

Galbraith

CROMLET HOUSE
CROMLET DRIVE, INVERGORDON



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A handsome, sensitively renovated house in a peaceful residential area.

Alness 4 miles ■ Inverness 24 miles

- Two Reception Rooms. Five Bedrooms.
- Sympathetically restored and retaining many original features.
- Garage with workshop, garden stores, and greenhouse.
- Generous, easily managed grounds.
- Attractive views over the town to the Cromarty Firth.
- In a town recently awarded Free Port status.

About 0.24 hectares (0.6 acres) in all.

Offers over £520,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket



SITUATION

Cromlet House is in a peaceful setting in Invergordon with attractive views over the town to the Black Isle. Formerly a fishing village and an important naval base during the war, Invergordon is now a major port which has recently been granted Free Port status, thus ensuring on-going investment and opportunity both in the town and the surrounding area. There is good range of shops and amenities including schooling up to secondary level which are both within walking distance of the house and a county community hospital, while nearby Alness has a railway station on the main north/south line as does Invergordon which is adjacent to the house and has an eighteen hole golf course.

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. 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.

DESCRIPTION

Cromlet House is in a peaceful setting in Invergordon. The current owner purchased the property in 2018 and has fully restored and upgraded both the interior and exterior to create an impressive family house. The work carried out was extensive and included rewiring, a new central heating system, re-plumbing, reconfiguration of some of the rooms, a new kitchen and bathrooms, and complete redecoration. Where possible traditional features have been retained, restored or replaced in the same style, this includes intricate cornicing, ceiling roses, original panelled doors and original woodwork with carved features.

ACCOMMODATION

Ground Floor - Entrance Porch. Entrance Hall. Sitting Room. Dining Room. Dining Kitchen. Butler's Pantry. Inner Hall. WC. Store Room. Office. Utility Room. Larder. Laundry. Boot Room. Boiler Room.

First Floor - Master Bedroom with en suite Shower Room and Dressing Room. Four further Bedrooms. Family Bathroom. Shower Room. WC.

Second Floor - Two Attic Rooms.

GARDEN GROUNDS

The property is approached from the public road, gates opening to a driveway leading to a parking area at the side of the house.

The generous grounds extend to approximately 0.6 acres and are, in part, enclosed by stone walls creating shelter and privacy. The easily managed gardens are laid mainly to grass, fringed and interspersed with mature trees and shrubs, while the lawns are edged by colourful mixed beds and a well-stocked herbaceous border follows the line of the rear garden wall. There is a sheltered patio adjacent to the back door.



OUTBUILDINGS

GARAGE

8.4 m x 5.1 m

With electric roller door, side roller door, concrete floor, power, light, storage space in the rafters and door to:

WORKSHOP

5 m x 4.7 m

Fully lined and with side door to garden, power, light and housing the stand-by generator.

STOREROOM 1

2.5 m x 1.3 m

STOREROOM 2

2.5 m x 2 m

Within the grounds is an open fronted machinery and log store and a greenhouse.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

| Water | Drainage | Heating | Council Tax | Broadband | Mobile Coverage | EPC | Tenure |
|-------|----------|---------|-------------|------------|-----------------|-----|----------|
| Mains | Mains | Gas | H | Available* | 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/superbly.tightest.gadgets>

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

IV18 OBA

SOLICITORS

Macleod & MacCallum
Inverness



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.

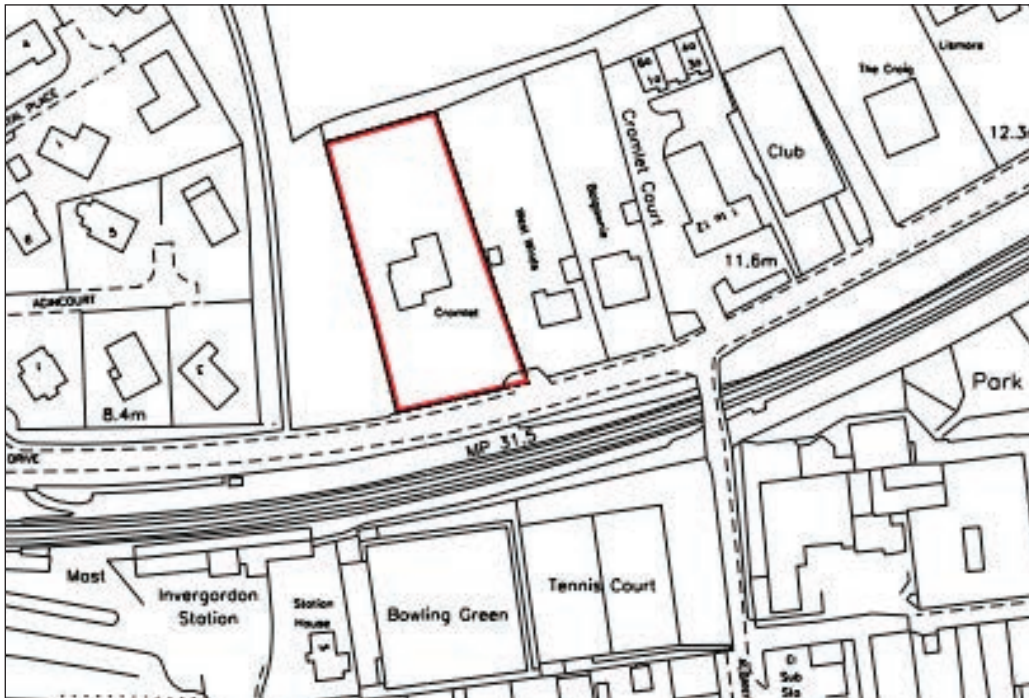
IMPORTANT NOTES

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.

