

Galbraith

AUCHENBLAE
INVERSHIN, LAIRG





AUCHENBLAE, INVERSHIN, LAIRG

An outstanding south-facing waterside property.

Bonar Bridge 2.5 miles ■ Inverness 38 miles ■ Airport 46 miles.

- Three Reception Rooms. Four Bedrooms.
- An exceptionally high standard of accommodation.
- Option for one bedroom annexe.
- Parterre, kitchen garden with polytunnel and wildflower garden.
- A range of outbuildings including kennels, garden stores and a workshop.
- Grazing land with field shelters and water.
- Grounds extending to the shores of the Kyle of Sutherland.

About 2.1 hectares (5.18 acres) in all.

Offers Over £675,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 **OnTheMarket**



SITUATION

Auchenblae is in the hamlet of Invershin close to Bonar Bridge in Sutherland. The property is in a glorious south-facing setting, positioned above the banks of the Kyle of Sutherland, where wildlife abounds, and with beautiful views over the water.

The nearby villages of Bonar Bridge and Ardgay have a good range of shops and amenities including a primary school, while at Invershin, 1 mile away, there is a request train stop on the Inverness line. Secondary schooling is available in Dornoch or Tain, both of which offer a further range of shops and facilities. Inverness, about an hour's drive away, has all the amenities of a modern city as well as its airport with regular flights to the south and to Europe.

The county of Sutherland has a beautiful coastline with lush countryside rising to rugged hills and moorland. The region enjoys continued growth and prosperity and yet retains its unspoilt charm and sense of community. There is a range of opportunities available for the outdoor enthusiast including walking, cycling, hill climbing, golf, sailing, fishing and shooting, while the peaceful countryside is home to a huge variety of wildlife and birds. Fishermen are regular visitors to this area attracted by the world class salmon fishing available on the Kyle and its four tributary rivers, the Carron, Cassley, Oykel and Shin. There is an award winning beach at Dornoch as well as its championship golf course, while the west coast with its beautiful coastline and excellent sailing is only an hour's drive away.

With its waterfront and woodland setting, Auchenblae is a haven for rare species of native wildlife, with regular sightings of osprey, sea eagles and otters, while fish are seen jumping in the water. The open riverbank and rocky beach make it an ideal setting for launching kayaks or fishing for brown trout.

DESCRIPTION

Auchenblae is an outstanding house, designed by the sellers and constructed and finished to the very highest specification. Attention to detail is evident throughout the property, from the beautiful, contemporary stone and slate exterior which sits so comfortably in the landscape to the superb interior. The house is filled with natural light and the extensive use of glass and french doors extend the sense of space into the landscape.

The house is highly energy efficient with excellent levels of insulation, high quality double glazed windows, wood burning stoves and solar gain. There is underfloor heating on the ground floor and radiators on the first floor.

One of the ground floor wings of the house has been designed for use as a self-contained annexe or to be incorporated into the main house accommodation as is currently the case.

ACCOMMODATION

Ground Floor - Entrance Hall. Sitting Room. Open plan Dining Room and Family Room. Dining Kitchen. Utility Room/Boot Room/Kitchen 2. En suite Bedroom. Winter Sitting Room/Office. WC.

First Floor - Galleried Landing. Master Bedroom with Sitting Room, Walk-in Wardrobe and Bathroom. Two further Bedrooms, one with en suite Shower Room. Family Bathroom.

GARDEN GROUNDS

The property is approached from the public road, a track leading to a gate opening to a driveway and a parking area at the front of the house.

The grounds extend to approximately 5.18 acres with the southern boundary reaching to the banks of the Kyle. A flagstone terrace at the front of the house overlooks a parterre of beds planted with herbaceous perennials and bulbs. To one side is a garden bothy with woodburning stove which makes an ideal studio, garden office or summerhouse. At the rear of the house is an enclosed kitchen garden of raised beds, soft fruit and a polytunnel.



The remaining land is divided into a number of well-fenced grass fields all with water and field shelters.

OUTBUILDINGS

Within the grounds is a range of good quality outbuildings including a workshop, garden stores, machinery stores and kennels. All with power and light.

SHEPHERD'S HUTS

Planning has been granted for one small letting unit, the potential exists for more subject to necessary consents, on a specified site within the grounds. Currently, there is one shepherd's hut on this site and the infrastructure - 100 amp electricity supply and water - is to the edge of the site. The shepherd's hut isn't included in the sale but may be available by separate negotiation.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Oil fired	G	Available*	Available*	C	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/dirt.runner.spouting>

MOVEABLES

All fitted carpets, curtains and light fittings are included in the sale with the exception of the dining room and kitchen curtains and blinds. Further items may be available by separate negotiation. The shepherd's hut is 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

