

Galbraith



WOODCOCK HOUSE
PORTMAHOMACK, TAIN



WOODCOCK HOUSE, PORTMAHOMACK, TAIN

An outstanding, coastal, rural amenity property with luxury accommodation and breathtaking sea views.

Tain 8 miles ■ Inverness 38 miles ■ Airport 46 miles

- One Reception Room. Four Bedrooms.
- An exceptional standard of accommodation.
- Interior designed and fully furnished.
- Garage and range of infra-red heated kennels.
- Planning consent for further garaging and game larder.
- Woodland providing amenity, shelter and privacy.
- Two duck-fighting ponds.
- Stunning views to the Dornoch and Moray Firths.

About 9.2 hectares (22.6 acres) in all.

Offers over £990,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket



SITUATION

Woodcock House lies close to the fishing village of Portmahomack on the Tarbat peninsula, a promontory lying to the north of Inverness between the Dornoch and Moray Firths. The property is in an outstanding setting with spectacular views over the Dornoch Firth to the mountains of Sutherland and from the southern boundary, views over the Moray Firth to the Moray Coast.

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 and the renowned links golf courses, including the world famous Royal Dornoch Championship Course, attract visitors from all over the world.

The nearby village of Portmahomack has a post office, shop and restaurants, 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.

DESCRIPTION

The sellers purchased the site several years ago and have just completed the build of a luxury, single storey house. Designed to the highest standard, the exterior is finished in stone and sits comfortably in the landscape, while the stunning interior has beautifully proportioned rooms including the striking open plan sitting room, dining room and kitchen, its full height ceiling and extensive use of glass filling the room with coastal light. Each room has been individually designed using top quality fittings and furnishings including Barker and Stonehouse furniture crafted from ethically sourced wood, bespoke kitchen and bathroom fittings, and Timorous Beasties wallpaper. The overall effect is to create a sense of luxury and comfort to complement the stunning, unspoilt landscape.

The house build incorporates the latest in energy saving technology and running systems including air source heat pumps, underfloor heating, individual room heating controls, an integrated sound system and security system.

ACCOMMODATION

Entrance Hall. Open Plan Sitting Room, Dining Room and Kitchen. Master Bedroom Suite. Two further en suite Bedrooms. Bedroom 4/Office. WC. Boot Room. Utility Room. Plant Room.

GARDEN GROUNDS

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

The grounds extend to approximately 22 acres and mainly comprise conifer woodland fringed with broadleaf trees and intersected by tracks. The land offers excellent amenity with two duck flighting ponds and thinned areas of woodland, while clever landscaping adds to the visual appeal and draws the eye through the grounds towards the southern boundary.

The garden area around the house has been prepared for turf to be laid, while adjacent to the house is a flagstone terrace and to the rear, a gravel parking and turning area.

OUTBUILDINGS

GARAGE

7 m x 4.5 m

A single garage with electric door and side door.

Planning consent Ref No 23/03073/FUL was granted on 31st August 2023 for further garaging and a game larder/store on the land at the rear of the house.



WOODLANDS

A felling licence has been granted for the woodland however, it should be borne in mind that there would be an obligation to re-plant though this could be with broadleaf trees.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Air source heat pump (underfloor heating) and wood burning stoves	G	Available*	Available*	B	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 - \\\\/\\masterpiece.twitches.mailing

MOVEABLES

Woodcock House is sold as seen.

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 1SL

SOLICITORS

Mackenzie and Cormack, 20 Tower Street, Tain

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.









WOODCOCK HOUSE, PORTMAHOMACK IV20 1SL



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 December 2024.





Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE