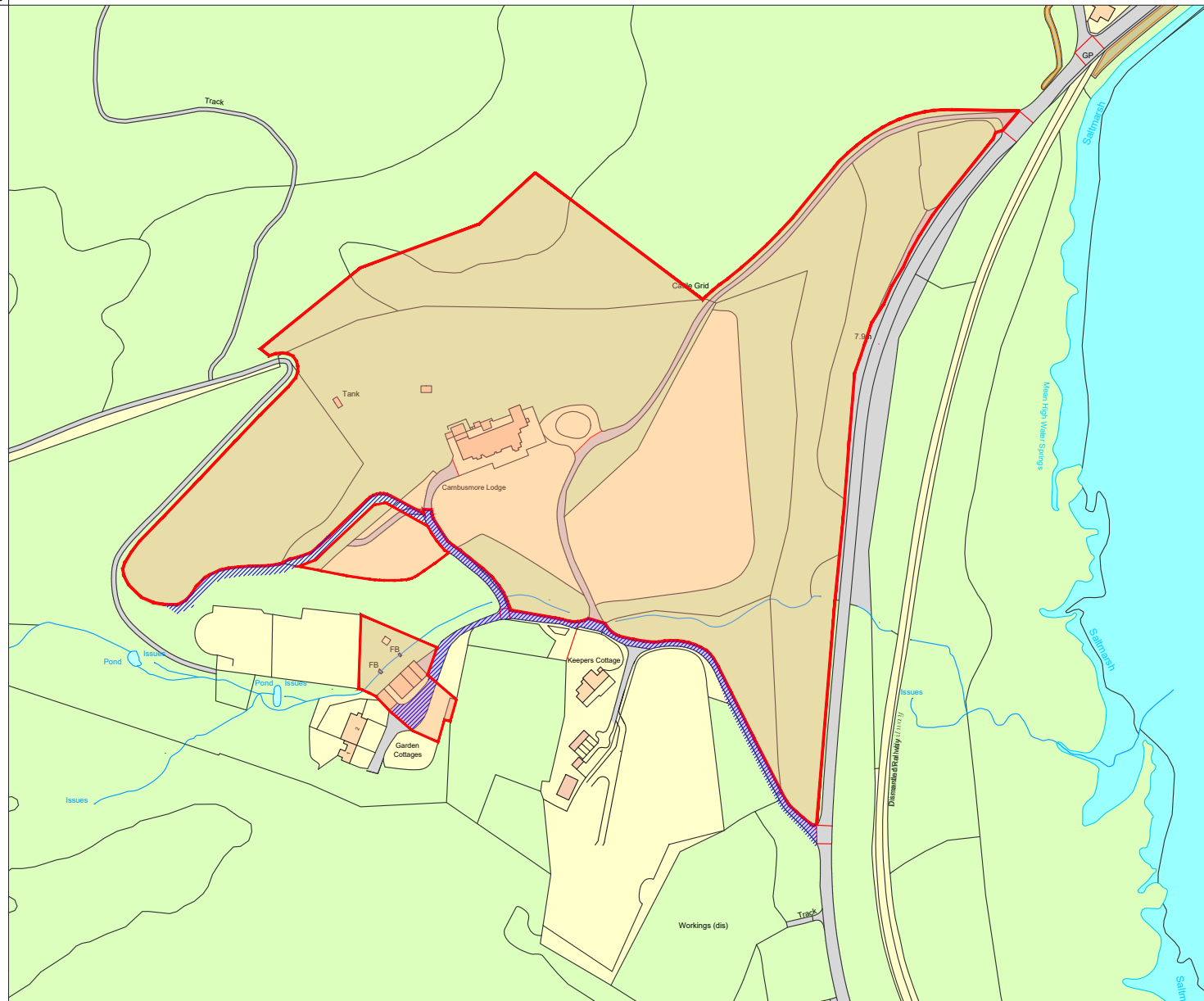


The Self-Contained Cottage



The Self-Contained Cottage





Important notes for clients/Commissioners
 No works are to commence on the site until all relevant approvals have been obtained. Any decisions by the approval authorities to be reported to the office. Contractors to check all dimensions on site prior to commencement of work. Given dimensions only to be used. NOT TO SCALE. The responsibility of the drawing and design remains the sole property of Springfield Real Estate. Measurements and must not under any circumstance be reproduced in any way without express written consent.



Red line boundary
 77,068sqm
 19.0-acres

Rev	Date	Remarks	By	Ch.
Revisions				

Cambusmore Ltd

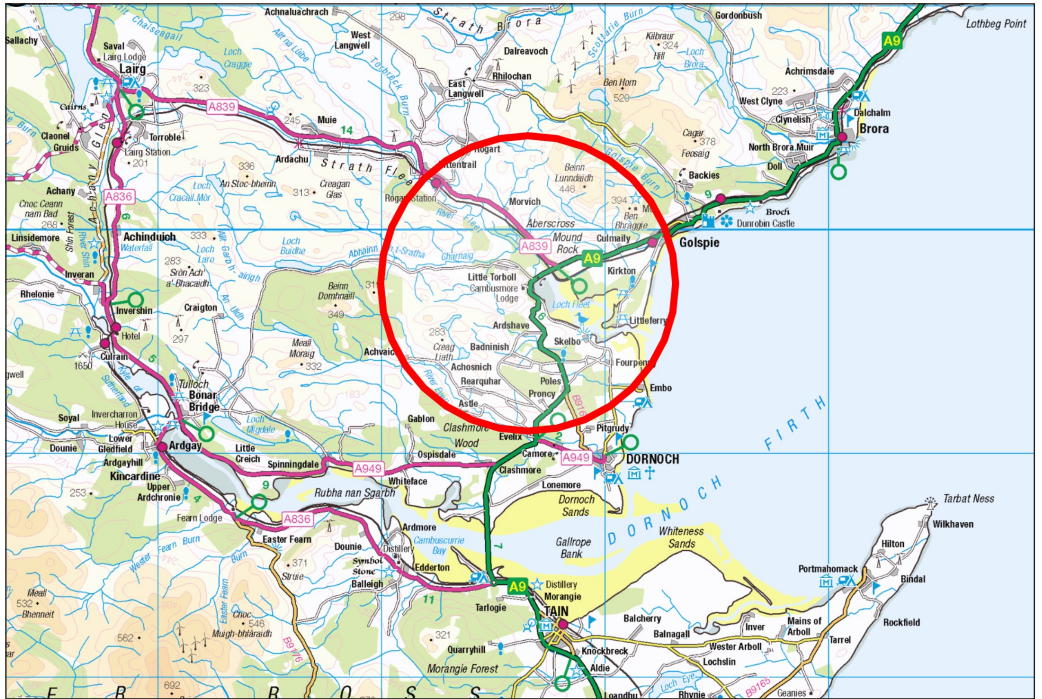
10 SOUTHFIELD DRIVE, ELGIN, FIFE K18 6GR

Project
 Cambusmore Lodge
 Cambusmore Estate
 IV25 5JD
 Drawing
 Location Plan

Scale	Date	Drawn by	Checked by
1:2000 @A3	11/04/2024	AJ	--
Drawing no.		Rev	
L001		-	

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 June 2022.





Galbraith



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