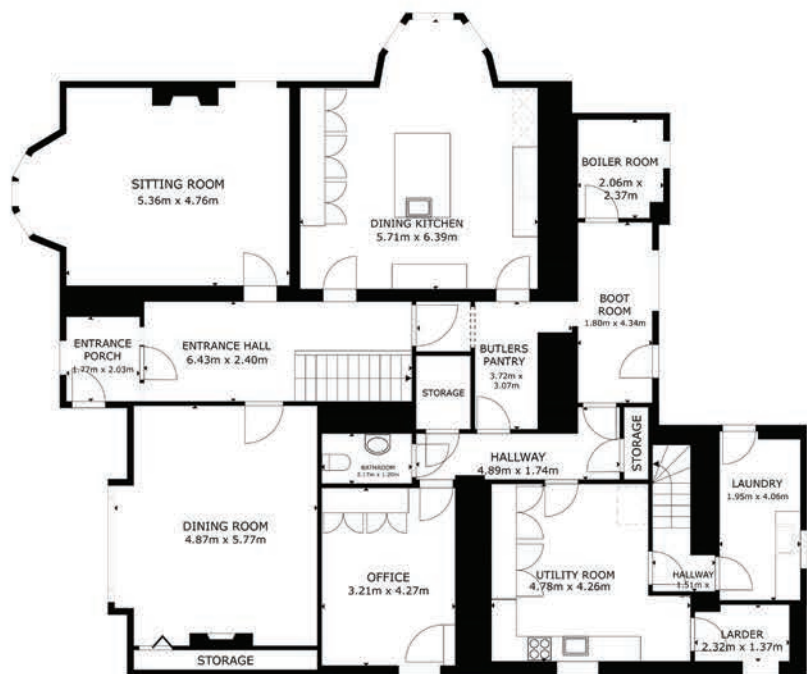




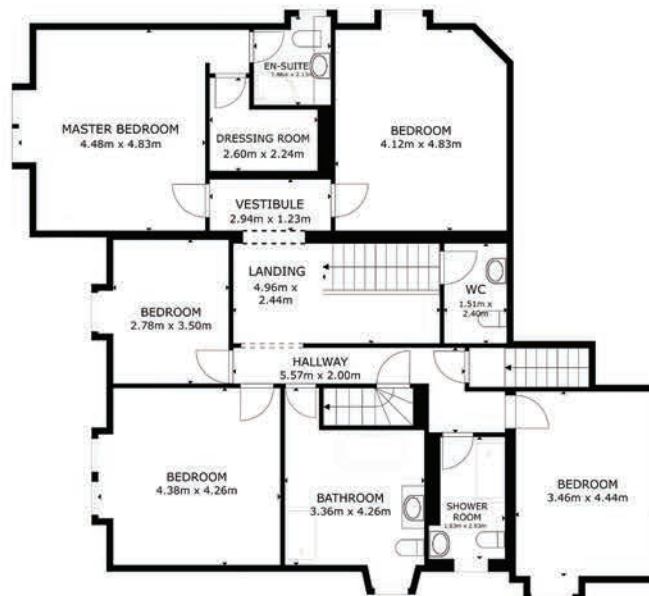




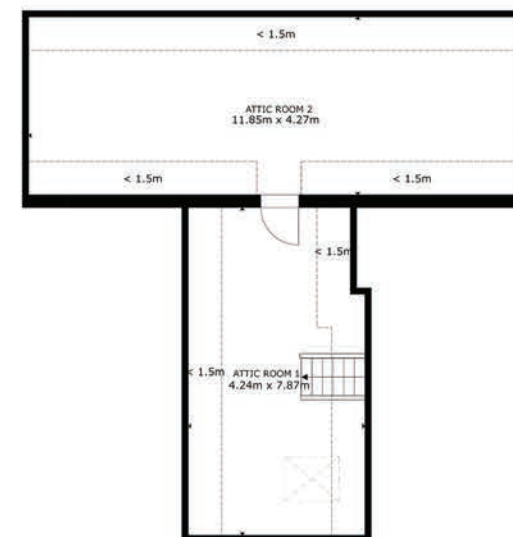
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA
 FLOOR 1 207.9 m² FLOOR 2 151.5 m² FLOOR 3 53.4 m²
 EXCLUDED AREAS : REDUCED HEADROOM 31.0 m²
 TOTAL : 412.8 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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