



**KNOCKBAIN MAINS AND BLACK ISLE PODS AND CHALET**  
MUNLOCHY, INVERNESS



# KNOCKBAIN MAINS AND BLACK ISLE PODS AND CHALET, MUNLOCHY, INVERNESS

**An attractive farmhouse and steading with successful holiday letting business.**

Munlochy 3 miles ■ Inverness 10 miles

## FOR SALE AS A WHOLE

### Knockbain Mains

- Two Reception Rooms. Four Bedrooms.
- Established, colourful gardens.
- Traditional steading with conversion potential subject to consents.
- Stunning, south facing views over Munlochy Bay to Inverness and beyond to the Cairngorms.

### Black Isle Pods and Chalet

- Three luxury glamping pods, each with a Hydropool hot tub and firepit.
- Two bedroom chalet with Hydropool hot tub and firepit.
- Separate laundry with retail area.
- Consistently high occupancy levels and many repeat guests.
- Short Term Let licenced.

About 0.34 hectares (0.82 acres) in all.

Offers Over £675,000

# Galbraith

Inverness  
01463 224343  
inverness@galbraithgroup.com



## SITUATION

Knockbain Mains lies close to Munlochy in Ross-shire. The property is in a beautiful and peaceful rural setting with panoramic views over Munlochy Bay to Inverness, the Moray Coast and the Cairngorms. The property lies off a single track road bordering Forestry and Land Scotland owned woodland which provides both a habitat for native species of wildlife and gives direct access to extensive riding tracks and walks.

The Black Isle lies between the Moray Firth to the south and the Cromarty Firth to the north, its fertile rolling countryside culminating in a beautiful coastline of raised beaches and prominent headlands, dotted with historic villages. The Black Isle is a gateway to the north Highlands and from here there is easy access to the beautiful countryside with its dramatic scenery and many recreational and sporting opportunities.

Munlochy has a village shop and Post Office, popular pub and restaurant, and primary school, with secondary schooling available at the highly regarded Fortrose Academy. Inverness, just a short drive away, has all the facilities of a modern city including its airport with regular flights to the South and Europe.

## DESCRIPTION

### Knockbain Mains

Knockbain Mains Farmhouse lies on the southern boundary of the site. Formerly a one-and-a-half storey cottage, the property, which has been in the same family for three generations, has an extension to the rear, complementing the original dwelling and creating generous and well laid out accommodation. This includes the delightful, triple aspect sitting room with french doors to the garden, while the versatile layout has rooms which currently provide office and storage space for the management of the holiday business but could be incorporated into the living space.

The owners have maintained the house well and recent improvements include the installation of a new kitchen, bathroom and shower room.

## ACCOMMODATION

Ground Floor – Entrance Hall. Sitting Room with multi-fuel stove. Dining Kitchen with multi-fuel stove. Family Room. Study. Bathroom. Utility Room. Boot Room.

First Floor – Master Bedroom. Three further Bedrooms. Shower Room. Walk-in Linen Cupboard.

## GARDEN GROUNDS

The grounds extend to approximately 0.82 acres in all. The well-presented gardens are laid mainly to lawn, enclosed by mature hedging and fencing and with decked sitting areas to the front and side of the house.