IV27 4ET

SOLICITORS

Middleton Ross
Mansefield House
7 High Street
Dingwall
IV15 9HJ

ANTI MONEY LAUNDERING (AML) REGULATIONS

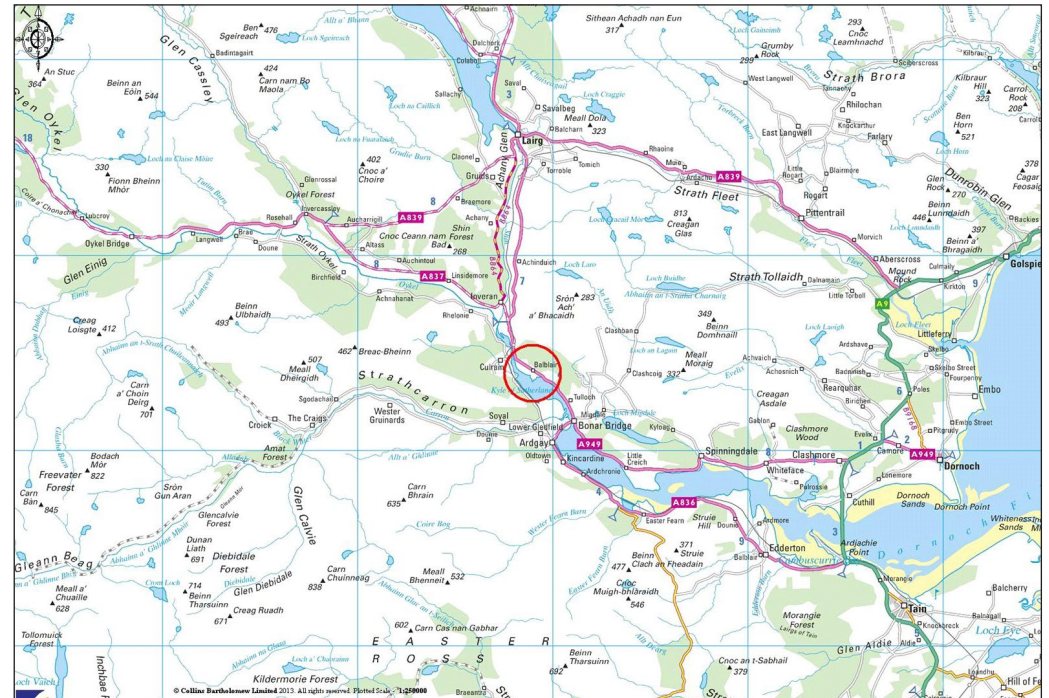
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.

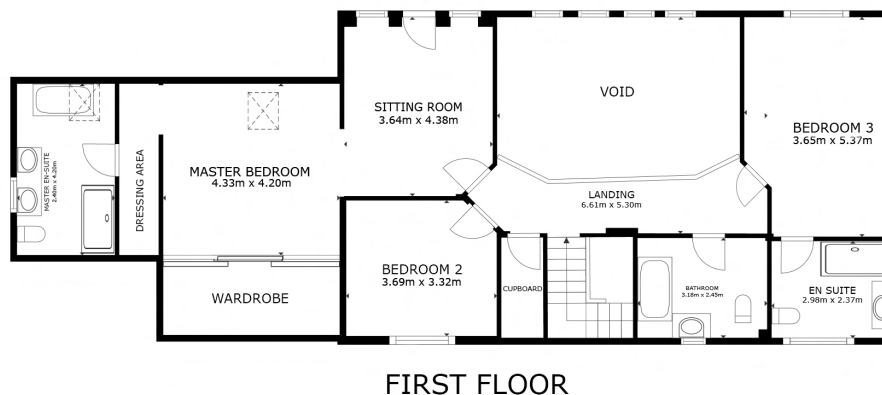
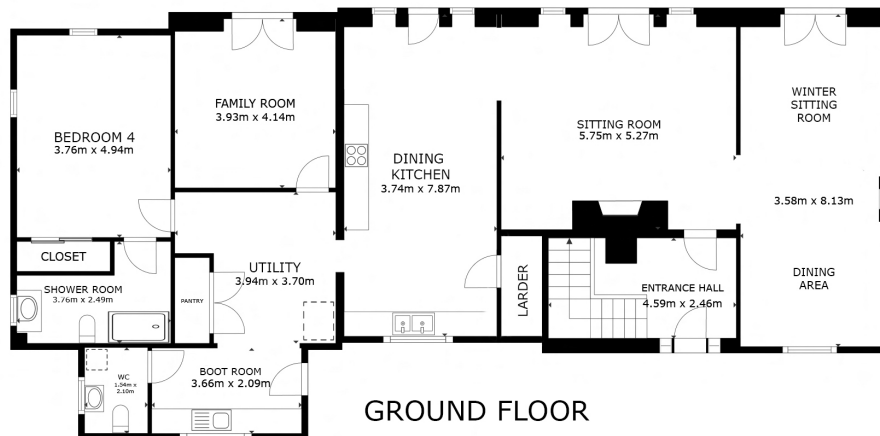












GROSS INTERNAL AREA
 FLOOR 1 175.9 m² FLOOR 2 147.3 m²
 TOTAL : 323.2 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 May 2024.



Galbraith



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