## OUTBUILDINGS

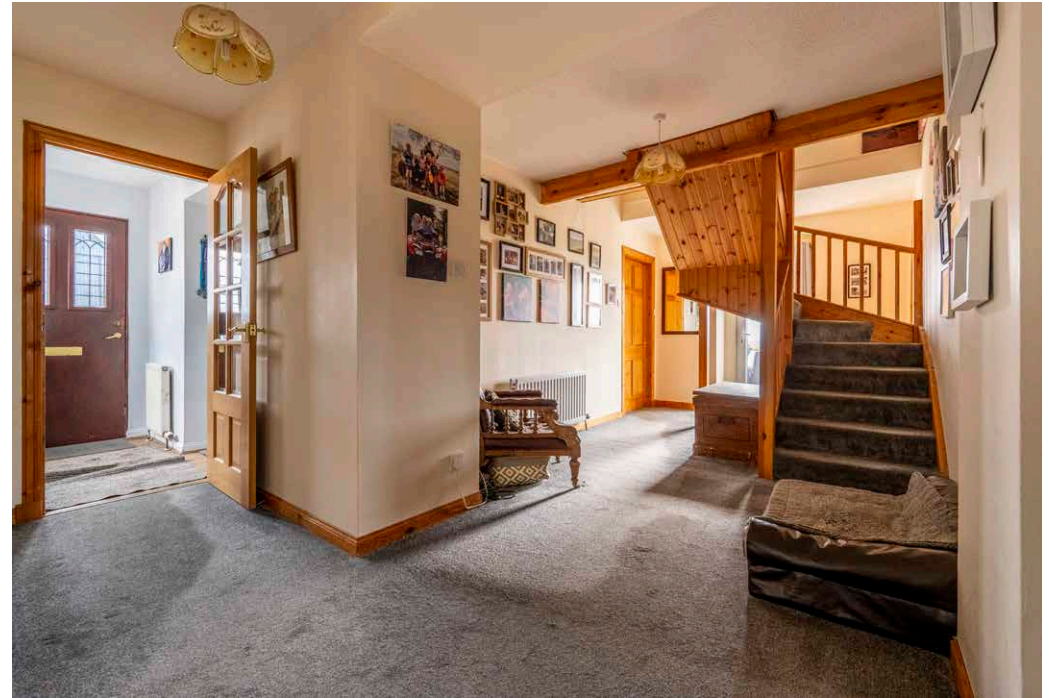
Within the grounds is a traditional, U-shaped stone steading, the central courtyard converted to create a covered cattle court. The building comprises a number of storerooms and workshops and offers the potential for residential or business conversion, subject to the necessary consents.

There is a lean-to shed adjacent to the farmhouse.

## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Oil fired, Multi-fuel stoves	C	Available	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>





### Black Isle Pods and Chalet

Black Isle Pods is a luxury glamping business, [www.blackislepods.co.uk](http://www.blackislepods.co.uk), built on an area of land on the approach to Knockbain Mains Farmhouse. Completed in 2021, the complex comprises three high quality pods, each with its own Hydropool hot tub and firepit, a separate laundry and retail area, and a car park.

The chalet lies on the western boundary of the property and has its own access from the public road. With two bedrooms and sleeping up to five, the chalet is a popular part of the holiday letting portfolio. As with the pods, there is a Hydropool hot tub, firepit and sheltered, decked sitting area. There is also a detached shed.

The business, which is conveniently close to the NC500 route, has been run successfully since December 2021 and achieves high occupancy levels with many repeat bookings and, to date, approximately 160 5-star reviews. In addition, the owners have built up a significant social media presence with 25k+ Facebook followers.

Further information on the business will be made available to those who have formally noted interest through their solicitor. The sellers have bookings in place for 2025 and it is a condition of the sale that these will be honoured by the purchaser.

### DIRECTIONS

Exact grid location - What3Words - \\\ <https://w3w.co/rainfall.galloping.costumed>

### MOVEABLES

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

The pods and chalet are 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

IV8 8PG

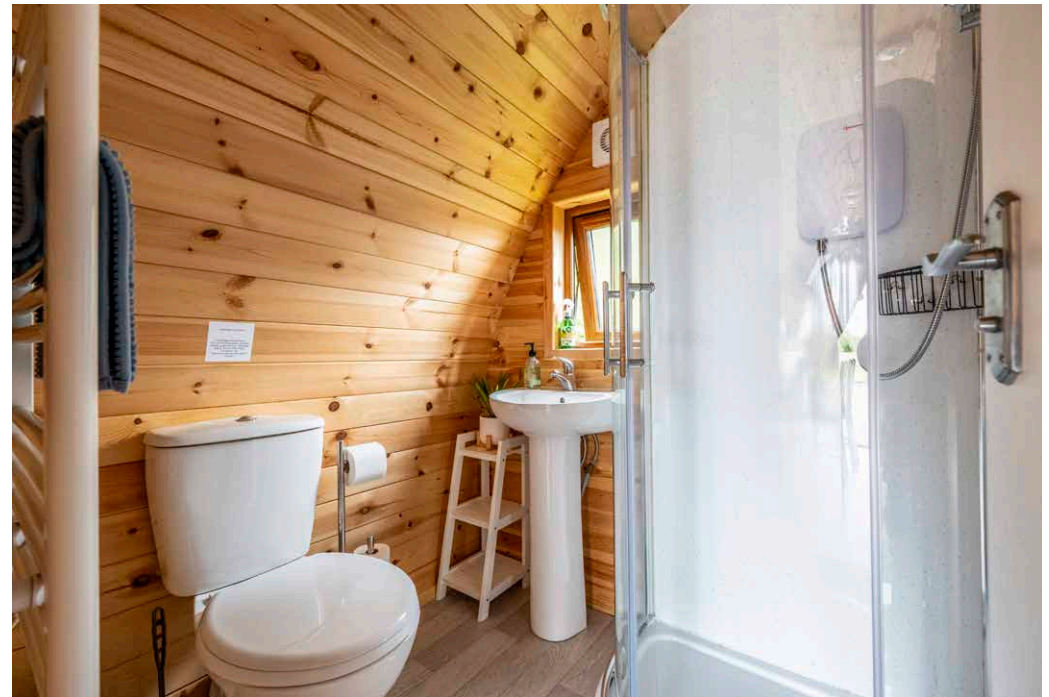
### SOLICITORS

MacLeod and MacCallum  
28 Queensgate  
Inverness

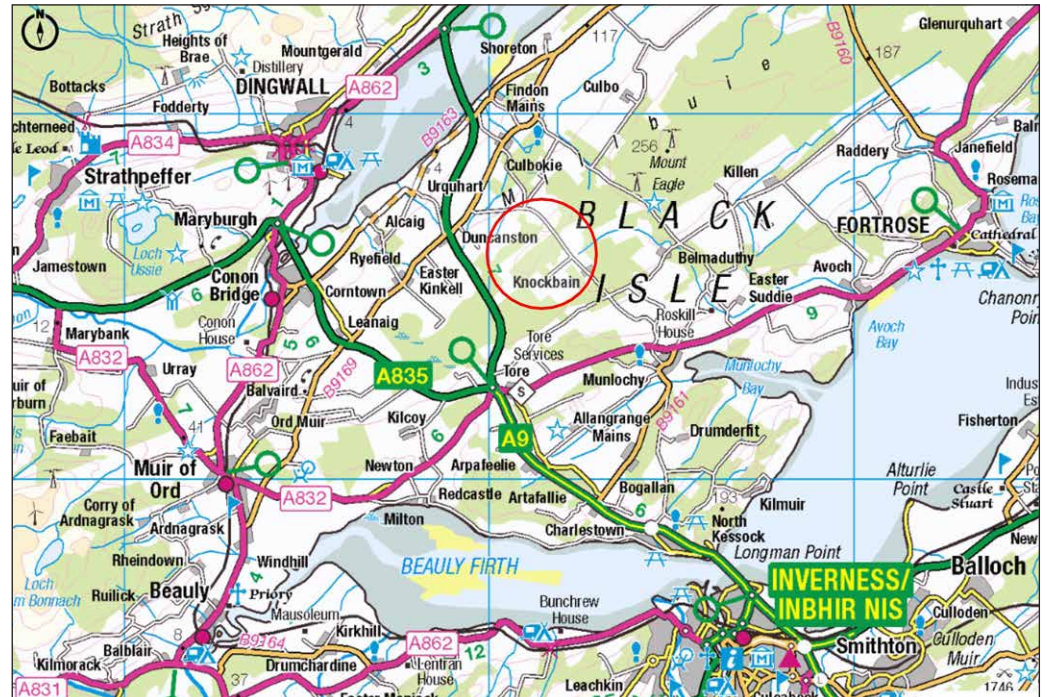
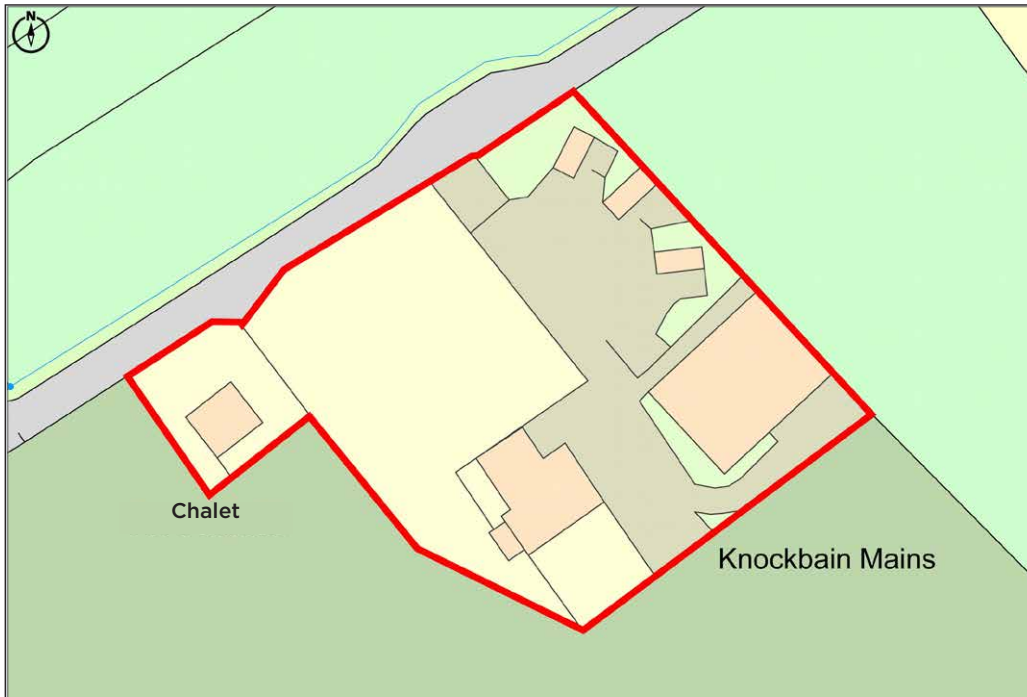
### ANTI MONEY LAUNDERING (AML) REGULATIONS

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.

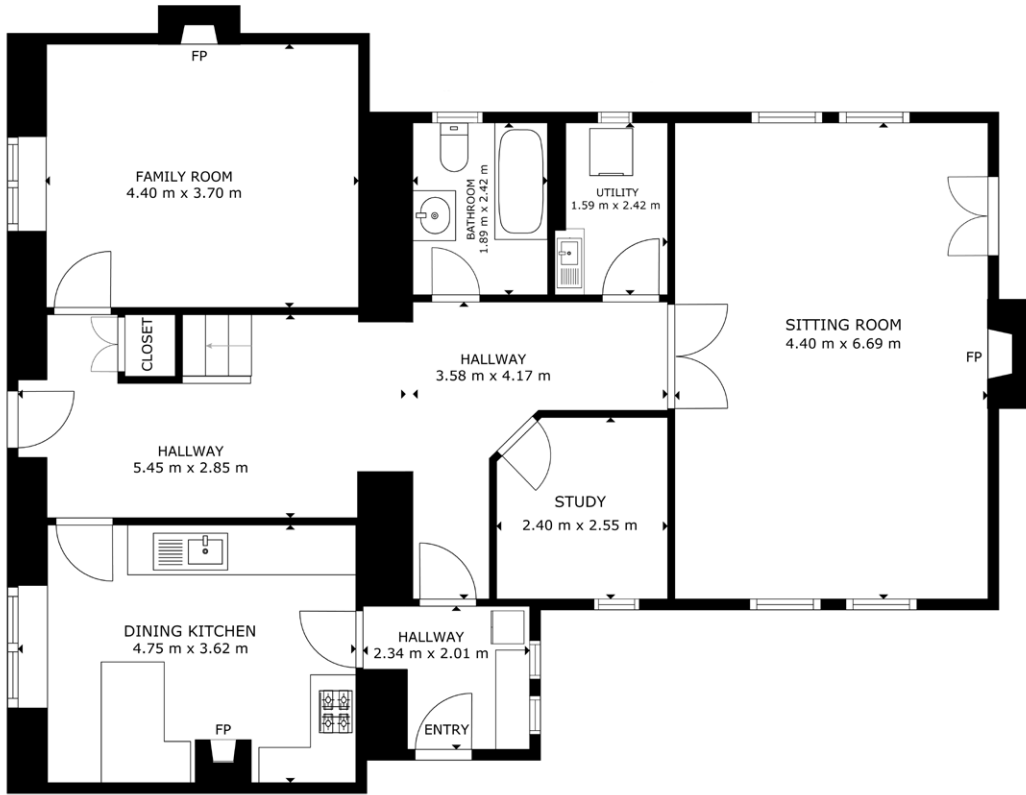




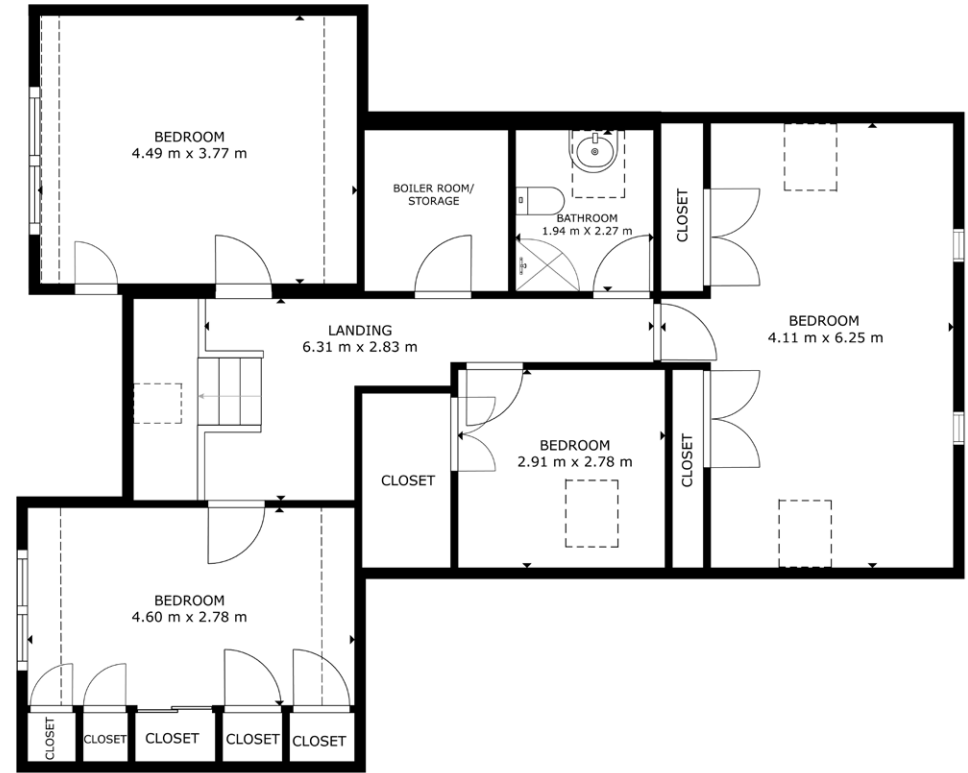




# KNOCKBAIN MAINS, MUNLOCHY IV8 8PG



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
FLOOR 1: 113 m<sup>2</sup>, FLOOR 2: 90 m<sup>2</sup>  
TOTAL: 203 m<sup>2</sup>  
REDUCED HEADROOM BELOW: 1.5 M: 5 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## 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 September 2024.



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